

**BOROUGH OF RIVER EDGE
MAYOR AND COUNCIL
WORK SESSION MINUTES
TUESDAY, OCTOBER 9, 2018**

PRESENT:

Mayor	Edward J. Mignone	
Councilman	Alphonse Bartelloni	
Councilwoman	Ellen Busteed	
Councilman	Alphonse Bartelloni	
Councilman	Dario Chinigo	
Councilwoman	Mary Davis	
Councilman	Joseph Gautier	
Councilman	Thomas Papaleo	(arrived @9:40 PM)

ALSO PRESENT:

Borough Attorney	Thomas Sarlo
Borough Administrator	Alan Negreann
Borough Clerk	Stephanie Evans

ABSENT:

None

Mayor Mignone called the meeting to order at 6:30 PM by reading the Open Public Meetings Act and called for a roll call.

BOROUGH ADMINISTRATOR'S TOPICS-

1. **Elizabeth Street Sewer Extension** – Mr. Negreann explained that Mr. Costa was out on an emergency call and we would come back to this momentarily. After the COAH discuss Mayor Mignone announced the Elizabeth Street discuss would be carried to another meeting. A motion was made to carry it to the next meeting.

Motion by Councilman Bartelloni, second by Councilwoman Davis to approve.

All in favor 5-0

2. **COAH Development Fee Ordinance** – Mr. Negreann began by saying this have to do with our COAH requirements. We provided 3 Developer Ordinances to the Council, one from Hillsdale, one from Manville, and one from Cedar Grove. Mayor and Council as per our COAH Attorney we need to review these development fee ordinances and select a model for River Edge. He didn't expect to have a discuss over this but would like some guidance over it as the whether you would like to appoint a sub-committee to review these documents or refer them to our Land Use Board Attorney for recommendation. What would be the pleasure of the Council in terms of moving this item forward. The Mayor's recommendation would be to give it to the Land Use Board to come up with a sub-committee. This has to do with redevelopment so they should have input and it will come back before the Mayor and Council anyway for any revisions. He thinks that way we will get enough input in the process from the Board that will have to administer these new rules. Mr. Negreann thanked the Mayor and said he will move forward.
3. **Community Development Block Grant Applications** – Mr. Negreann stated that the next round of applications will be coming up and are due early December.

In the past we have had several phases of the application for Oxford and Rutgers Place for curbs, sidewalks, and some driveway aprons. We have gone through three phases with grant funds of \$141,335.00. We have a Phase IV application that has been applied for street resurfacing in this area for \$171,289.00, but he doesn't have any confirmation yet on the application that we had previously done. Mr. Negreann stated that he is looking for ideas for the next grant application, whether we should supplement the prior application Phase IV with a Phase V for Oxford and Rutgers and make sure we finish the resurfacing. Mayor Mignone said that it was his understanding, and maybe Mr. Costa can clear it up, that the phase we just received funding on was going to be the final phase in that project. He isn't aware if there is additional work to do after that. We got noticed from the County Executive that we did receive funding for out two applications for 2018. One is \$5,000.00 for additional programs for Senior Citizens, which he was able to get up from \$3,000.00 to \$5,000.00 this year. For our Oxford project, thanks to other Mayors within the region he was able to secure for River Edge \$171,500.00. Which saved us 2-3 extra phases that we would have had normally so he thinks with that we can close that one up. Mr. Costa should advise us if there any need to do another phase on that. Mr. Negreann said he will check with him and bring this back to you at another meeting to develop application ideas going forward. Councilwoman Busted asked when he does do that could he remind Council where the locations are that the grants can be used.

FOR DISCUSSION –

- 1. John Lynch Memorial** – Mr. Negreann said that there has been some discussion about a memorial for our former Superintendent of Public Works, John Lynch. He asked if there was anything they would like to discuss tonight in regards to this. Mayor Mignone stated that he guessed he approached the idea last time that to ensure that there is a permanent and lasting memorial and tribute to John that we rename Riverside Way in honor of him. He believes the only two buildings that will have an affect with the address will be the Swim Club and our DPW. Mayor Mignone thinks just adding a placard isn't sufficient in the case, he thinks John literally gave his all to this town for a number of years. There wasn't a better Superintendent of Public Works in the County. We know we will never replace him, but he left a crew that is phenomenal so he is someone who should be remembered by future residents of this town. Mayor Mignone asked if this was a concept that everyone agreed with, Council agreed. Mayor Mignone asked if an ordinance was needed and Mr. Negreann said we would work with the Borough Attorney to draft an ordinance for consideration.

Cindy Bequeaith, 745 Seventh Ave – Asked if the street wasn't already renamed after someone just recently during a meeting. Mayor Mignone replied no they were referring to the property at 130 Kinderkamack, at the corner of Kinderkamack and Main. That park has been named for someone, a Mr. Mulhare, he believes. He doesn't know if anyone ever realized that since it is always referred to as "140 Kinderkamack", it does have a proper name.

A motion was made for the renaming of Riverside Way.

**Motion by Councilwoman Busted, second by Councilman Bartelloni to approve.
All in favor 5-0**

2. **Temple Avodat Shalom – Request to Waive \$15.00 Application Fee for Special Events** – Mr. Negreann explained that they requested some relief on the township fee with regard to special events. He thinks this has developed from a past practice where we have waived the administrative portion for police outside duty for some of the religious institutions for certain events but not a whole sale waiver of fees and for some of our non-profits. In additions some residents have had extraordinary situations where they had a sewer line or a tree that required police traffic control where we waived the administrative portion, but those have been basically about a half a dozen times. This is a request for a long list of events and nights where they are requesting a fee waiver. He would just like the Council to keep in mind that whatever you do for one group will become a precedent and we would have to carry it forward for many other situations. Mayor Mignone said what he was going to recommend to the Council is that maybe we just look at the events between now and the end of the year and then maybe we can come up with a formal policy going into reorganization how to address these for the Temple and other groups. His personal opinion is that we should obviously cover all the religious type services, anything that is more community based, depending on the size, we would consider. But he doesn't think those are the kind of events we have done this in the past for. He is open for any suggestions from the Council. Councilwoman Busted asked how many events there were, Mayor Mignone stated there 11 between now and the end of the year. One he would call a private event. So if we wanted to, in this case, grant them the rest of the year and come up with a new policy going into January so they wouldn't have to come before Council every time to get exceptions. This was made into a motion.

Motion by Councilman Gautier, second by Councilman Bartelloni to approve.
All in favor 5-0.

WORK SESSION CONSENT AGENDA – Approved during Regular Meeting

1. **Award Contract to Costa Engineering for Preparation of 2019 Municipal Aid Application – Bogert Road, Section 3 Not to Exceed \$1,500.00.**
2. **Award Contract to Costa Engineering to Meet Outfall Mapping Requirements for the Department of Environmental Protection January 2, 2019 and 2020 Deadlines and Other Stormwater Related Engineering Services Not to Exceed \$5,000.00**

Motion by Councilman Bartelloni, second by Councilwoman Busted to approve.
All in favor 5-0

3. **Change Order to Garbage Collection Contract to Provide a 3rd Pick-up at Cherry Hill and Roosevelt Schools.**

Mayor Mignone explained that the River Edge Board of Education asked that the Council consider amending our garbage contract. Based on their historic usage they are requesting a 3rd pick-up at Cherry Hill and Roosevelt Schools. It is his understanding that this will be about \$600.00 a month. A month was made to amend the contract.

Motion Councilman Gautier, second by Councilman Chinigo to approve.
All in favor 5-0

Mr. Negreann wanted to add one more item, which is the Land Conservancy has offered to put together a Flood Plain Map with no charge to the borough. If the Mayor wished to speak to that Mr. Negreann would appreciate that. Mayor Mignone stated that he reached out to Ms. Davis who was administering the program, apparently she has been out. He doesn't know if it was medical or other leave for the month of October but will be back on November 1st and he will follow up.

UNFINISHED BUSINESS – NEW BUSINESS

Mayor Mignone asked the Council to table any unfinished business until the next Meeting unless at the end of this meeting after the Community Center portion and there is time and you want to come you can. We should be prepared not to have any discussions on unfinished business and for matter no new business raised tonight unless it is something that is expedite.

PAYMENT OF BILL -

#18-313 Payment of Bills

By: Councilman Bartelloni 2nd: Councilman Chinigo

All in favor 5-0

OPEN PUBLIC HEARING – ON ANY ITEM NOT ON THE AGENDA INCLUDING THE COMMUNITY CENTER

Motion by Councilman Chinigo, second by Councilman Bartelloni

All in favor 5-0

Caleb Herbst, 167 Tenney Ave – He appeared as a member of the River Edge Board of Education. First he wanted to invite everyone to their candidates' night on October 29th in Cherry Hill's multi-purpose room around 7PM. We have 5 candidates running for 3 spots and that evening will be an opportunity to get to see and meet all the candidates as a way to understand their views on the issues before you go in to vote. Now he wanted to bring up the issue of why he was here today speaking on behalf of the Board of Education, and that is the polling locations in the schools. To start he would like to read a letter from Superintendent Tova Ben-Dov regarding the history of the issue. Following initial discussions with the Board in the spring 2013 to 2014 she contacted the Board of Elections to try and get them to move the elections out of the schools. They informed me that in order for them to move the elections the request had to come from the River Edge Borough. She therefore wrote the attached letter to the Mayor. When she didn't receive a response she called and spoke with him and also mentioned it a few other times when we met in person, but was told it wasn't possible. When Mayor Mignone took office she mentioned it verbally but was told by him as well that it wasn't possible. She knows that Board President Paris Myers also mentioned it to the Mayor during their Mayor-President conversations and was told the same thing. She checked with their attorneys if the Board could simply decide not to allow elections in the buildings but was told that even though the Board had ownership of the property they could not make such a decision. Last year she brought it before the Board again and offered to write a formal letter once again. The Board decided that Paris Myers, the Board President should write the formal letter to the Mayor on behalf of the Board. On June 1st, 2018 she did. Dr. Ben Dov doesn't believe that they ever received a formal written response from the Mayor and Council. She does recall that the Mayor spoke with Paris about this and said that there were no alternatives to the schools. He did however promise to convene a meeting of all parties who might be resourceful in exploring and addressing this request such as the Fire and Police Chiefs,

Library Director, Clergy, and school officials to discuss this situation, but the meeting hasn't convened as to date. Meanwhile, she contacted the Chief of Police and requested strong presence during elections and that is all we can do. She would like to add that parents and staff have been approaching her over the years to ask why the elections aren't moved to another location and have expressed ongoing concern. More recently they have observed the openness and vulnerability of buildings during election days stands in stark contradiction to our security efforts, protocols, and investments which have strengthened considerably over time. So the Board of Education requests once again that the Mayor and Council move the elections out of the elementary schools. She has also attached several pages indicating other places Boroughs throughout the County hold their elections including libraries, borough halls, fire houses, ambulance corp. buildings. She would like to know that at this time the Board of Education has chosen at this time not to take a stand on the Community Center issue. The Board believes this is an issue for the Mayor and Council and not the Board of Education. She would like to bring to attention Allendale Borough, you will notice that they have no polling places in schools. When she approached a friend of hers from Allendale he said that they moved the polling locations out of the schools because it was a clear security concern. The fact of the matter is there is just no way of knowing who is going in and out of the school building during Election Day. At this time he will answer any questions the Council may have about the issue. Mayor Mignone stated that he didn't really appreciate the Board of Education taking this tack because he has told them over and over and over again that based on what he understands and what he has been told by the Attorneys and people who administer our elections we just don't have any suitable locations. The kind of locations you are talking about would require us to split up the districts and have different districts filled with smaller locations. That is not feasible for us, we have looked at that. On the flip side if you want to take a position on the Community Center, and that was built, we could move the polling there. But that is another point. Mr. Herbst stated as he said in his memo the Board of Education is not taking a stand on the Community Center issue at this time. Mayor Mignone said that he didn't mean it to be serious, sorry. He puts it back on the school board if there is a major concern maybe it is easier for the school board to modify the schedule to accommodate Election Day. He remembers when he grew up on the other side of the river in New York State, schools are closed on Election Day. That was just the way it was. He doesn't know if the Board has ever considered that or whether that is possible or not. He obviously doesn't understand your needs or schedules or collective bargaining agreements or anything like that, but to him that would be the most immediate way to do this. As you know you read the Election law, the Board of Elections preferentially wants schools, and you have to ask specifically to opt out of schools. They are encouraging you to use schools. Mayor Mignone doesn't know what more he can tell Dr. Ben Dov and Mrs. Myers. He has repeated this numerous times, if you want in writing, Madam Clerk if you please prepare a correspondence with law and why we can't comply, he will review and send it over to the Board of Education.

CLOSE PUBLIC HEARING

Motion by Councilman Chinigo, Councilwoman Davis

All in favor 5-0

A five minute recess was called @ 6:55 pm to make room for additional seating for the overflow of residents for the Community Center presentation.

Mayor Mignone asked for roll call @ 7:00 pm to return to the Work Session Meeting.

Councilman Bartelloni, Councilwoman Busteed, Councilman Chinigo, Councilwoman Davis, and Councilman Gautier. Councilman Papaleo is absent with prior notice.

Mayor Mignone thanked everyone for coming this evening. He stated that we know this proposed Community Center has raised concerns of many residents from its financial implications to conservation, general impact such as parking, lighting, and traffic. The concerns expressed are valid and should be addressed. It is his hope tonight that we will be able to satisfactorily address many concerns. But recognize that some people will not agree or leave satisfied and for some people for whom a concern of the entire project will never be justified. The project has been nearly a decade in the making starting with Borough's controversial purchase of the former American Legion building with the intent of using as a Senior Center in 2010. It was inherently obvious then and ever so more today that the American Legion building itself is physically and functionally obsolete. The building is not suitable to meet code and other requirements for public use. In late 2010 the Council was given an estimate by an architect that it would cost at least \$1 million dollars to make the building suitable for public occupancy with no or modest increase in public space. At one point they even proposed that a louver elevator for access to the second floor where the only bathrooms were, they would put a chairlift in, as if that was a good idea. Like we see it all over River Edge and elsewhere ultimately it may be the most cost effective and best solution to clear the structure and build anew. The building at least at minimum must be demolished whether or not this project goes forward or not. The American Legion building is just not rehabilitated at this time. For discussion purposes the project has been referred to as the "Community Center" and this term has different connotations for different people. Many people view a community center as massive structures with gyms and pools. He has always tried to describe it as a multi-purpose space, civic space, the building would once and for all a single location where people could meet, socialize, interact, learn new skills, participate in cultural and leisure programs. The facility will also be a place for our seniors to meet not just twice a week but five days a week if they want. A place where they can experience fellowship, share a meal, learn and enjoy a variety of programs. A place that provides the attention and dignity of how we should treat our seniors of this town. The center hopefully can be a safe and inviting place for younger residents to meet and partake in targeted programming for them. The building will also serve the Borough as a location of our Recreation and Cultural Department and relocate one of our most active departments to a suitable facility instead of what is essentially a large storage closet in a basement in Borough Hall. One benefit that this could one day serve as a location for summer day camps during inclement weather instead of canceling the day. Our new Recreation and Cultural Affairs Director, Carolyn Baldanza, who has been with us since May, has a wealth of experience and acknowledge in developing and implementing programming for this type of facility. The design concept we are presenting also addresses another need, and that is to improve pedestrian safety on Continental by discouraging mid-block crosswalks. Other traffic calming measures will be considered separately. The building could also be a polling place as he said so that Roosevelt doesn't have to be one. Depending on other factors and advice from our counsel it may be possible to rent the space to outside private groups to recoup some of the operating costs. Some many benefits will benefit so many ways. The present plan is a culmination of numerous iterations of concepts and provides reasonable, usable, safe, functional, and attractive space. Not necessarily the idea plan but a plan forged in the sincere spirit of sincere compromise to address some of the major concerns raised by various individuals and groups. No plan will ever be perfect, there is no plan that cause some impact during

construction, and there is no plan that can address every type of concern in any imaginable scenario. As the Mayor has said publicly on several occasions in 8 years in office this is one issue in which it can be stated that everyone, no matter what side of the aisle, has been committed to this type of project and all of us have been working together to ensure that if the project does go forward there is a full commitment by the Borough. His intentions this evening is to model the discussion similar as a Land Use Board application, meaning that each of our professionals will give a presentation, after each presentation you will be given an opportunity to ask questions, go to Council first, to ask content specific questions addressed to that professional. Then the member of the public can speak and try to speak with regard to the specific content of the plan. We really don't want to get into a debate of whether the ideas is good or bad, we are not looking for serious or significant changes or modifications at that point. Questions shall be directed to the appropriate professional and not the governing body. Everyone will have opportunity to voice all questions and opinions after the presentations are concluded. The meeting is being recorded verbatim and he is asking the Clerk to specifically include relative public questions and comments in the meeting minutes. Mayor Mignone is respectively informing everyone that he is generally very lenient and differential when let members of the public speak, however, in the event that if someone comes up to filibuster, makes disparaging, adversarial, adversary, or repetitive comments or suggestions he will politely ask them to return to their seats. Depending on the number of people who wish to speak he is asking the Council preemptively that we may have to limit the speaking time to a person to no more than 5 minutes for a first go-around. If they want to go a second time we can do it that way, after everyone has had a chance to speak you can come back.

FOR YOUR INFORMATION – COMMUNITY CENTER PRESENTATION

1. SITE PLAN – ROBERT COSTA, BOROUGH ENGINEER

Mr. Costa began his presentation by stating he was the Borough Engineer as well as a town resident. He wanted to make this as quickly as he possible could. The governing body tasked his firm to look into the site and do a survey of the entire site and do a topography survey, do the utilities, the trees. Basically do a layout in conjunction with the architect for the community center somewhere around 6400 sq.ft, roughly a little more than a 100 seats. So if we had it there tonight, if this was built everybody could sit in the room comfortably. There would be ample parking, it would take some of the parking away from the Library. Obviously as you know there is a parking lot adjacent to the current Library, it comes off of Elm Ave., and there is roughly 35 parking spaces there. Where the current paving is you are basically going to clean fill that with (inaudible). By doing so we are taking parking away from obviously the Library so the thought process was to create a two-way driveway and create a new parking lot where the current parking lot is the American Legion. Knock down the American Legion fill in the basin that there and create new parking there. There will be 14 parking spaces where the current Library parking is and 61 new spaces where the proposed new parking lot would be. As the Mayor said when he read the opening statement there will be no access onto Continental (inaudible). You can still walk obviously from Continental to get into these building if like to do that. Again possibly modifying some of the walking paths that are within that area, if you went there tonight. Basically that's it. He thinks the patio area in the back will remain. The parking lot that some of the public saw earlier is completely out, all the parking that was going to be moved on to Elm Ave. is completely out. The Mayor and Mr. Costa discussed it with some of the committee, he doesn't show it

on this plan, to put a berm, to put a small wall, to block in any headlights that would impede on the neighbors across the street and try and block out some of the park (inaudible), add more landscaping in the front to try and tone this down. We are going to look to see if we can make landscape islands here, even though they are small. Try and use as mimicry amount of macadam that is going to go in there. Again 61 spaces in the new, 14 spaces to remain. The building if you are looking at it will look like two separate entrances for the Library and the proposed building. Basically that is it. With the amount of lighting so it doesn't impact the residents, handicapped accessible which we will make sure of that. Mayor Mignone asked Mr. Costa this requires a sufficient amount of grading or regrading or retaining walls, changing the elevation. Mr. Costa replied that there is some grade difference, if you go out there right now, drainage runs from Elm towards the ditch. By putting the building in this location, where as to (inaudible) we are going to have to relocate and add some drainage in order to move the water obviously around the building. There is a grade differential roughly 2 or 3 feet between the Library parking lot and where the American Legion is itself. There is a little bit of a grade difference and we will just grade down on the driveway to get to where (inaudible). Mayor Mignone asked if that would be a sufficient incline and Mr. Costa reply was no. Mayor Mignone went on to say the drainage from the upper portion would be directed where, Mr. Costa replied from the upper portion to the corner, south westerly corner of the new lot and again into the open bin. The driveway, just to move the water away from actual building and where the entry is, and we are anticipating putting in the driveway itself, and just in case it get clogged to move it away from the building this way it doesn't impede the access. If anybody has gone to CVS when they were down the street, the put the inlets right next to the area so when it was snow covered you had to go through a lake or jump over to get to a sidewalk. You don't want that to happen so we are moving it away slightly. Mayor Mignone said he know Mr. Costa is aware that the original plan draw some concern from the Shade Tree Commission because it required a number of trees to be removed. This is a compromised that he initiated and offered, is it a significant reduction in the number of trees. Mr. Costa replied absolutely, we are anticipating 15 trees to be removed. Again some of the trees would have to be removed because the building, by moving the parking lot when it was adjunct to Elm Ave. and placing it where obviously the current Legion is and the parking area of the Legion (using the diagram) if he goes slowly, this is the actual outline of the existing (inaudible) here. So a good majority of this site is actual paved today. This is the entrance, this is the little curb line along the Legion, if you follow this outline for the most part this is disturbed already with pavement. So this would be the increase just in this area to go back. Again the majority of the building is sitting in the actual parking lot of the Library now so even now that is good. As far as the new impervious coverage its minimal it doesn't create this whole major development under State regulations. We have to obviously do some (inaudible), anybody who has done an addition in this town knows you can't (inaudible) unless you put in some Stormwater management. Which we will make sure it doesn't affect (inaudible). Mayor Mignone's last question was currently the Library is served by a dead-end traffic isle, would circulation be better under this kind of design. Mr. Costa said currently you pull into the parking lot of the Library and there is a dead-end isle with 35 spaces, you pull in turn around and go out. This you could actually circulate around the lot and exit out on to Elm. Mayor Mignone said so people

wouldn't have to make a "k" turn between the cars. Mr. Costa replied no and also we are increase the width slightly in the aisles, instead of 24 ft. we are going to get it a little bit wider just to make it easier for people to go around. Mayor Mignone open to the Council for questions starting with Councilman Chinigo. Councilman Chinigo had no questions. Councilwoman Davis asked if this was going to actually connect to the Library. She was informed that was a question for the Architect. Councilwoman Busted asked about the memorial trees. Mr. Costa stated that this would impact the trees that were there. Those trees would have to be relocated. Mayor Mignone wanted on the record that unfortunately that Councilman Papaleo had a professional obligation this evening, but he did review this plan and he is the liaison to the Shade Tree Commission and they have seen this plan and they have talked to him in length about this plan. We did say whatever tweaks or modifications they want to make we will certainly accommodate them. He doesn't know if there is any other major concerns at this point, he thinks they recognize we are trying to make more than a fair share, good faith effort to minimize the increase to the impervious surface, save as many trees, while still keeping it aesthetically attractive. Councilman Gautier asked about the memorial trees that would be impacted will they be able to be moved. Mr. Costa replied these are not our trees, these are along the pathway that he is thinking about. Shade Tree is here and they can probably speak better about that than he can. Obviously there is equipment, could you do it yes. The smaller trees could definitely be moved. Liz Stewart from Shade Tree said yes the smaller trees can be moved, the question that they keep bring up is where the arboretum, (inaudible) She continued by saying there is sufficient 3 or 4 trees at first that were going to be removed when the lot was going to be grass and (inaudible) so we appreciate you decreasing the amount of trees. She thinks there are only 2 or 3 memorial trees, however there are specimen trees that took a very long time to grow, such as a Chinese Spark Elm, and a Ginkgo. We have met with our liaison at our last meeting and reviewed the plans and went to the site and had questions. She emailed the committee to see if they could meet with the committee and engineer. Mayor Mignone stated that they would try and accommodate as many of their requests as possible. But can't promise everything at this point, it depends on constructability, but we will look at them all. Liz Stewart spoke about the 9-11 tree behind the building (inaudible) with the building in front of it now, every tree behind it will die basically. If you are putting a big building up and you are grading and that's changing the water. There's a concern because you are building and grading and other things to work out. Mayor Mignone asked Mr. Costa to clarify all the runoff from the parking area will be collected and be discharged at a point source not the overland is that correct. Mr. Costa said anything from the macadam it will be discharged into the open ditch, similar to what it going on today. Mayor Mignone asked about the roof water, Mr. Costa replied the roof water again into the seepage pit. Again Liz if we had to we could create rain gardens in the back. We haven't gotten that far but if we have to do a design like that we could certainly accommodate that. Mayor Mignone stated that there was no proposed or construction or regarding behind the building. The floor elevation of the proposed building is basically, it is the same as what is out there now, plus or minus. There isn't any wholesale increases in the grade. Mr. Costa said what we are contemplating is right now you have brick paver walkways out there to get to the back, the idea is to rebuild those and reuse those bricks to create entryways into the building and obviously around the building so you can get

back there. What is shown on paper can certainly change (inaudible) at this point. This is for the Council to review and the public to review, comments to come in. Any of these items can be changed or tweaked slightly and certainly sit down with the Commission. We are not in the business to destroy trees by any stretch of the imagination. However we can work directly (inaudible) and if we have to get a water source back here we certainly can do. We can use roof water which is clearer water. Mayor if we have to use it, if we need more of a water source we can certainly put in a filter system for the parking lot water in order to clean that water before we discharge that water. Mayor Mignone asked Mr. Costa to speak to how the parking lot would be lite. Mr. Costa said again we will go under the code but obviously with the residents here we do not want to affect the residents that are across the street. Again to the east and west obviously the park is across the street so you don't have that many people that would be impacted, but there are people across the street on Continental to the corner. So any of those people who might be impacted, there will be downward lights, LED lights, is what we will be putting in here which is much cheaper to electrify them and use them. They wouldn't be 24/7, they would have a timer and be turned off at night. Mayor Mignone asked him if he was confident that the number of parking spaces were adequate for the combined Library and this building. Mr. Costa replied yes and again if a layperson or a developer came in and said we are going to build 6400 sq. ft. and under our current code you will need one parking space for every 2 seats. You are going to have, let's say 120 but he doesn't think it will be that much, you will need 60 parking spaces at a maximum for this location. Chances are you will never keep it the same (inaudible) that the Library does. So we would have 61 here, 14 for the Library, and they would co-exist together. Basically it would be a shared analysis where you would never have the two uses (inaudible) at exactly the same moment in time. Because of that reason there is more than adequate parking. Mayor Mignone asked how many handicapped spaces are proposed. Mr. Costa replied with 81 parking space with have 4 spaces. With the location in the front, this would be van accessible parking spots with 8 ft. aisles, 8 ft. space. They meet the current ADA requirements and there would be a ramp going up to get into the building and again you have the ramp structure that is in the Library same thing. Van accessible ADA parking spaces so that would be 4 in total which meets the current regulation. Mayor Mignone asked Councilman Bartelloni if he had any questions, to which re stated he didn't. Councilman Gautier asked if there was a reason why we didn't have a secondary entrance and exit from Continental. Mr. Costa said the idea is to keep obviously the traffic on Continental, again he wasn't sure exactly why the amount of building to the west of us with the amount of traffic on Rt 17 and the amount of traffic on Rt 4, Continental has become extremely busy. Years ago it was close to 4,000 cars per day that would travel on Continental. We haven't done counts recently but he would say it is in excess of that number. So the idea is to keep the traffic off of Continental and he knows there are people (inaudible) that use the current driveway certainly what we can do, again, must people will never use these spots because they are the furthest from the front door. So these spots could be used by the Ambulance Corp. and we could certainly set up some pedestrian movements where they are not walking over the plantings or the grass to get in there. Mayor all they would have to do is come in off of Elm, they could use these and run right across the street. That is pretty much the area where they park. Mayor Mignone asked Police Chief Cariddi if he wanted to give his opinion

regarding the traffic circulation pattern and driveways perspective. Chief Cariddi stated that they did have the opportunity to discuss this plan in the past and Continental Ave. as an access and egress point does present problems for traffic such as vehicles coming out of a lot making a left turn to go west on Continental to go against traffic at certain peak times of the day that can cause not only a tremendous back-up but also pedestrian safety hazards for people crossing the street. It becomes more of an invitations for people to and from the park to cross there. The plan of having them come in through Elm Ave. and have the ability to circle around the building and have more room in the parking lot that way as an access to egress point he thinks would be better consideration for both vehicle traffic and pedestrian safety. Mayor Mignone asked Chief Cariddi if we currently permitted parallel parking on the south side of Continental. Chief Cariddi replied currently no we do not but we do on the other side. Mayor Mignone asked if there were any other questions from the Council, seeing none, he was going to start opening up to the public. He did say that if somebody had questions specific to the site plan and issues we talked about now would the time to ask Mr. Costa and there will be another opportunity if you just want to give some opinions or feedback or whatever but for right now he wanted to just keep it to the technical aspects of this plan. If you could just give your name and address for the record.

Kenny Lehman, 190 Tenney Ave. – Which is the corner house of Tenney and Elm. Just a couple of quick questions on the site plan. Given the amount of construction and the amount of pavement you have to put down including the removal of the building and the new construction, he wanted to know if there was any impact to the ground water levels. The reason why he asks that is because he knows for himself and his neighbors on Tenney including his neighbor behind him on Elm we do have water issues in regards to the basements. He has sump pump and French drains and in the 11 years that he has lived here his sump pump goes off every rainstorm. He doesn't have water damage in his basement but he doesn't want this to cause and you mentioned drainage pits, runoff, and he wants to make sure that runoff doesn't impact the ground water levels to the point where his sump pump can no longer handle that. Mr. Costa replied by saying the proximate of where your house is to where any of the pits would be is so far away what's called the "mounding" analysis used to receive the ground water would be close to zero. You would be so far away that the mound would actually go down and would not impact (inaudible) offsite into the ditch. What he was talking about as far as picking up ground water would be again work with Shade Tree (inaudible) probably close to 200 or he would say at least 170 ft. away from you. Mayor Mignone added there was no proposed basement and Mr. Costa agreed and stated this was slab. Mayor Mignone added at existing grade. Mr. Lehmann had 2 other questions, the removal of the American Legion, years ago it was purchased and there was some disagreement between the Mayor and Council at the time on the purchase of the building. All power was cut off to the building and there was significant rainwater that flooded the basement causing several hazardous issues within the building so that he imagines taking down that building isn't going to be a small endeavor. What environmental concerns do we need to take into account to be sure mold spores aren't being released or any other kind of toxicity that is going to affect the neighborhood. Mayor Mignone stated that was a very good question and there is mold issues and here have been water issues with this building. Mr. Lehmann said he imaged rodents as well. Mayor

Mignone said he assumed so, but Mr. Costa will prepare a specification. We can't even meet the demolish codes unless we have specific avenues to address the mold, potential lead paint, asbestos, underground storage tanks, thing like that. Mr. Costa said every time you have to do demolish you need permits from the Building Department even though it's a town project you require them. In order to get them you need shut off notices, gas, water, and electric. You have to put out traps for rodents, you need to get a licensed exterminator to come in. You have to do all of the above. If there is asbestos, you have to remove it before you knock it down. If there is lead paint that becomes an issue also. All the above has to be done before we can take it down. Mr. Lehman asked as you do that and if concerns are raised is that voiced out to the community. If you come across significant levels of asbestos. Mr. Costa replied that would be done prior, all that would be done prior going out to bid. Mr. Lehmann's last question on the site plan was that by living on that corner he can tell them that between the hours of 3 and 5 on any given school day there is a sufficient amount of pedestrian traffic, especially in terms of children. So by increasing that lot from 30 something to 80 something spots you increase the amount of traffic you have coming in and coming out on Elm Ave, especially given those hours. Now add on to the fact that the Ambulance Corp., and he rode on the ambulance for 3 yrs., the Ambulance Corp. no longer has a place to park. Now if there is an emergency between the hours of 3 and 5 and you have somebody responding with their light rushing to the scene, they are going flying to that parking lot hopefully at a safe speed and park into that back corner. He doesn't know if this presents exactly a safe traffic pattern for any children going to be that area. I feels like the current driveway that is on the Continental side could potentially stay and maybe if you had the driveway on Elm and Continental to allow for traffic patterns to access the lot from both directions. Mayor Mignone said he would let the Chief speak, but the Chief's point was we wanted to minimize the potential for pedestrians-vehicle conflicts with lefts coming out and lefts coming in and we also want to, and we all know that there is a large problem with people making that mid-block crossing. Mr. Lehmann stated that by just having 5 children, 2 of which are crossing streets now. You can put anything you want on Continental Ave., if they want to cross they are going to cross. Now if you introduce any kind of parking on that street in addition to that where they are going to be darting out in between parked cars in presenting a bigger hazard on Continental Ave. He doesn't believe you will discourage the children of River Edge from crossing Continental mid-street. Mayor Mignone stated that there would be no open pedestrian access and he would presume that's going to be densely populated landscaping. It is intended to almost be a buffer, we don't want kids cutting across on their bicycles, we don't want pedestrian crossing there. As inconvenient as people may think it is, you can go to the corner we know this. Mr. Lehmann said that he would leave it at that and he just wanted to go on the record by saying he didn't think that traffic pattern is safe and he doesn't know if a study has been done in order to ensure that it is. Chief Cariddi wanted to say that there were a couple of other things to consider when looking at any traffic issue whether it's an addition at a school, a change of a pick-up or drop-off zones, all of those factors are taken into consideration including peak usage times. We don't expect the Library and the Community Center to necessarily to have the sane peak usage time but that doesn't mean there wouldn't be some overlap. However, as far as the Ambulance Corp. access and egress as Mr. Costa said earlier they would still have essentially

have the same spots. When you are talking about going in and out and a safety hazard being posed by the ambulance crew itself, all he can tell you is that right now they have access and egress their ambulance corp. building right there on Continental adjunct to the park and have for the 35 years he has been here and has always been completely and totally circumspect, especially of children in that area of the park, when they respond to and from the ambulance corp. building. So he has faith in their ability to respond in a safe manner when they are providing a call. Councilman Bartelloni stated that just on a side note that he lives on Oak Ave. and he is intimately familiar with traffic patterns of dropping-off and picking-up of students around 3^o clock in the afternoon. If that is an issue we can certainly schedule programming not between the hours of 3 and 4. We can simply start programming at 4 once all traffic, and he promises because he live there and he works from home, the traffic has cleared usually by 3:30 at the most, so it is not from 3 to 5^o clock in the afternoon, the traffic is gone general by 3:30. He lives on Oak across the street.

Someone from the audience stated that they are at the Library for programs, and tutoring. Councilman Bartelloni replied that is for the Library what he is saying is, and this is what the Chief brought up, you wouldn't have overlapping programming. So if you had programming at the Community Center you could schedule for 4^o clock in the afternoon separate and apart from Library and the school pick-up and drop-off is already gone and done. It's abetted already at that point so you don't have to have an overlap.

Someone from the audience asked about the pedestrians, what about the safety of the pedestrians, that's not (inaudible) at that hour. Councilman Bartelloni stated there was a crossing guard at that location.

Cindy Bequeaith, 745 7th Ave. – Her first question was the site where the VFW building is considered to be used as a location for the Community Center. She was just trying to figure out it has to butt up against the Library when there is access (inaudible) between the two building. My other question, my other point is regarding the egress from the parking lot there, the lot where the VFW is now, to the plan and she understands about that left-hand turn in (inaudible) maybe if you just make it a right hand turn only upon leaving the building then you don't have to make a left hand turn. Maybe you are going to get some of that traffic offered a second way to get out because she is in agreement of coming in and out of that small lot. She uses the Library a lot herself (inaudible) it isn't an easy place to get in and out of. Mr. Kurt Vierheilg, DMR Architect, stated that the proposed Community Center is attached and there is a connecting door. Mayor Mignone announced at this point there has been no detail or further discussion with the Library Board. They have indicated previously they did not the building connected. Physically it makes sense from the Borough's perspective, the door is going to be there already because the door on the side of the building is going to remain and that is part of the building. If the Library Board does not want access at this point we will not have access but that doesn't mean we shouldn't have the ability to do it later on. With regard to putting the building somewhere else it doesn't really matter because the parking would be behind it and around it and we would still have the same issue. We would just be shifting where the parking is, we would still need the same number of parking spaces, still need the same overall footprint. The other issue that comes up here that hasn't been spoken to is

what they call the "Rossi", Recreation Open Space Inventory. When the Borough accepted Green Acres money to purchase the pocket park on Bogert Road, by doing that the Borough encumbered all our public sites conservation easements. We can't build on anything. This section is the only section that is carved out in the Rossi where you could put make any kind of construction. Also we are restrained on where on that property location we can actually have any construction. Ms. Bequeaith asked you just can't replace the front building with a new one. Mayor Mignone explained that you still need required parking between the Library and that building to make sure the same number of spaces, which it's based on the number of spaces we need. Mayor Mignone asked Mr. Costa to explain if he wasn't being clear about it, if you put the building you still need the same footprint. Mr. Costa explained using the drawing, this is the outside of the existing building, and we would have to go down to (inaudible) the proposed garden. Basically we would have to put this 6400 sq.ft. in this area. What the Mayor is trying to say is that you would still need the parking. Even if you don't touch, by doing that you don't touch obviously the Library lot. Now you have to get roughly 60 spaces, and right now we have 81 spaces in total. You would have to find another roughly 50 parking spaces. Again depending on where you put the building you need to get circulation around this and how do you do it. It doesn't become efficient. Basically the first sketch, creating a bit of attention, tried to get the efficiency from this area, but you have to take out all the trees in the area. That is why the ideas was to move, keep it here, take the area which is literally building and parking today and create the parking lot there. We tried to obviously minimize the site as far as being pervious and cut down as small amount of trees as possible and still build it. He heard a comment earlier about just get rid of the connection between the buildings, again we can do that. But the question becomes how do you get people, any overflow of parking for the Library now people would have to park in the area come off the Continental (inaudible). How do you get circulation, (inaudible). So back and forth we feel this was the best scheme there is. The only other way to do it Mayor, and again, could you put in an entry or exit rather off of Continental, certainly you can. Whether or not it's safe, or sufficient, you are going to have opinions on both sides of that. Cindy Bequeaith comment that it is a wide street and (inaudible). Mayor Mignone asked Police Chief Cariddi what the vehicle count was on Continental. Chief Cariddi replied we are well over 4,000 now, but he would have to get the updated count to give the specific number. MR. Lehmann asked if there was a vehicle count for Elm and Tenney. Chief Cariddi replied probably for Elm but not for Tenney. Mayor Mignone stated that the crowd, Council, or he would object that if we decide we want to explore this concept further we will give it a professional Traffic Engineer and get their comments. That would be fine with him and whatever recommendations they would make we would certainly review. Mr. Costa said Mayor again whatever the Council, if there is a compromise out there in the works certainly, could you do it the answer is yes. Is it safe, is it efficient, that is where the difference is. Once expert might say it's safe, another will say it isn't. As far as everything that goes on there is no question, it's busy, (inaudible), Elm is busy, Tenney is busy, Continental is busy, Bogert is busy, wherever the (inaudible) located in the part of town is busy. Mayor Mignone requested that the discussion remain on topic and asked Ms. Bequeaith if there was anything else.

Ms. Bequeaith asked about the egress that was put that street to lead (inaudible) if

you are on Midland and you are leaving the Middle School and you want to cross over to the Middle School and they have that blinking light, the kids just push it, and you hope whoever is there just pushes it and light blinks. You don't have to have anybody there and cars actually slow down. It happens all the time, we could potentially think about putting a light on Continental, that same kind of thing, if could possibly help. It does work on that major street and it has a lot of traffic. Chief Cariddi stated (inaudible) but not for pedestrian crossing, to which she agreed. Chief Cariddi went on to say his other concern he had was as far as vehicles coming out onto Continental you mentioned a mandatory right turn for vehicles to go east. If someone lived in area of town say where you are and they are coming out on Continental Ave. they can't go westbound, that would force them to Elm to Adams to Fifth and back up. Ms. Bequeaith said they could go right and go around. Chief Cariddi said again try and find a way out, the thought process being if you come out on Elm you have an intersection with "stop" signs at Elm and Continental and you have the ability for traffic to go several different directions. When you have a forced choice for traffic you not only one direction you also have to look at the impact on where that traffic ultimately feeds. For example to the other residents on Elm Ave. and Adams by extension up to Fifth, it's like squeezing the toothpaste tube, when you move the traffic in one direction it's still going to be in another direction, you're are not really going to be getting rid of the volume you are just redistributing it. That is all part of the considerations and he welcomes a Traffic Engineer to look at it specifically but from his experience and what people have done in town and knowing what the congestion points are there he doesn't think it's unreasonable. Mayor Mignone stated that this has come up in the past before for traffic calming and it doesn't meet the warrants. You can't put speed table/speed hump based on the average daily volume and the velocity of the permitted speed on the street. He thinks Ms. Bequeaith's idea if we had more site distance and if we didn't have that big hill coming down. If someone pushes that while someone is coming down the hill and they have to stop, he would be very concerned that they would slide if stopping very short. Ms. Bequeaith said think about what happens when you the road for the car show. People come up Continental from that light they have to make a pretty darn quick stop or else they are going to go right into the car show. So she thinks (inaudible). Mayor Mignone see that as an equitant situation.

Greg Cariddi, 193 Wayne Ave. – He wanted to speak about the ingress and egress as a 1st responder in this town and seeing the parking lot situation as he sees it now at the Library. Putting himself as a member whether it is picking-up or dropping-off or whatever seeing how busy the parking lot is now and having to navigate through the parking lot and get up to park at the Ambulance Corp. that's time and time is precious. Especially to EMS. Why not just take 2 parking spots from the Continental Ave side and making it an ingress only. Don't make it egress, make it just in so anybody, any Ambulance Corp. members coming down Continental or down Elm can zip in to where they are parking now, come in make a quick left to the 2 or 3 spaces and they are done. He just thinks having the members come around or come up Elm pull into the parking lot and then watch for someone backing out or if there is a busy point of time now they are sitting there waiting for the car. You can have 9 million blue lights on all you want and people won't pay attention. Why not just make it an ingress only off of Continental for 2 spots. Councilman Bartelloni said that we have also been

looking at an additional solution other than parking in the lot for the Ambulance Corp. Mr. Costa added there is another thing, when you have a driveway so close to an intersection, and granted it's not a signalized intersection. However, Elm stop the whole difficult to get out. What could start happening if we make this go through, people might start cutting through in either direction in order to avoid the intersection. Again once you get that close, signalized no question about it. If this was a signalized intersection and there were driveway cuts, this would be cut throughs in either directions. The same thing could happen if you change this around, whether it's in or out. The question becomes if you are going to wait at this intersection for children to cross, crossing guards, whatever it could happen. The more places you open up the pail to get the water out of the pail, you are going to have more movements going on. So if you limit the activity, limit the movements, put it in one spot it is a safer, they are going to think that is what the Chief was saying earlier. Mayor Mignone asked Mr. Costa how many parking spaces will we lose. Mr. Costa thought probably 2 maybe 3. Obviously you need 24 ft. for a 2 way driveway and these are 9 ft. spaces, so roughly 3 spaces for a 2 way drive. If you want to do it correctly, obviously you have to make it curve enough otherwise it's going to become a 2 way driveway. Mayor Mignone added it's still going to function that way. He thought than Mr. Costa would go more than with a 12 ft., which Mr. Costa agreed with. Mayor Mignone stated that is something that certainly can be explored. We have had Traffic Engineers look at this and this is what we have been told. If this is the plan to go forward with and as he has said it will be submitted to another engineer and we will see what the recommendations come back as. This is not the plan, we will not voting to build this tonight. Councilman Bartelloni wanted to add onto the point where we were talking about the Ambulance Corp. because he isn't a huge fan of them having to go in to Elm and go through the entire parking lot to park. One of the other options we were talking about is obviously one the Ambulance Corp. has a parking lot driveway that holds about 2 cars. His understanding is that on the side of the building there is a tree in that area and if the tree comes down an additional 2 spots can go there for parking. Mayor Mignone asked for clarification if he was talking about this property or across the street. Councilman Bartelloni answered across the street. Much like, if anybody was out here tonight and saw the parking signs for our police officers "exempt parking except for police vehicles", you can do something as well for ambulance parking along Continental where you reserve parking spots for Ambulance Corp. members. That also is an additional solution so that you don't have to go through the parking lot and you can put parking generally onsite. Obviously we wouldn't have it going this way down because that's a site issue in terms of traffic coming out onto Elm onto Continental. You have a couple of spots specially reserved for the Ambulance Corp. that fit enough vehicles for the members that respond to a call. That is an additional solution.

Donna Sanders, Member of the Ambulance Corp. -- (inaudible) it created a lot of accidents (inaudible) Continental because we couldn't see over the parked cars. Councilman Bartelloni replied yes that is why we wouldn't have it going east bound on Continental towards Elm because there would be site issue. But if you put several up ahead going north bound where there is parking ...Ms. Sanders said he was talking about more by the park. Councilman Bartelloni replied yes, and you could mark off spots. To be honest with you he liked that idea better than members as they have right now where they have to park across the street. If you

have to wait to cross because there is traffic coming down Continental, again that could be an issue as well. Ms. Sanders mentioned that they did talk about removing the tree in the back of the building to make a couple of spots back there. We have 2 in front of the building plus the driveway and she believes 1 car in the back by the garage. The only problem with that is if you try to back in one of the ambulances you can't do with a car there. Mayor Mignone said that when they were out there at one point they tried to pace it off and found you might be able to get 2 angled spaces off the driveway. Obviously it take some of the lawn area and may impact the trees. Again these are all options that can be looked at. Ms. Sanders stated (inaudible) that's dangerous because you can't (inaudible) have an ambulance corp. You can have an ambulance corp. and that is a lot going on (inaudible) and trying to get in to that area would be impossible. She thinks that kind of dangerous to give us (inaudible). Mayor Mignone stated that maybe he wasn't in town at that point but when the American Legion was active and the parking was full, how would that have been differ? Ms. Sanders answered we would come off of Continental not going through a parking lot and (inaudible) spots. We are not going through a complete parking lot. Mayor Mignone said if there were coming in and out say at an event at the American Legion. Ms. Sanders replied (inaudible) we would just pull right in. But now you are talking about an event going on, traffic going in, and we're already excited about the fact there is an emergency and we want to get through while people are trying to park. Mr. Costa suggested that Mayor Mignone sit down with them. Mayor Mignone stated that we have already looked at some options and explore it further. But he thinks the best option would to be put it on the ambulance parking area site itself. That makes the most sense. Ms. Sanders said we have to see if it's large enough. Councilman Bartelloni replied we will make that effort before anything like this happens that has to happen. Mayor Mignone said we don't want any detriment. Ms. Sanders said she knew that and they were always kept in mind and you always said you would. Mayor Mignone stated we will continue to do that. Ms. Sanders said we appreciate that and thank you.

Janet Boyd, 167 Tenney Ave. – (inaudible) She asked Mr. Costa to give out the numbers for the \$2 million. Mr. Costa replied that wasn't him. Mayor Mignone stated that we are going through the technical information first, then we will go through the financial.

Stephanie Hartman, 144 Monroe – Are we talking about a Senior Center or (inaudible) a Library (inaudible) she can't see (inaudible) as sufficient. (Inaudible) to occur at the same time. There has been a lot of conversation and dancing around (inaudible) program, the Library's programming at 1 o'clock (inaudible) get out when the kids at coming in so you are talking about a lot of traffic. The Community Center will be multi-use, you are talking Girl Scout, Boy Scout, and they are going to occur at 3:15. It is just naïve to say we can change this or change that. After we grasp all of those kids coming in and out. It's not about the (inaudible) it's about all those kids leaving for about two hour (inaudible). So that you know it really has to be thought out and how all those kids are generally (inaudible). Mayor Mignone asked Mr. Costa, you designed this per general design guidelines and codes, Mr. Costa replied absolutely. Mayor Mignone asked the number of handicapped spaces is dictated by code is it not. Mr. Costa stated it is. Mayor Mignone said that we certainly can have more than required but we have to have a minimum based on less than a 100 spaces correct.

Mr. Costa answered that was correct.

Kyle Witley, 187 Tenney Ave. – He said there has been a lot of talk about Continental. His concern is the intersection of Tenney Ave. and Elm. He knows how busy it is and now you are talking about 80-90 spots. Mr. Costa stated 81 spaces. Mr. Witley continued with 81 parking spaces in and out on Elm and Tenney is right there. It is already very tough making lefts and rights especially when you have large events. He has said this in the past at a meeting in July. He is not anti-Community Center by any means but he is concerned about how it's going to impact the safety of our community that is his number one issue. The pedestrian traffic in that area without the Community Center is always tremendous. People park along Elm on Tenney. If you read the paper lately we've had a number of pedestrian fatalities per County. You made the comment, I'm just trying to make a comment, you said before about transportation or (inaudible) you said it, she said it, that is what he is concerned about and what he needs to see done for him to feel comfortable with this project and he just wants you understand that. He is concerned about safety and we have a lot of traffic coming in and out right there and he already know how busy it is. Mayor Mignone said that they appreciate that and obviously safety is our concern also. We don't want to do something that isn't doing to be safe.

Carol Mah, 680 Center Ave. – She is very aware that everyone is very concerned about parking, traffic, and the right and left turns but there is group of us here that would like to hear something about the actual Community Center. Mayor Mignone replied that we wanted to wrap up the site plan and we will once we get the site addressed.

Katherine Bounds, 753 Summit Ave. – She only had two things. She wanted to address the concern about parking. She goes to the Library herself (inaudible) who goes and is wondering if parking lot might elevate parking on Elm or Tenney because that is where she parks (inaudible) now, that's number one. Number two, she is wondering what it will look like from Continental Ave. Will there anything along the sidewalk there so when you are coming up west bound on Continental now the park looks lovely. When you look to the left is it going to be blacktop? Mayor Mignone answered yes but we will try to screen it as best we can. He didn't know if she saw the original concept, the original concept was to make that the lawn area, so you would have had lawn on both sides. But due to the tree concerns we decided it's more practical now to do it this way. We certainly intend to have plantings and we already committed with our Beautification Committed to get their input. That's why you don't see that right now. Again we don't want it to look ugly either. Ms. Bounds says (inaudible) a berm on Elm is that something you're planting, is that a similar concept on Continental. Mayor Mignone replied we could. She went on about the lighting, will it be tall light thing, or kind of low level so you can see the park, but you don't have these tall...Mr. Costa said we don't need tall, we are not going to sell parking. We are going to keep it low, obviously there are residents around so we keep the lighting low except have it obviously lite to keep it safe and not go all night. Ms. Bounds said the parking in that lot is not necessarily limited to the Community Center or the Library, you can park there to go to Memorial Park. Mr. Costa replied yes he would think so, but we don't want to make this a commuter lot. We don't need that issue. Mayor Mignone mentioned that people use the current American

Legion for that purpose anyway. Ms. Bounds just wanted to address this gentleman's concern she thinks maybe parking on the streets...Mayor Mignone said he agrees, he isn't a fan of parallel parking over there but he'll leave that to more traffic included experts than himself.

Louis Rocco, 191 Tenney Ave. – He asked why we couldn't have a traffic light on Continental. Mayor Mignone explained that it wouldn't meet the DOT typical warrants. We just can't put traffic lights, stop signs there because there are certain guidelines you have to meet based on Department of Transportation rules, they are called warrants. Technically, if it's warranted, based on average speed, vehicle traffic, width of the roadway, things like that. He doesn't know if it would even qualify as a 4 way stop sign based on warrants. Mr. Rocco said he was concerned about the safety issues. Mayor Mignone said he agrees and they have been churning this over before this was even started. More so because we did have issues with people crossing Elm and had a lot of potential access there. It is understood by the Council and himself safety has to be addressed, we are not going to do something we know is unsafe.

Nancy Kennedy, 220 Manning Ave. – She stated that she also works at the Library as a disclosure. We are very popular and your parking lot kind of pushes our patrons away from our entrance, okay it's good for their health, they get a walk. But if the Library ever wanted to expand that can no longer happen because we have been told in the past that the property the building is wetland, so that is not doable and the other side has the 9-11 garden. Where you are situating the Community Center basically means the Library can never grow. Mayor Mignone said that is probably technically correct. But the Community Center can be expanded.

Mayor Mignone asked by a show of hands how many more people by a show of hands had questions for Mr. Costa because he would like to go to the Architect and we can go back if there are questions.

Jane Silane, 653 Bogert Rd – Shed asked if what was required was 60 spaces. Mr. Costa answered by saying basically our ordinance says for every 2 seats one parking space is required. So roughly that is 112 and he rounded that up to 120 divided by 2 is 60 parking spaces. Ms. Silane referred to the section by where the walkway is and all trees are you can't keep that and just have a drive that just goes from this parking lot to that parking lot. Then you don't the issue of the grading and the water. Mr. Costa said could you...Mayor Mignone asked that the picture be brought up so everyone could understand what is being discussed. Ms. Silane went on to say with issue with the trees and the water and everything you can keep those trees there all of that root system, you don't have to worry about the grading. Just get rid of that section and just joint the two parking lot than you don't have to worry about moving the trees behind and all the water that is going to run off. The walkway so those two connect. Mr. Costa said could that be adopted yes, put that in as future parking if you wanted to. If there was such demand where we had all the entire neighborhood can you can certainly obviously build one. Great recommendation. Mayor Mignone speaking for himself said his safety concern would be is if we under park this. Then we would have bigger problems on our hands. If we don't have adequate number of spaces to begin with and it turns out that there is more use then we anticipated and we don't have

sufficient spaces then we are definitely going to cause impacts on the surrounding streets. Councilman Bartelloni said then you will have parking on Elm and Tenney and all the surrounding areas if we don't have a ...Mayor Mignone referred back to expending the Library by saying if they expended they would have to add more parking, they would have no space to add parking anyway if they had to expand. Ms. Silane said the other thing, parking for EMS, could you reverse like four of those spots so it's only for them, conjoined to the parking lot so they can drive through. Mayor Mignone said he thought they were going to work with them to do what was best for them and will incorporate what the Ambulance Corp. thinks is best. Ms. Silane had one more question, this wasn't discussed with the Library. Mayor Mignone replied yes it was. Councilman Bartelloni also replied yes it was. There was a meeting with the Library Board as well as "The Friends of the Library" going back, the first meeting he had with all the constituent groups was he believes in November of last year where we went over the plan. All the constituent groups have had this plan in form or another for almost a year now. Mayor Mignone said the Board of Trustees is not comfortable at this point having the buildings function as one. The original thinking the Architect had brought to our attention was that right outside the wall here you have the other meeting room in the Library. The Library also wants to add another space and we have a small space on this proposed side so there would be more flexible if we were to have them interchange. And there was the Architect explained that we could have sort of, the way it would be designed we could provide or restrict access from either building depending on the needs. We are not there yet, but despite what is going to happen, the way it is constructed the emergency door at the Library which has to stay. That is going to be there no matter what we do, whether it is used for actually access is another story. But it would be for right now considered a fire exit door. Ms. Silane replied ok and stated that she did speak with the Director of the Library and she was asking about this from the last meeting the issue with kids and stuff and he said they haven't been asked and they don't have an issue with children at the Library and they want to have lots of people at the Library and the want people using the Library. Mayor Mignone 'acknowledged that we have a fantastic Library, fantastic Director, and an excellent Board of Trustees who keep it running well. It is probably one of the best Library's in the County. We want to make sure that is encouraged. What happens sometimes is that it almost becomes like its competition and this is not meant to compete with the Library or the Cultural Center or the schools. It is to actually unify everything. If there is a school event and people who don't have kids in school would be able to know and go to something and conversely go the other way to. Sometimes people don't know there is a Historical Society exhibit because it isn't in a central place. He thinks this will only add to the amount of people who will participate in the programs. There are a lot of programs that go on which are excellent programs and he would say they are not well attendant, not because of anything by these people he just thinks he hard getting the word out and attracting people to the location. We have seen that a lot particularly with the Historical Society.

Michele O'Connor, 166 Tenney Ave -- She had a follow-up question to Mr. Rocco's question. She understands that a warranty study and was one actually conducted. Mayor Mignone stated that it doesn't meet it on paper. At least based on the 4,000 cars per day on Continental.

Rosemarie Garcia, 242 Webb Ave. - She stated that she also worked at the Library. She isn't a big fan of the parking lot mostly because it seems like most of the parking spots are very far away from the entrances of both buildings. She doesn't think that is very well planned and she doesn't care for that. But her real question she questions is to the police security. Currently now you can pull down to the end of Library parking lot and you can with a police car or with a light see behind the building where a lot of children hang out. She knows kids are back there because the Library is open until 9pm and we will see them. Now with this additional building how will the police look back there, will it be graded in a way so a cop car can go back there to look if needs be. Do you see it being more of a hangout for situations we don't want which is growing in all towns. How are we addressing the security between the back of the building and the ditch and the tennis courts. She knows in the park they can drive completely through on the path which is terrific and they do all the time. Chief Cariddi stated that from the access that appears to be there now through the parking lot a police car that is circling that lot will be able to see behind both this building and the Library if there is lighting in the back. We can discuss other things as far as cameras moving forward but he doesn't believe there would be any area that wouldn't be visible to an officer to would be able to check that lot. Ms. Garcia said ok good.

Casey Connors, 259 Adams Ave. - He wanted to know as the River Edge taxpayer is this going to come up as a referendum. Mayor Mignone replied no. Mr. Connors questioned why not, it should. Mayor Mignone stated that we will be discussing the finances. Mr. Connors remarked all this expense for a handful of people for a senior center. Councilman Bartelloni corrected the statement by saying it wasn't a senior center.

DMR ARCHITECTS – KURT VIERHEILIG

Mr. Vierheilig began his presentation on the Community Center by introducing himself and stating his firm has been hired by the Borough to work on this project to develop the concept, programming the concept and design. Working with Mr. Costa we developed the site plan and numerous site plans over the past year plus and we are here tonight to present where we are here today. The plans accommodated a lot of comments that were received over that time period so today we are going to talk about where we are. Hope to get a lot of positive feedback and feedback that will help lead the project to be most successful for the town and future (inaudible). The proposed building as Mr. Costa mentioned will be located near the rear of the back side of the existing parking lot. The existing Library is located on the left and the Community Center is around 6400 sq.ft. will be located offset to the existing Library. The building is square in shape and the main entrance faces Elm Street. The program of the building, the primary and largest portion will be the Community Meeting Room, which is approximately 2,000 sq.ft. That space will accommodate about 112 people seated as represented here which is a comfortable seating configuration. In the case there is larger community events this space could probably accommodate overflow very easily. But the ideal number is 112 people. In addition to the larger space of the Community Room there are two other meeting rooms in the salmon color, the secondary or larger room accommodates 12 people, they are all flexible multi-use spaces where the furniture can be reconfigured based on the user, or group, or the programming that needs to happen in that space. The third space is a smaller meeting room that accommodates approximately 6 people. There is also, shown

over here a teen room with different kinds of seating, a place for studying, (inaudible). That space is for teens. Out in the main lobby, as you enter into the main lobby we will have display cases for opportunity for different groups to display crafts or objects, or things like that, as deemed necessary and determined at a later date. Although in that lobby space in the corner in the front we will have some lounge seating here. As you come to the left we have two offices with a reception window and a reception area. Basically one of these offices will be for oversight for people who will be using the Community Center during the day during the hours the office is open. There will be visual connectivity to the lobby. We have a second office here. The Community Center is self-sufficient in terms of that because it can stand on its own in terms of functionality. Obviously it does have the connection as it was mentioned, so here this is the existing Library, and if you go to the back right on the Library there is that multi-purpose room and the restrooms back down that hallway. So there is a door where and that door will provide the connectivity and determine if accessible or not accessible between the two. The audience mentioned that was a fire exit that was now entering the building. Mr. Vierheilig said you can go from one to the other as long as you meet... Again audience member spoke out saying if there's a fire and you see an exit and you think you are getting out of the building you don't think you are going to run that building to find another exit. Mr. Vierheilig stated that could be a perception issue but there is code criteria which that may happen in many other buildings which are occupied and there are (inaudible) that the code permits and (inaudible) criteria. There are other exits within the existing Library so this may, even though signed be an exit, we haven't done that analysis yet, there are other exits. The Library does have multi-other exits which are also egress components of the code. We have the service area with the men and women's room with storage and supply. In addition over on this side we have a prep kitchen, and chair/table storage, to support the meeting room. In addition off of the meeting room there is a covered patio area so that can be used for other types of programming and events associated with community. So that is the programming of the space. We prepared some effective images of what the proposed Community Center would look like. This view is looking kind of westerly from Elm St. towards the Library with the Library on the left, on the right is the existing the parking lot entrance. As he mentioned that the new Community Center is offset from the Library. So obviously when we are adding on as the new Community Center we want them to work in harmony with each other. We want them to have their own identities so we really worked to allow the Library to still stand and be identified as the Library but then have the Community Center co-exist side-by-side with it and they are compatible architecturally. It has a presence albeit at the end of the parking lot but the building is raised up by the grading so it has a presence there. You are not going to be feeling like you are driving right through the Community Center. The amassing and the materials we are utilizing are the same color brick on the center portion and same similar color metal, the multi-purpose room in the back is the higher elements. We are taking some cues from existing atrium space from the Library and he's pushing that (inaudible) using a complimentary roof type awning and then a second brick color which compliments the brick of the existing the building. Mayor Mignone wanted to interject since Councilman Acquafredda wasn't here to see it, as you may know he was a professional architect and he did have a lot of input into the architectural of this building. He thinks Vito's point was to make sure it was

compatible architecturally with and some treatments which he thinks Vito's suggested that are still there. Mr. Vierheilg stated that we talked about the atrium and the (inaudible). So here is the ground level view looking from the existing tree grove area where the memorial trees are. The existing memorial and grove trees are on the right just showing that the building set back still have a presence. It's going to have a lot of (inaudible) among the trees in the foreground. This view you are looking easterly with Elm in the rear along the back there, the plaza area with the memorial tree planted here and the proposed parking lot stands a little over here and the existing parking lot ends at about that location. You can see the rear here how we how the covered patio area. The Community Room has large windows to allow a lot of light in during the daylight hours and also has the ability to screen the windows so that (inaudible) during the daytime hours as well. Then (inaudible) the roof elements we take the cue for this building it has higher ceilings space because of its size. That is the presentation showing the plans and the design. Mayor Mignone thanked him and opened up the discussion to the Council starting with Councilman Bartelloni. Councilman Bartelloni no Mayor, he spent a long time with the plans. Councilman Gautier has nothing at this time. Councilwoman Busteed just had an initial question regarding the large community room, has there been a conversation about flexibility of that space whether there be dividers or something like that so that room could be reconfigured based on need. Mr. Vierheilg replied we have had discussions about partitioning and things like that and ultimately the issue with the partition that we often find is just that the long term durability, usability, and maintenance is problematic. The purpose of being able to divide a room is to have separate rooms so you can have different programming in it and not be disruptive or be disrupted. Often times when they are operated by people who aren't familiar with them, and by the general public they end up getting broken or damaged. They're just not operating like they're intended to and we find they are always discussed in terms of how they can provide a benefit and we always look for a ways to provide benefits and maximize use of space. Especially space that is 2,000 sq.ft. to get the most potential out of it. On the other end there is the durability and the functionality and we often find that at the end of the day and many years later it doesn't ever get used and it was an expense that was spent that didn't realize its true benefit. Councilwoman Davis said she was just assuming that one of those offices would get Carolyn out of the basement and give an office to overlook the activities. Councilman Chinigo started by saying one of the many uses of this Community Center that has been discussed is in the summer for the kids is when they have camp. Right now when it drizzles camp gets cancelled and then possibly when this Community Center is built the kids could overflow into the Community Center. So he is wondering what the maximum occupy is of the community meeting room, he knows its 112 seated, but if the seats are out, what is the allowable occupy. Mr. Vierheilg said the occupancy depends on the program is. Each different type of program seated in this configuration about 112. If you were to add tables and chairs it would reduce the number of occupancy. Councilman Chinigo asked what the Fire Dept. would be ok with, how many people could fit in there. Mr. Vierheilg replied you could probably fit about 150. Councilman Chinigo asked about the covered patio, how many people does that hold. Mr. Vierheilg stated its 26x20 520 sq.ft. that's about another 40-50 people. Councilman Chinigo asked is there going to be a full wall because the plans he has in front of him show windows and double doors but he doesn't see up there.

Mr. Vierheilg said he thought it was just because of the resolution. There is going to be windows as shown in the rendering and a door that gives access out. Councilman Chinigo asked if it was possible to turn that wall into a sliding door so that if we door have a summer camp situation we can open it and have the kids on the covered patio and inside and expand the space in that manner. Mr. Vierheilg said it was possible. His only question would be does the program warrant a big open wall to be able to use one space in continuity. Councilman Chinigo asked if he knew how many kids roughly were in camp this summer. Carolyn Baldanza replied 370 children and 40 counselors. Councilman Chinigo said 370 children and 40 counselors is the space, the covered patio, the community room, and the rest of the center would that fit that kind of quotion to people. Mr. Vierheilg thought you were above 200, at least 200, 200 total. (inaudible) It depends how, the question is really difficult to answer because he doesn't image 300 children sitting in a space side-by-side. There is going to be some sort of program or functionality that is going to happen. Mr. Lehmann added long story short it's not adequate no matter what. Mr. Vierheilg said for 300 occupants he would say that space is not adequate. Mr. Vierheilg answered a questioned from the audience by saying he didn't have that and he didn't prepare the code. Mayor Mignone said that the number of seating is based on a standard not just...Mr. Vierheilg state the 112 is based on circulation and seating of movable chairs. As a different function often times it depends on how it gets programmed. It isn't just easy to answer 500 or 300. Mayor Mignone stated the first question he is asking is the number of chairs you are showing is based on a number of certain sq.ft. per chair which is realistic, Mr. Vierheilg agreed. Mr. Costa said just to give it perspective this Community Center's room itself is probably twice the size of what we are sitting here in tonight, just to a scale of what we are talking about. Councilman Bartelloni added that is just the one room we are talking about. Mr. Costa agreed and added just the big room. Councilman Bartelloni added there is more to the building than just the big room.

Daisy Carpenter, 7 Coles Court – Ms. Carpenter asked about the size of the “teen room”. Mr. Vierheilg stated it was around 270 sq.ft. so probably around 10 - 12.

Mayor Mignone asked if Council had any further questions, there were none. Mayor Mignone opened it to the public.

Kenny Lehmann, 190 Tenney Ave. – He had a couple of questions. He stated what he did for a living and that he filled out an Open Public Records Act form to see what information was collected in order to create the design for this building. The information that was provided back to him was 108 pages of a 2 page survey done back in 2014 when Mayor Sandy was still in office. He believes it was a documents that may have been left in the Library at the time. It was filled out and handed in. He read through each of those 108 pages and he can tell you out of 54 respondents, 54 out of the entire town, 1 was from the “Friends of the Library”, 1 was from the “Women’s Club”, 3 were indiscernible, and he can you the remaining were all SCORE related. He will you that all 54 were in favor of having extra space. But what that says to him is that the design of the building was based off of the 54 respondents. You can say there were meetings, based on the information that was given to him on his OPRA that is all he has to deal with. He doesn't have any common knowledge of any open conversations or meetings, none of that was provided to him. He has 54 respondents and what he is trying to

say here is that when you go to design a project, when you go to design a plan, you create your scoping document. This scoping document for this center is based off of 54 respondents on basically what is essentially a SCORE requirement. He isn't saying that the requirement is not valid, he is just saying that is the only requirement that is documented. He is a Cub Master for Pack 95 Cub Scouts in town, 4 Boy Scout Troops and he can tell you that, again he isn't against the Community Center, but there isn't a requirement from his scouting perspective for additional room. There isn't a requirement from Troop 229's need, there isn't a requirement from Troop 2295's need, and he would leave it to the Mayor to let him know if Troop 184 had sufficient space in St. Peter's. He would yes, but he won't answer that. So what Mr. Lehmann is asking, and again he just wants to step back and say he isn't against this, the pictures are beautiful, the design kind of neat, he doesn't know what the functional space will be used for necessarily, but when we go to design something in town and now we are going to fund this project, as he does for his projects, there is a determination as to whether or not there is a requirement platform or is a "nice to have". In his mind and the information that has been provided to him this is more of a "nice to have". He just wanted to know if we are going to build a "nice to have" which makes it the community a little bit more desirable, are there other projects that are in play that are going to lack the budget requirements that they need in order to fund this. Is there a street, sewer, are there any departments that are getting funding's that are cut, are there other projects that might need to be addressed, like paint the front of this building. Mayor Mignone was able to state that was a historic issue and he didn't want to address that. Mr. Lehmann went on by saying this is all well and good, and if it works out, and from a tax perspective it turns out to be good that's great, but is it a "nice to have" or is this really a requirement for the town. Mayor Mignone stated Mr. Lehmann didn't want to expect that the former Mayor and all the constituent groups, and former Councilman Acquafredda and the original architect we had gone through some kind of program requirement. Minus he wasn't part of that process at that time. To Mr. Lehmann's point we can't build the building as big as everyone wanted, we don't have the money, we don't have space. So we say we shouldn't have any space he doesn't know if that is the answer either. He thinks that the concept was to be flexible enough where you can have, again, multi-purpose. Maybe Troop 95 doesn't need it, but he know with St. Peter's sometimes they have to use the Congregational Church and it is always available and they know to come here. He knows Troop 2295 has had issues with Cherry Hill some nights and would be able to come here. So to say, you know, it's not usable, he wouldn't and there would be additional new programming that would bring people there also. It's not just for use of the groups that are in town, use for general public based on what our Recreation Dept. can program it to. Mr. Lehmann said that could provide a tremendous benefit to the town. Now he wanted to ask about the considered additional programs, you are going to need resourcing in order to operate this building. So there is going to be (inaudible) requirement from a resourcing perspective. He wanted to know that was some commentary which he can you that as the guy who lives across the street from this building he has a concern when he heard that this could be potential rental space. Mayor Mignone added it was the former American Legion. Mr. Lehmann went on to say rentable space, he didn't live here really when the American Legion was accessible, but he lives here now across the street with 5 children playing in the backyard across the street from a building you might rent

to he doesn't know who. When we say that it's rentable in order to offset some of costs to maybe resource it, what kind of rentals are we talking about. A resident rents it for...Mayor Mignone replied it's no different than the Knights of Columbus Hall or something like that. Mr. Lehmann asked if everyone and anyone rent this hall, Mayor Mignone replied no, there is a permit process like we have for any use of any public space. Councilman Bartelloni stated you can have birthday parties there. He said a lot of people have spoken to him personally that they had hoped to rent it out and use for birthday parties. Who knows your fathers retirement party, your mother's retirement party, or sweet sixteen, or whatever people rent out halls for it would be used for. Much like again a lot people and the Mayor pointed this out, and a lot of people have forgotten what the American Legion use to be and what use to go on there. You use to have parties and events going on there well into the late hours and essentially a fully functional bar in the basement of it. Obviously that isn't there anymore, but what he is saying is what use to exist there a lot of people have gotten away from realizing what use to exist. Now what you have is a building that needs to come down, it's antiqued and needs to come down. What we are looking to do is build something that will benefit generations of people and he thinks that is what everyone has gotten away from. He will happily speak to the funding in a little bit because a lot of people want to talk about that and there have a lot of misconceptions that he has heard from people that next they are going to see all of this lumped into their taxes. Or as you said there are other projects that are not getting done because of this. All of which isn't true and he will address it in a little while. You asked a question and I am telling you that is not the case. Mr. Lehmann said if deviated from the architect conversation he apologizes. Mayor Mignone said he just wanted to get all the technical questions out of the way. Mr. Lehmann said it's really the only documented need those 54 responses on that survey that was done in 2014. Mayor Mignone stated that there were also meetings that the former Mayor had with those groups and albeit Councilman Acquafredda had if he remember at one point there was some kind of chart that had different groups, what number of members, what kind of space they had now. That is what he remembers and because it's multi-purpose you don't make specific for any one particular group. You try and make it so it's usable by every group and have different things going on at the same time. Some groups don't have the same attendance at every function either so they may not need the big room, they may use the small room. Councilman Bartelloni stated the Boy Scouts were mentioned, who are generally in churches and places like that, you may not have experience with this, but he has experience with the Girl Scouts. His wife runs ones of the troops and he has personally seen 20 girls stuffed into the little meeting room in the Library because they don't have the meeting space. So while the boy Scouts may be doing fantastic the Girl Scouts are not in town and they need space as well. There are a bunch of different groups, not just the Boy Scouts which may already being taken care of by other buildings and organizations. There are other groups that need the space. Mr. Lehmann said he would rather see rooms used by internal groups in town rather than rented it. Councilman Bartelloni said again obviously internal groups in town would...Mayor Mignone stated he doesn't think that we would ever preempt programming for a rental that would never be the case. Councilman Bartelloni agreed with that statement.

Cindy Bequeaith, 745 7th Ave. – She just wanted to make a comment that she

personally liked the way the outside of the building looked and blended with the (inaudible) She had a couple of suggestions and she couldn't tell by this. Her children are now parents themselves. When they were teens and if you put them in a room with walls that you can't see inside, you (inaudible). Mr. Vierheilg stated there was a glass wall, you can't tell because of the resolution. Ms. Bequeaith asked if all the meeting rooms would have glass walls, Mr. Vierheilg replied yes they would. Councilman Bartelloni stated we will be able to look in. She asked if there had been any discussion about putting in a small stage along the back end of the large meeting room so it could eventually be used for something else. Mayor Mignone, Councilman Bartelloni started to answer simultaneously. Mr. Vierheilg finally stood out and said (inaudible) temporary so it meets the space. Ms. Bequeaith said so it would be a rental situation, so if somebody wanted to do something. Mr. Vierheilg said in terms of getting the platform maybe the town could procure those and have them or could be rented brought in. Mayor Mignone stated we obviously wouldn't want to have a permanent stage because the room wouldn't be big enough to support it. Ms. Bequeaith stated it would depend on how many seats there are, it doesn't go all the way to the end of the building. Mayor Mignone replied no, but he has seen other building where they have smaller platforms that is almost like a mini dais. Mr. Vierheilg said they are very common, movable, collapsible stages. Councilman Bartelloni wanted to answer that question also, he priced some of them out, and his findings were between \$6,000 to \$7,000 for a removable stage. The hope is in the ceiling you will see a projector and hopefully a large dropdown screen, so that you will be able to have, whether it's a PowerPoint presentation or a movie, or something like that, to have lectures there. That is absolutely going to be part of the programming. Mayor Mignone said that was part of the hope for this room also. This not the best to do presentations. Eventually we are going to have 2 screens and a projector so you will be able to see (inaudible). We are not there yet. Councilman Bartelloni stated sadly this is the stuff he brings to court with him. That is his from home. Ms. Bequeaith asked about the front of the building, since she couldn't tell, will there be an overhang of (inaudible) where you can drive up if it's raining. Councilman Bartelloni asked like a portico? Mr. Vierheilg answered there is an overhang but it doesn't come all the out to the curb. So there is a space there and sidewalk in between it, yes. You see a shadow in there. Ms. Bequeaith said it's just over where you could walk out. Mr. Vierheilg agreed saying it's a sufficient covered area. Ms. Bequeaith said in terms of not being enough room for summer kids and all though people, the kids that might go in, do we really need a covered patio. Can't you just make that another area. If the kids are already outside with plenty of trees and she figured you needed more room, it's just a suggestion and she is sure you already thought about it. Mayor Mignone replied it was thought about but there has been a lot of requests and some input from Councilmembers that they wanted to see some kind of outdoor space as of part of this not everything inside. It can be used for different functions also. Mayor Mignone doesn't disagree with what she was saying but there was no way we could make it like a temporary building. Ms. Bequeaith said no she understands and (inaudible) for talking about and (inaudible) the Recreation programs for the summer a better use for it in that enclosed space. Than you Mayor.

Stephanie Hartman, 144 Monroe – What is the security plan for the building, are

you going to one employee there who will sometimes be by themselves, sometimes not. But then you are talking about all this different people like the employees not going to live there 24/7 so how are people using it. Is there alarms, how many cameras, are you being buzzed in, what if somebody from outside is using it, how will they get into it. Mr. Vierheilig said that during normal business hours the Recreation Director is in the building that person will be monitoring the facility (inaudible). In terms of opening and closing he thinks that will be done like on other similar township facilities where they have maintenance personnel open and close the building. In terms of security there will be cameras, he doesn't know the exact number, but there will be security that is recorded. We will also have the ability to connect to the police callbox in case there is an issue. That is assuming that the building isn't connected in terms of access to the Library in which case the Library is right next door. If that scenario does happen the Library can also serve as, we are not looking to make the Library responsible, but the Library would also be an occupied building adjacent to it. (inaudible) Ms. Hartman said she heard him say the employee would be responsible, but she concerned for the employee's safety. So could the employee (inaudible) the building and buzz people in when (inaudible) there is an event. Mr. Vierheilig replied he thought it would open and didn't believe during regular that's not the plan. If it was something that was determined that was in the best interest of the safety of the employee and facility (inaudible) he doesn't know that's necessary in this kind of facility. Ms. Hartman said she didn't want to doomsday it, but the employee at some point will go to the bathroom or something and doesn't have eyes on who's walking in and she doesn't think it's appropriate for us to have a building completely open with just one person in it (inaudible). Mayor Mignone started to say that we don't want just one person to monitor the building of course not. We may have a couple of part-time people, we don't know yet if they will be counselors. That will be up to Carolyn and how she thinks. We will never have a building where it going to be either accessible where nobody can see anything or not to be all over the building at one time. One person cannot do that so that is not going to happen. Ms. Hartman said that prepare for all scenarios. While you don't know what's going to happen, put something in place to be able to secure the building. (inaudible) Given the cost scope that we are she doesn't think...Mayor Mignone stated that we have included that in the budget, it's called an allowance. You don't get to that level of details and design if you don't have a concept. Councilman Bartelloni said that the safety of our employees is always paramount to us so that is without question. Mayor Mignone and Councilman Bartelloni also included the safety of the residents in that statement. Councilman Bartelloni explained that a lot of the comments were directed specifically to the employees.

Anthony Barbary, 462 Bogert Rd – Not knowing what has been planned, he may be bring things up that you may already know about but we have no idea. Two of the Councilmembers brought up about a partitions. They do have partitions available with a key. If you have a custodian with a Black Seal license on duty because you have a crowd there, they would be the only person in control of the device so it wouldn't be damaged by people going up and playing with it. You are again looking at flexibility. There is also for Art and Music a stage doesn't take that much room. If you have a portable it's hard to put and very difficult to take apart. He's don't it so he knows. He is using a model of an all-purpose room

in a school, not strictly, but in a way you can put tables against a wall that pull out. If you are going to art projects going on and they fold right up against the wall and the benches pull out as well. That is a very common procedure done in many buildings and schools. Regarding security someone brought up very valid that you may have to have an off-duty police officer, law enforcement person like they do in the schools, SRO, they would be armed, not literally but figuratively, armed with the knowledge of knowing what needs to be done to make sure we have the highest level of security. Again he is throwing things out not in any chronological way, he is shooting from the hip, just some thoughts he wanted to throw out. Mayor Mignone appreciated his comments and thanked him

Michael Winge, 426 Oak Ave. – He stated it was a nice looking building. He said there was some (inaudible) and he didn't understand what they are doing functioning wise. His question is did anyone talk to the sports leagues. He is kind of surprised that we are not putting in a gym in this building. Just having a meeting room with sitting, it's not very practical to him. Mayor Mignone said that we did and to construct that kind of building it's in the several millions of dollars and we looked at it initially. Mr. Winge said Cresskill for example, that's a big one and it absolutely beautiful Community Center with two gyms. The room is not there to construct something like that but...Mayor Mignone said it was looked at and we even discussions with Mr. Vierheilg about trying to make it dual purpose but basically, correct me if I'm wrong, Mr. Vierheilg said we would either have to design as a physical space or a meeting space. Mr. Vierheilg added we were limited by the size and the 2,000 sq.ft. does not ample enough room for us for sports or athletic type...Mr. Winge asked if 2,000 sq.ft. was the size of the entire building, so the whole building is 2600 including that covered patio. Mr. Vierheilg stated yes. Mayor Mignone stated that was all conceptual and the programming isn't set. Mr. Vierheilg stated that the functionality based on what the stated budget would be and the need would determine having it being used for athletic or sports is not going to as beneficial because of the size. A gym is maybe 6-8-10,000 sq.ft. just for the gym. So this whole building is 6400 sq.ft. It didn't work out to go down that route. Mr. Winge said it was a lot of money for something he wasn't sure what the practical use was (inaudible). Mayor Mignone stated that we have a new Recreation Director who has excessive experience programming these kind of building and he is sure if this becomes more possible she'll start planning. Having her programming now if we don't know if we are going to have a building. She has a lot of ideas and does some other places. We saw some of her excellent work when she interviewed for us. We are confident that she is more than capable of programming and keeping it as busy it needs to be. Mayor Mignone addressed Mr. Winge's point, the first thing he didn't want and he agrees with his one point we didn't want a big white elephant, we didn't want the one like they built in Ridgefield or wherever it was, where they spend \$8-\$9,000,000 and nobody uses it. You don't want a parking garage like they did in Ramsey 900 spaces and only 100 get used. That is the last thing we would want on this. That is why we have someone like Carolyn who will be able to program it. It isn't just going to be random and sign up for people to go. It will be organized and planned.

Alice Scott, Secretary of SCORE – She wanted to know where will SCORE be in the building. Mayor Mignone replied anywhere you want when it's empty. He would presume in the big room. (inaudible) Mayor Mignone said the times may

overlap. Right now you have the Temple from what time 10-3? During the weekdays there will be no young children programming at that time so that would be exclusive for SCORE. Ms. Scott stated we can go wherever we want. Mayor Mignone replied yes and if you want to break out groups, you have an art program going on in one space, you can have everybody in the main meeting room to have lunch you can do that, the flexibility is there. Maybe the public doesn't understand we pay \$20,000 a year to lease space from the Temple for essentially 2 days maybe for 5 hours a day. We have been doing that for years. We really should have a place for our seniors to go, that has been the best available space. During the days SCORE can be there and again you will work with Carolyn and he is sure she will be able to help programming. He had asked earlier tonight, he was able to secure a \$5,000 grant for programming for seniors. That gives her \$5,000 to hire people, buy materials, whatever is appropriate, but again the details of the programming will be worked out with Carolyn once we know we are doing this. Again like some of the other details, it's not like we aren't thinking about things, obviously security and all these other things are under consideration, but when you are in this level of design we don't want to pay him to design all these things in detail if we are not getting past the initial concept. It's not like any of those things were not considered. He considers everything and discusses everything and asks all different kinds of questions.

Michelle O'Connor, 166 Tenney Ave. – She is a little bit confused with the presentation although she understands the concept of wanting to have this space of a multipurpose and flexible. She thinks understanding the use of the space and what it's going to be intended for is very important. She heard the desire for SCORE and Scouts, and she has used spaces where it has been restricted because of the type of (inaudible) or type of raw materials or what we can do. A lot of these questions need to be addressed and need to understand how this how thing is going to be used so we can move forward with the design. When you are too flexible than you may not need to utilize it for this (inaudible) spaces. Use this for one group and how you use the room from acoustics to finishes, to accessibility, will dictate and include other uses (inaudible). Going back to what was mentioned understanding what was the mandate, what was the direction to how you go about (inaudible). She is getting the sense that there is no answer. Mayor Mignone stated that wasn't true as he said before the former Mayor met with all the constituent groups who said they wanted space. He doesn't think you can get that level of detail because it's not going to be signed to just group A or group B or group c, to your point he understands. He is use Kurt can address that for use. Mr. Vierheilg said that the gentleman over here asked about why...Ms. O'Connor spoke over him and said that she understands. Mr. Vierheilg continued by saying why it isn't used for sports. That is one thing we had discussed when we started to initially look at the size of the building we can practically build within the present location. So we determined that we building a sports rooms would be very different from building a multi-purpose room (inaudible) community room. (inaudible) programmed for those kind of events or programs, not athletic. Ms. O'Connor stated now she understood. Mr. Vierheilg said that goes to her question on the durability, what groups and programs we are going to install. That was the thought process on what we know that that was not going to be (inaudible) the size of the space that would get utilized he thinks the programming would be, the way it is programmed would be based on need of the

community. You don't normally set up the programs before we build the building, you think about those things and you realize that in prior discussions there are groups that are (inaudible) spaces. We know that those groups are there that they exist, (inaudible) the town paying for (inaudible) facility that (inaudible). You mentioned that the Recreation Director is going to have the ability to start programming. That is how it will be used, it will be used by the community, (inaudible) it's going to be designed as a multi-purpose space meeting community space and the interior will be such that it accommodates (inaudible). Ms. O'Connor said but will it be used for children, older people, seniors, (inaudible), arts and crafts, versus presentations, or movies. Mr. Vierheilg said the design space is multi-function. There are 100's of Libraries around the State and country that have a room.. Ms. O'Connor spoke over Mr. Vierheilg by saying it would be helpful to have some type of list or menu of the uses and the types of spaces that can be used. (inaudible) She is not hearing that tonight, she is hearing a lot of different things tonight and they are all disconnected to her. Maybe subsequent (inaudible) we have a little bit more vendoring (inaudible).

Frank Garcia, 242 Webb Ave. – He just wanted to ask about what is being said. He knows we have been talking about Director having a lot of experience in putting programs together and talked about the fact a lot of different groups were talked to and gave their input on to (inaudible). But you see a lot of skepticism from the community that is here and he sure the community that is home and he doesn't think they will be really successfully unless they start talking about what is going to be done in this building and maybe we can have another meeting and talk about the type of things she has done and some of the ideas she has. Right now all we are seeing is a teen room and people don't think anyone is going to use it. Mayor Mignone wanted to say again this are for illustration purposes, they are not meant to be cast in stone. Mr. Garcia went on to say you folks really need to talk about how this is going to be used before people are going to say ok we are going to pony up. That was point #1 he wanted add. Point #2 he wanted to bring up is we talked about security before. What do we need for this to be staffed because he has dealt with the previous Rec. Commissioner and she had to be on the move, she had to be here and there. She isn't going to be tied to this office. So who is actually going to be staffing it when she gets that phone call and she has to run down to Memorial. Which means we do have to staff it and we have to consider that from a cost perspective as well, there is going to be salaries that go along with this. That are my 2 points. Mayor Mignone stated that has been considered. Councilman Bartelloni said he could talk briefly in terms of some programs. Mayor Mignone wanted to make sure there were no other questions.

Marie O'Shea, 553 Monroe Court – She thanked the Mayor for seeing her and taking action and doing something (inaudible). She is one of those people who thought the Community Center was going to be a big grandiose thing (inaudible). I am here and I see that there a need for seniors during the day. She also sees a huge need as a parent of 2 kids who are approaching the teenage years (inaudible). She has a big concern with teenagers during the day (inaudible) and she thinks and hopes that the Director of Programming is taking that into consideration (inaudible) a lot for seniors but to sit here think that a room called the "teen room" that looks like it seats 10-12 people. That she doesn't really agree with, (inaudible) she thought we needed to give the kids something to do, she knows a lot of money will be spent (inaudible) everything goes back to money

and she understands that. Maybe (inaudible) stages (inaudible) something like that, (inaudible). Mayor Mignone stated that he agreed with everything that she was saying but the limiting factor was the footprint because it was set. We really can't bigger in terms of footprint or the way it's laid-out in terms of its overall size. That is not say you can't make changes internally, which gets to the point of partitions and other things like that. That maybe something that we have to go back and revisit and make it more open and more divisible, he didn't know about that. Again you don't want to spend all your time programming for something if it's never going to be done. So he thinks once the Council is comfortable that we have a concept then we will work on it some more. Until we get to that point we just have to work with broad strokes. Ms. O'Shea agreed and she thinks spending a couple of million dollars to do this (inaudible). Mayor Mignone stated we haven't. Councilman Bartelloni wanted to add that he shares her concerns 100% and this one thing he does know. He has 110% faith in Carolyn to program to teens. If anybody's children went to "Teen Night" that she recently helped organize over at DPAC, it was just one step in the process of where he thinks she is going to take the town in the programming you are going to see. That is ultimately one of the goals. This "teen room" is more of a den honestly than a teen room. If you go to the Library right now you might see around 3^o clock there is a Nintendo, he thinks in there that kids play sometimes. There may be something you see in that room some sort of gaming system to draw in kids, because let's be honest, most teenage boys are either playing Fortnite or Minecraft most of the time, that is how they occupy themselves. You want to try and bring kids in with something that you relate to, but just limiting them to that room, no. He is willing to bet that there is going to be adults that are going to say "you know what I want to sit down on a nice cozy chair and watch TV for a t little bit and just kick back while my kids are doing x,y,z programming in the main room". He thinks you are going to see it's just not going to be teenagers in that room, you are going to see a lot of different programming. In terms of, obviously it's not a baseball court and it's probably not big enough for volleyball, but you could have in there, and we talk about this kind of stuff is Pilates, yoga, tai chi, all sorts of athletic activities that require a tremendous amount of equipment or space. Even exercising with, with go to a gym recently, a medicine balls or kettle balls, and they don't take a lot of space up and it's not a large equipment requirement. These are all sorts of athletic activities that you can bring in to encourage residents to have a healthier lifestyle. It used to be Mayor's Wellness campaign, perhaps that's something could be revisited later on. Again athletics aren't limited to basketball, there is so much more to athletics. That is some of the programming that he thinks they are conceptualizing and thinking about as we go forward having that type of programming and beyond that with lectures, and movies. He is working with Councilwoman Busted on a lecture and hoping to bring to the town in conjuncture with the YMCA and Rutgers regarding sexual assault and one of the issues we are confronting right now is where do we have it. A community center would be a perfect place to have that discuss. You would see he thinks all sorts of different programming that you haven't even thought about because we haven't had the space to think about it that is going to come online absolutely. There is an absolute crisis not just in River Edge but everywhere with teenagers' vaping marijuana and it's a huge issue in our town and our schools. We absolutely wanted to have something where we can bring middle schoolers and high schoolers in and attract them so they are not engaging

in that type of activity. That will be a focus of this building, even though we can't you with 100% certainty this is going to be on Tuesday at 4pm, he promises that is inline and that is what this building is directed to. Getting this built is the first step.

Carolyn Baldanza, Recreation Director – She introduced herself and didn't want to say too much since this wasn't the platform for it. She wanted everybody to know that she is here for the residents and she is going to do what she can to meet with all the groups and get an understanding of what they are looking for. We had "teen night" with over 200 teens come with Oradell and that just shows that there is a need for the teens. She is planning on doing focus groups and speaking with the teens to see what it is they are looking for because as much as she thinks she is cool and what she thinks the teens may want is not what they want, so talking with them and the parents. They may have some ideas of the things they want and the things they want to be involved in. The idea of wellness and we talked about fitness there are all different types of health groups, just information you don't really know is even out there. People coming in heart involvement, AARP does classes where you get discounts on yours insurance. These are just something that we could in the Community Center. A movie night obviously, specific to the teens we could fitness classes for them, yoga, if you are familiar with the art parties that a lot of places are doing that are getting them involved in. She has seen other Community Centers do mocktails. She does have a creative bone but what is important to her is the community and she only has been here 5 months but she has been getting out there. If you see her around please she wants to hear from you and she wants the best for the community.

Cindy Bequeaith, 745 7th Ave. – She wanted to make sure we didn't forget we had a Library here that provides a lot of services over the years and they do programs of some of which you have been talking about whether it would be for adults or movies for adults or kids, or programs. They do that the Library to so she thinks it's really important that we don't take away this, when our are growing up I wanted my kids, I liked seeing my kids in the Library because they are close to books and she thinks that is an opportunity for them to do something other than just play inside a building. She would prefer they are playing outside so if you are going to put the child back inside a building she would rather have them in the Library for part of the time so they have the opportunity to learn something. She loves our Library. Councilman Bartelloni stated our Library was fantastic and one of the reasons we put this building next to the Library because he thinks we know the Library is the center of town. That is one of the reasons why we wanted to put it there. But he did meet with Daragh and did give a list of adult programs that they do right now and we are not looking to take those away from Library. What we are looking to do is sort of the overflow, the programming that is not sponsored by the Library that could use the additional space. We are looking to alleviate that stress a little bit and obviously add to our own programming. Ms. Baldanza added that she had the opportunity to sit with the Library and she very big with teamwork and cooperation. She trusts they will have a nice relationship where we can bring you more programs together and also (inaudible). There is no competition here, we are all here for the community and she just wants everyone to understand that and we are here together for the same mission. Mayor Mignone believed he said it earlier the key is synergy it's not competition. To your point about the Library they may have a fantastic program but they have one

room that holds 25 people maybe there is 100 people interested in the program they are having, we may not even know about it. One of the things we had done when we redid the recreation ordinance was we have a recreation commission who deals with outside and sports type of activity. The ordinance also allows for a creation of what we call the "cultural affairs committee" and the way it was drafted it was very similar to a Library Board of Trustees, there are certain permanent seats on there, which would be the Director, obviously the Rec. Director and things like that. There would be representatives from the community and representatives from the school. Again to his point the Cultural Center may have an art show and the school may have an art show and we may be missing opportunities to do different things because we don't know what each other are doing. That committee will also be a platform to make sure that everything is working cohesively because that is what we want. The Library will tell you themselves they want more meeting space and they have come to this council more than once asking to build another meeting room and we are saying we are considering this too. We don't want it to be us versus them, Library versus Community Center that is not what it's about. We can only keep saying it and our intent here is too complimentary and synergistic and that is the approach we have and he thinks that is what everyone on the dais would say. He asked if there was anything else so we could talk about finance.

Councilman Bartelloni stated there were questions regarding how we are going to finance this, how is being paid for. In terms of people saying you are just going to raise our taxes \$2.5 million next year to pay for this. Obviously this is just now how our municipal budgeting works. Again this program and this idea has been in development rally since 2009 when the American Legion building was bought. Over a course of number of years what we have done is tried to put money aside slowly to get to the point where we felt we could finance a project that made sense. In just going back in 2013 we put aside money, in 2014, 2016, 2017, and we did also which was extremely helpful the sub-committee, the Mayor, myself and at the time Councilman Acquafredda and the help of our CFO went through our old capital ordinances. Any time we do a project in town, whether it paving roads or purchasing various equipment like DPW trucks or fire trucks or whatever it may be you just don't pay cash up front. We do put down a down payment and it's usually about 5% and most of those costs get put in to our capital program and ultimately happens is those programs are financed over a period of 10 to 20 years. A lot times when you start a project you anticipate it costing x amount of money but sometimes it comes in actually cheaper then you expected. But that money has already been borrowed so it is just kind of sitting there in an account and sometimes there are projects you anticipate you are going to do and actually never get done. So we went and looked extensively through all of those prior capital ordinances and we collectively, and he thinks it was over \$800,000 from all those ordinances that we can fund towards this project. Again that was monies that was already been out there that we repurposed to try and lessen the burden on the tax payer. What we done is really tried to be very careful and cautious in how we approach everything. He thinks this council over the last eight years has done a fantastic job at that. This year we returned a budget that had 0 tax increase and that included the down payment for what is left for the unfunded portion of this project and that is about a little bit more than \$1 million. So we put the down payment aside, and with that again there was a 0 tax increase this year. In prior

years if you go back to prior budgets over the last couple of years he thinks you will see on average if you add it all together it's about maybe a \$40 tax increase on the average home. That's an average over the last several years or so. So we are very cautious, we are very carefully about how we spend the taxpayers' money. So the obvious is well you have this extra million dollars out there what is that going to do to taxes as we go forward. The interesting thing really is and this is intentional and it is by design, next year our debt service, what we pay for our debt will do down he believes its \$140,000 reduction in our debt service next year. Even with the additional cost built in for the interest and payment on a note on the million dollars is a net reduction in the debt service to the borough next year. So what does that mean there is no tax increase. People are going to see in conjunction with the absolute funding of this project. This is something we worked very hard over a very long period of time to do. If anybody wants to see where our debt service is and where it's maintained and where its resided over the last couple of years. He can generally tell you that it averages around 10% is what our debt services is for our overall budget. What is amazing about our town, about 7 years ago at this point we passed a resolution that doesn't allow us to go pass 11% of our budget, we will never spend more than 11% on debt payments. We put this hard cap on us to keep us honest to make sure that we are financial secure. He can tell you that over the last couple of years our credit rating has continued to go up and he thinks it's one less than the absolute best that you can have. We are in a fantastic position. In terms of whether or not that financing has offset or not allowed us to do any other projects in town. The answer is no, it hasn't. We financed roads, sewers, all the essentials that we needed to out of our capital account this year were funded. There wasn't any one particular project where we said no it wasn't getting funded this year because of this project. The only thing that comes even close was a fire truck refurbishment, but even at that we were kind of waiting and hoping we were to get a grant from the Federal Government but New Milford got it. But be that as it may we were holding off on that before we committed monies to it and that will be something the council will have to look at next year. We have been in a fantastic position here, we have taken our time, and we have done this diligently over a number of years so that there would not be an impact to the taxpayer as a result of this project. Mayor Mignone said he thinks that maybe it hasn't been seen because it has been incremental. Councilman Bartelloni addressed someone in the audience by saying we can go over the total cost in a second. Mayor Mignone continued by saying if you do go back to 2010 the phase of the day was "dire straits", the Borough was almost bankrupt and that isn't an exaggeration. We had spent down our reserves, increased the budget, and the year he ran for council the tax increase was \$375.00 on the average house that one year. By doing some of the things Councilman Bartelloni spoke of and making some other changes we gradually wretched that down. The other thing we tried to do here even though we have what the State would call a flexible 2% CAP on increases for taxes, tax levy and appropriations we keep it a hard 2% and we try to get it less than 1%. We have been there, prior to this year when we had a 0%, we have been 1/2 of the inflation rate. He thinks our Council has done an excellent job in trying to control over spending. To Mr. Lehmann's point about the capital. We make choices every year about which projects are the priority and which ones aren't. We always fund the things we need and if there is money left for things we want than we do that. We would never fund something we want at the expense of something we need.

As the Councilman said we try to that debt service even. Every year we pay off more debt but we are accruing more debt for future projects and we try to keep that stable. He thinks again we have been very successful in doing that. Mayor Mignone believes that the Councilman has explained that if there is to be an increase next year, which he every optimist we won't or have something very minimal, you won't see a bump due to anything related to this project.

Councilman Bartelloni asked if Mr. Vierheilig wanted to discuss the cost of the project. Mr. Vierheilig started by saying the cost of the building is estimated at \$1.6 million and we add on a contingency of 10% so that brings up to \$1.76 million. We have a couple of items that we have given allowances for lawn security, IT, lawn furniture, and the other generator, and electrical upgrades those are allowance of \$75,000 for each of those, bring the total cost of the building to \$1.95 million for the building not including the site work. Site work, Mr. Costa has put together numbers. Mr. Costa stated \$550,000 to \$600,000. Mr. Costa addressed the Council by saying what he said at a previous meeting obviously the Library exists and conducts busy every single day so we need to keep them in service. In order to build this on a whole at one point it could impact what they do every day. So his suggestion to the Mayor and Council earlier was to put out two different contracts. One for the site portion out, so a site contractor actually builds the parking lot this way we can demo the American Legion building, build this parking lot. This way the Library can utilize that parking lot (inaudible) do the connections in between for these temporarily so they can both (inaudible). Then down the road when the construction drawings are ready for that to bid construct the Library portion. Basically if you are in a large strip mall, you have a pad site going up inside a larger complex, this would basically be the pad that we built, bring in the utilities off the building. A general contractor would actually be (inaudible) that portion of it and have a G/C just focusing on the building. That particular individual probably doesn't do side work and would sub that out to another contractor. (inaudible) two separate contractors would actually speed up construction. A question is asked from the audience (inaudible). Mr. Costa's reply is the sewers, the drainage, the parking lot, the curbs, (inaudible), basically the heavy construction. Also within a community or in a middle of a community its less dirt, less aggravation, you get it done quickly. Now when you put the base course down they come in and come in and build (inaudible) now they are operating construction on hard skin. So now they are not tracking throughout the community during the entire project. He thinks it would go a lot faster and cleaner, it's up to the Council, it sounds like based on public comments maybe there is some little tweaking going on with the site plan itself but for the most part it sounds relatively small to get this out to bid. Someone from the audience asked how much it was for site work. Mr. Costa stated again it was somewhere around \$550,000 to \$600,000. Someone from the audience asked if that included the parking lot. Mr. Costa nodded yes. Mr. Costa went on to say unless there is some unknowns which he doesn't anticipate. He thinks realistically that is where we are going to be and if we do it the way he is possibly suggesting we will come in a little bit cheaper. Get it out there early in the season where people aren't as busy coming out of the winter you will have more bidders you should have a lower price. Mayor Mignone stated that Mr. Negreann had a comment. Mr. Negreann said there were two things that hadn't been mentioned yet concerning the project. Right now we have about 62% that is funded for the project. 38% that remains,

12% is for renovations for the Library's HVAC system so that is part of the project that we are talking about in terms of the funding that is available. The remaining is 26%. He thinks it's also important to know that a generator is being planned for both this building and would also handle the Library. In cases of emergency we truly have charging stations for the public and cooling center for anybody who needs it during this severe hot weather we had experienced. He thought this was important to that the Library would have an HVAC renovation with some of this funding and generator that was being planned to sustain those buildings during a time of emergency.

Kenny Lehmann, 190 Tenney Ave. - He asked how much in profession costs and (inaudible). Councilman Bartelloni replied that he didn't have it off the top of his head to be honest. Those costs are also included. Mr. Lehmann asked if he could ballpark them. Councilman Bartelloni stated he didn't have them right now for the site work, engineering, and the architectural cost. Mayor Mignone stated that we already allocate money for engineering in the operating budget anyway.

Mayor Mignone asked Mr. Costa if he could give an educated estimate for the length of construction, how long do you think the site work could take. Mr. Costa's reply was Mayor you asked me this question all the time and you are an engineer also. We are subject to low bid, so the question becomes who actually wins the low bid. That will determine the length of the project. For \$660,000 he anticipates this project tops 3-4 months, start to finish. Again you are going to have some logistics. Mayor Mignone said lava is curb work, concrete work. Mr. Costa stated it was curb, concrete, that is what he said, if you come in... Mayor Mignone said there is two existing parking areas which don't have to be redone. So we are basically talking about the new part that is the connection between the (inaudible) a little bit of an extension the existing parking lot, drainage and things like that. Mr. Costa agreed and said again three months complete turn the key. Mayor Mignone said it's not going to be construction every part of the site all at one time, Mr. Costa replied no. Mayor Mignone asked if there were controlled phases. Mr. Costa stated absolutely and again it all depends on, something, again \$600,000 project you're going to get a larger contractor, you are not get the smaller contractors. He anticipates this to go rather quickly. If you bring in the utilities, sewers, bring everything within 5 ft. of the... Mr. Vierheilg stated that if you have existing (inaudible). Mr. Costa said clear the site, demo the site, put in the curbs and sidewalks. You are not going to deliver a finished product cause then you will want to construct, you could deliver a finished product but obviously... Mr. Vierheilg said about 10-12 months. Mayor Mignone asked how long to get it sealed and start work on the inside. Mr. Vierheilg thought about 4-5 months. Mr. Costa thought the easier thing once you build the parking lots and put a base on them, don't do the final finish the asphalt, the thing you can work clean and you can work faster. You don't have anything going through the mud. He can't stress it enough, every day you will have somebody sweeping inside because they carried the mud inside. Everything will move faster and everything on the outside moves much easier to. Mr. Lehmann said depending on the ingress and egress decision on Continental is there any way for heavy equipment to in on that side (inaudible). Mr. Costa said he would probably bring the heavy stuff off of Continental, have an opening and finish that last. Mayor Mignone added even if there was any fill removed we would want it to go Continental, we wouldn't want it going on any of the local streets. Mr. Costa said you have to remember you

have to, again you have the Library has to function, you not going to bring construction vehicles in and out that way. His idea is, the truck is filled don't give me the finished the product (inaudible) fence it off where they operate safely. Then you can operate obviously cleanly because you are tracking mud all over the place. You don't want to have the whole side opened up, you have kids, people walking through the mud, now it's in the Library. The aggravation isn't even close to what it's going to create. The Mayor and Council's phones will never stop ringing. Build it in two phases, build the site work portion and then the building portion. You are going to have aggravation, there is going to be some inconvenience, there will be aggravation and this is the way to limit the amount of aggravation. Mayor Mignone said we tried to be upfront about that and he thinks he said it at the beginning of the meeting, you can't address every impact. Construction is construction and there is no way to change that. There will be equipment there and some noise. Mr. Costa will be on site for daily inspections and he know my pet peeve about contractors not sweeping the streets when they are done every day because he calls Mr. Costa. That site will be cleaned up and tighten up each night and it's up to Mr. Costa to make sure of that. Mayor Mignone wanted to address the question of professional fees. We had the original proposal from DMR it was \$119,000. That is from the initial concept through construction-administration. It was broken into three tasks and eight sub-tasks and that whole amount has been appropriated. We are probably about a third through. Mr. Costa we don't have a cost on site work yet. We will get a proposal from him. The work he has done, again will come out of this year's engineering budget. Mr. Costa stated again depending on who gets the contract to manage the site portion it would absolutely be no more than 10% , probably going to be less than that, 5-7% of the cost tops. Councilman Bartelloni stated there were questions about the projected operating costs. Again this are just estimates and what he is basing them off of largely is what it costs to operate the Library every year. Unfortunately all the other utilities for all the other buildings in town all get lumped into one bill and it hard to separate them out. The Library is approximately a 14,000 sq.ft. building and this building is 44% the size of the existing Library and he anticipates we will have additional efficiencies built into this building that will lower costs to a certain extent. The Library presenting spends approximately \$7500 a year on natural gas, he anticipates this building will come in around \$3000, the Library's electrical bill is \$18,000, the new building approximately \$7200, the Library for water \$5000, he anticipates about \$2000. For the Library a lot of that is the sprinkler system outside and that increase the water cost. You obviously have cleaning of the building, the Library spends \$9000, he anticipates \$4500, Internet we will probably have a TV package so he anticipates \$2400 for that so the total cost for operating the building and this is just an estimate is about \$19,100 a year. This estimate is offset by what we talked about before what we pay the Temple for tent for SCORE. Again those operating costs are offset again talking about the impact to the taxpayer.

Jeff Bequeaith, 745 7th Ave. – He wanted to go to the point regarding the site work. Once it was done they started building the actual facility how will the equipment such as the concrete pour, etc., is going to come in off Continental and it will not affect any of the side streets and it won't affect access for the Library. Mr. Costa stated that we need to keep this Library lot open. They are in business, obviously you can't take them out of business. So you build this portion

(inaudible) cut through in order to make the connection between the two lots. You might be some temporary (inaudible) where some cars may have to park here and people may have walk around but again temporarily. (inaudible) you put the baseboards in here, this will be strong enough for the truck to come in and out and whatever, sheetrock deliveries. Mr. Bequeaith asked the Library will not be affected by any construction in the area Mr. Costa pointed out. Mr. Costa replied his thought was to fence that off. Number one you have kids there, you don't kids at a construction site, make it safe so you fence it off. Once this is (inaudible) don't need the whole lot to store materials. You take half of the lot and a fence goes around it that's it. Keep the Library operational, keep this site clean. Once all those (inaudible) it makes it faster. The building goes up faster the less aggravation for everybody.

Cindy Bequeaith, 745 7th Ave. – She stated she had to dispute some of the costs that we were just talking about. What she has found in her research is that the electric, gas, phone, and water is around \$28,000 a year for the Library. Exterior maintenance \$4,000, garbage \$3,000, cleaning supplies \$12,000, alarm, fire, & burglary has to be included in which you don't have and they pay for that. The Wi-Fi over there is over \$12,000 a year. She asked about insurance, you needed property and liability, that's going to cost another \$15,000 right. That is what they pay now. Most of Council replied no to the insurance question. Mayor Mignone stated that the Library is a quasi-independent operation. Yes they still have expenses but they are not subject to the same efficiencies we get. We already have people cleaning our buildings, to add that in is going to be the minimalist. We already have, are paying for the electricity, what Councilman Bartelloni was talking about was real bills and real numbers that he cited. Plus or minus yes but in the right order of magnitude. We are not in the \$100,000 range, we are lower to what he said. The one thing, and he will freely admit it, if this is a successful building and we want to have part time staff that will be a cost. That will be something we will have to absorb and it will be up to the Council to figure into the overall budget. We have already increased the recreation budget this year and have done it incrementally. Again because there has been very little operating funds for that department so there has already been built into the budget we have now. He doesn't know how much more money for programming Carolyn may want but we will be asking for an estimate by the end of the year so when we plan next year's budget we can at least start to consider allocating some of it. No one is saying there is won't be any cost, no one is saying there won't be any impact, or whatever but he thinks that in terms of the operation you have a fair size building. Yes it's going to have operation costs but the order of magnitude that the Councilman was talking about is probably where we are. Councilman Bartelloni stated that the costs he took directly from our 2018 budget.

Kenny Lehmann, 190 Tenney Ave. – He stated that Councilman Bartelloni mentioned that \$800,000 had been accrued for various projects and what have you. When he looks at project #8-2-30 it was project (inaudible) where it was estimated cost for the Community Center where the estimated cost \$696,600 and \$34,830 came out of the capital improvement fund and \$661,771 (inaudible) does that mean that you had already spent the \$800,000. Mayor Mignone replied no it hasn't been bond yet. Mr. Lehmann stated that you are saying the \$800,000 (inaudible). So when you got to this point, this project number, does that mean you only had, why not put the whole \$800,000 towards this or spend the whole

\$800,000 towards contracts or something like that (audible). Councilman Bartelloni stated he was trying to understand what he was being asked. Mr. Lehmann said he was looking at a project list that said you took \$34,000 out of the capital fund (inaudible). Mr. Negreann answered by saying because the \$600,000 is new money. He was given a number in June and certainly building costs and everything have come down. The number was \$2.9 million of that number \$1.8 funded from prior ordinances, cancellations, bond sales we have that on hand. But we still need another \$1.1million that we have to raise in cash to pay the contractors, site work, building, etc. There is still funding to do at this point, 38%. Councilman Bartelloni said that is what he stated, if we encumber for the additional million, \$1.96 even with that and Alan estimated a note in 2019 at 2.75% interest even assuming that our debt service next year goes down by \$140,000. We haven't appropriated the money yet because we there isn't a project yet. We are not going to borrow money for a project that doesn't exist yet. Mayor Mignone stated that the down payment money is a place holder in the budget. If we don't bond it this year that money goes to surplus next year. Mr. Lehmann said that down payment comes out of the \$800,000(inaudible) Mayor Mignone replied no. Mr. Lehmann said it's just sitting there. Mayor Mignone said that was separate. The money you are talking about when we are talking about down payments that is from the current capital budget. Basically the capital improvement fund is the down payments for the total amounts of capital bonding we anticipate in a given year. We try to fairly consistent, it ranges as low as a million maybe up to two million depending on what we have to spend it on project wise such as additional sewer work or equipment. Like the Councilman said we may go a little bit up but we try to make sure the rest of the budget is toned down. Look at the budgets the last few years and you'll see the percentages increases we have been able to maintain. Overall we have increased services back to almost where they were in 2010 or more and we kept a lot of prices stable. The department heads have been working with the same operating budgets for the past 6-7 years. There is a lot of fiscal control. He has said since day 1, if this was going to be a major tax impact he wouldn't support it. If we couldn't do it the way we are doing it he wouldn't support it. If Council came in next year and said let raise \$3 million for a project, he wouldn't do something like that. But the way we did it was the most judicious in using money that was left over and being cognizant of overall tax impart and doing it incrementally. He thinks we accomplished to a large degree.

Peggy White, 741 Center Ave. – She said the one thing that worries her is the moving of the memorial trees, the memorial statue, and the flag pole. Mayor Mignone said that there's a lot of misinformation because he was told that people were telling people that we're moving the statue, we're taking away the tennis courts, we're building right up to the edge and these are the things that he's seen being reported on line which is not based on anything factual. If you look at any of the plans, you'll see exactly the area we're working in. We've talked about the trees before and we'll work with the Commission to move the memorial trees as we can and the specimen trees that they want also. Ms. White said she would hate to see that happen because that's our history. Mayor Mignone said that they would never want to do something like that at the expense of River Edge. Ms. White said she knew she had to know that before. Mayor Mignone stated that was a good question.

Daisy Carpenter, 7 Coles Court – She said that there would be no tax increase for next year. Councilman Bartelloni said not in conjunction with this project, no. Right now we're trending in a very good direction in terms of our health care costs, our overall debt position but you don't know what could happen in the future. There could be a freak Halloween snow storm again or something like that but we're trending in a positive direction. She asked if this project is going to impact our taxes next year and (inaudible). Mayor Mignone explained no that the construction has already been built in but operating costs will be year to year but remember we're offsetting at least \$20,000 because we won't have the lease agreement with the Temple. Councilman Bartelloni said obviously, as the Mayor mentioned, are you going to invest in programming? Do you want additional programming, do you want more recreation opportunities to the town so there may be additional costs associated with that. That's not necessary tied to the building itself it's just overall quality of life programming for the Borough. When we go out to bid for a project, we have to have the money in hand to pay for that project. Mayor Mignone said again, if this project goes out to bid and it comes in for more than we have, we don't do the project. The options are you re-bid it to see if it comes in lower or you scale the project down. If the scale goes down, we would have to look very hard to see how much we could reduce before you make the entire project unfeasible. We're not there at this point and numbers have been necessarily conservative because we don't want to project a number way lower than what would come in when we bid it. Typically engineering projects in his experience 10% lower than estimated sometimes at least on site work, Mr. Vierheilg on speak on the architect work. Mr. Vierheilg said that the numbers that are projected are consistent with what we're seeing in the market today. So if we try to go to high but there is always a little bit (inaudible) the numbers are going to come at.

A resident from the audience said what's the cost of doing nothing, if you don't do this project. You've got a building that's a hazard, water, all that kind of stuff in there (inaudible). Mayor Mignone said he didn't know if this resident was here at the beginning when he said that no matter what happens with this, that building is coming down. It has to. That building should have come down in 2012 when the Council voted to do it but there were other political considerations at that point with other people and it never happened. The building is functionally and physically obsolete and unsafe. The building is an eyesore. If anything, that money has been in the budget for years for demolition. Again he said that the building has to come down and be leveled out and will happen no matter what we do with regard to this. The resident replied (inaudible). Mayor Mignone said the original plan was to have more green space at the expense of removing more tree. So collectively between the Council and the Tree Commission, the trade off, it was decided to save more trees and have less green space between the actual building and Continental, that was just a matter of coming up with a design to try and satisfy a lot of different perspectives.

Cindy Bequeaith, 745 7th Ave. – She asked if the Cultural Center had a lease. Also it wasn't an ADA building. Mayor Mignone explained that the Cultural Center has a lease. There was a ramp and it met ADA requirements. Ms. Bequeaith asked why we can't buy that space. Mayor Mignone said that the Cultural Center is not a Borough entity it a private non-profit who has a lease with us. We had originally intended that we would try to give them some priority

space but unfortunately they came back and wanted 2,500 square feet which would have been about 1/3 of the building. Councilman Bartelloni explained that they wanted 2,000 square feet dedicated exclusively to them out of a 6,400 square foot building. Mayor Mignone also said that they wanted exclusive access and he told them we can't do that.

Nancy Kennedy, 220 Manning Ave. – She asked what happens to the garage next to the Cultural Center, will the Library still be able to keep their books there, and pull a car around to there. Mayor Mignone said nothing happens. We will be moving the Beautification shed somewhere in that area. The garage will remain exactly the same as it is today. There will be no change.

Henry Semmler, 435 Bogert Road – He said that he's done a lot of research and SCORE people were in front of you about 2 ½ years ago getting reorganized at the Borough. At that point there were about 40 something member and it was announced at that meeting more than ½ were out of towners. So is our tax money paying for these people to come to this building. Is there going to be a cap on how many are allowed in our SCORE organization. Mayor Mignone stated that was the point he had raised at that time, and asked the question, he guesses rhetorically at the time, but he did say when does it not become a River Edge senior SCORE and his feeling is that we certainly would not want to see a majority of people coming from outside of town. The Mayor said there is probably opportunity to having seniors coming from other towns as other towns accept our seniors for certain things as well. He also thinks that if you have a dedicated and advertised organized program you may get more people to join also, but again that is something that has to work...Mr. Semmler asked about setting a limit of how many members can be out of town members. Councilman Bartelloni thought it may be part of their bylaws. Mayor Mignone said that the Swim Club is going through that same argument with their lease right now because they're talking about sponsoring out of town people to improve their membership. The Mayor said that there will be a limit because if it does become a majority of other people, we should not be subsidizing other towns.

A resident in the audience stated that the meeting from August, as it stands, (inaudible) if this project is funded? Mayor Mignone replied almost. There will be actual money in next year's budget. The overall impact, there will be no net increase because our overall debt service is decreasing. She said at the meeting in August, she thought that it was totally funded. Councilman Bartelloni said the place holder is in for the additional \$1 million hasn't actually been borrowed at this point. Assuming it is borrowed and assuming an interest rate on a note for next year about \$2.75 million, our debt position still goes down by \$140,000 or thereabouts. Mayor Mignone added that some of the older bonds with higher interest rates will have been paid off. Councilman Bartelloni agreed with what the Mayor said and that what we try and do every year, they try and look at how much debt is coming off and how much is added on. You try and balance that to keep it within an acceptable range and as he's said, we have position in place where they cannot exceed 11% of expenditures going towards our debt service. As far as he knows, it's one of the only municipalities in the state that has a debt policy like that.

Kenny Lehmann, 190 Tenney Ave. - He asked what was next. Mayor Mignone

said that the Council is going to conceptually approve the concept, then we go back to Mr. Costa and Kurt and work out some of those unresolved issues, get a new cost estimate and if we addressed all of the concerns to the best of our ability, the Council will make a decision whether to go forward. At that point they would authorize Mr. Costa to do the site design, authorize DMR to start preliminary construction drawings and go from there. Mr. Lehmann asked if the ultimate decision to move forward would be up to the Council. Mayor Mignone replied that the ultimate decision is always the Council. Mr. Lehmann asked about a referendum. Mayor Mignone said that there's no mechanism for a referendum and we have done a referendum for anything. The Mayor stated that he doesn't know if anyone sitting here knows how much money the town put into that strip of land between Cherry Hill School and the church. He said that they've spent over \$1 million. \$600,500 for the purchase and remediation and there was an improvement project of \$177,000 and now they're talking about another \$75,000 improvement for drainage.

Michele Cariddi, 193 Wayne Ave. - She asked the Mayor why he would say something like that. Mayor Mignone asked Michele why he said what and what was incorrect. Ms. Cariddi questioned the price of \$75,000 for drainage. Mayor Mignone said yes, Mr. Costa came in last week, and asked Mr. Costa if that's the number he gave us. Ms. Cariddi stated that the drainage problem is coming from the church parking lot. Mayor Mignone explained that the system that was designed and installed does not function at all. There's an issue there with the design. Ms. Cariddi asked why it was installed in the first place if it wasn't going to function. Mayor Mignone replied don't ask him because he voted against it. He told them at the time he didn't think it would work. The truth of the matter is that there was nothing but a mad rush politically to get that done. Someone wanted to have a project done by the October of an election year. Simple as that and as plain as he says it, that's how it was. We should have delayed that project to the following winter so some of those things could've been worked out but it didn't happen that way. Now we have other issues from the design and construction and Michele is absolutely right, the current problem comes from the church. Ms. Cariddi asked why we don't talk to the church and tell them it's their responsibility. Mayor Mignone said it's still not going to fix the drainage on our site because it doesn't function for the site drainage itself. Even if you took that off we would still have issues with onsite drainage system, it doesn't work. Ms. Cariddi again stated that the majority of the drainage comes from the church parking lot. Mayor Mignone said I'm not saying that. The drainage system as it is now, is not adequate to take the drainage, take the church out it, it is not sufficient to handle the drainage and is not working properly. Mr. Sarlo, Esq. said that he wants to stop the discussion on the park because it is a potential litigation issue.

Kenny Lehmann, 190 Tenney Ave. - He asked at what point will the Council make the decision as to whether or not if all concerns have been addressed and what point (inaudible) make a decision. Mayor Mignone said that he doesn't have a certain time frame and guesses it will depend on how long it takes to decide what can be changed, what the Council wants to change and what the professionals tell us is feasible to change. Once we get to that point, we have another concept like this and then the Council will vote to go forward. Mr. Lehmann asked if he sees that happening in the next week or two or a month. Councilman Bartelloni said that it will have to go to the Land Use Board as well.

Mayor Mignone agreed that it will have to go before the Land Use Board for a capital review.

Cindy Bequeaith, 745 7th Ave. - She said that a member of the audience spoke earlier about more meetings and possibly more usage and our Rec Director said that she would like (inaudible) of that so where does that go moving forward. Mayor Mignone said that it's parallel and would not go completely feet first into it if we don't know if we're building a building. There's no sense having her perform a huge public outreach if this doesn't come to fruition. She can start that process because he's sure that there's other programming she would like to do regardless if we have a building or not but to get very specific about the use of the building doesn't make sense until you know you're moving forward. Ms. Bequeaith asked if the building could be made a little bigger, even a little wider. Mayor Mignone said that the main cost is the footprint. The interior stuff is a lower percentage. (simultaneous talking). We started at 5,000 square feet, that was the number we started at. After very spirited conversations between himself, Councilman Acquafredda and Councilman Bartelloni and the architect if it turns out that they want more flex space, it would have to come at the expense of the big room because they're locked into that footprint. And even there, he doesn't know how much more he can reduce it because then it wouldn't be good usable space. He said that they rely on their professionals who have experience doing these types of buildings and their judgment.

Stephanie Hartman, 144 Monroe - She said she was under the impression that this was a done deal and asked what would make them not do it. Mayor Mignone said that he's going to let the Council speak for themselves but he feels that the intention is that everyone wants to move forward with something. If it comes to a point that the Council believes that there are unresolvable issues or irrevocable positions that can't be addressed they can make a decision to not do it. We would out the money that we've paid the professionals but the bonding would never occur so there would be no cost impact from that. It wouldn't be fair for him to say tonight that they're ready to go forward and he asked the Council if they were in agreement with his statement. They all agreed. He said that before they close, he's going to give the Council the opportunity to make remarks. The reason that he and Councilman Bartelloni have done the bulk of the talking is that they were on the sub-committee. And had Councilman Acquafredda been here tonight he probably would have spoken more than both of them. Councilman Papaleo took his place on the sub-committee but came very, very late in the process. The concept you see now is essentially the last concept they reviewed with Vito before he passed away in March. There had been no change until recently when they decided to do a different configuration with the parking. There have been no sub-committee meetings and upkeep because the concept as you see it now, has been the same since February. The resident said if for some reason this doesn't come to pass would an alternative, less expensive possibly, would be add a large room to the Library without all of the other stuff. She isn't saying that is what you should do, but feels that it would be a lot cheaper if you hit a stumbling block. Mayor Mignone replied that it could still be under consideration especially if it turns out that the costs are more than they think. They had many discussions with Councilman Acquafredda about phasing the project. When you look at the subsequent costs, the professional is telling us that it would cost a lot more money to do it that way. So if you're going to do it, try and do it to the best way you

want it and build it that way. If you try and make it smaller and add on later it would not be the most cost effective way to do it. It's something that has been discussed and with the various scenarios that may present themselves, it something that may come up again.

Kristine Rocco, 191 Tenney Ave. – She wanted to thank them for all of the work that they've done on this even with all of the issues a lot of people are having, herself included, as she lives across the street from the Library. She appreciates the time and effort that they've put in.

Mayor Mignone stated that he wasn't going to close the public hearing he was just going to turn it over to the Council starting with Councilman Chinigo.

Councilman Chinigo said that he's generally in favor of the project but feels that there are still issues to be discussed and tweaked. He feels that it would great for our community. He feels that the Mayor and Council long before he was sitting here have done a good job of putting the funds together so that there's not a terrible impact on the community while putting together a project that will great for this community. He knows that there's organizations that don't have meeting space and some questions have been raised during the course of the hearing as to what are the uses going to be. He feels that everyone sitting here at the dais can think of several uses for this space and feels that there's a lot of uses that haven't been thought about. Once the space is built, it will be available for those uses. He does recognize that there are still issues to be discussed and still things to be worked out and assures everyone that they will be working hard over the next several months doing so.

Councilwoman Davis agreed with many of Councilman Chinigo's comments. She feels that they're getting hung up on a teen room instead of just looking at the footprint and the different rooms. She knows what we pay for to the Temple and from being the liaison for SCORE many people don't want to go there for the senior programs and would most likely come here. After going to the teen night in Oradell she felt very strongly that we could use a community center. She agrees that there are things that need to be tweaked and felt that this was a good venue to get information as to what people feel we need. She feels that in five years, people will be very happy that we do have this building.

Councilwoman Busted thanked the professionals for coming in and spending 4 hours with us to share all of the hard work that has come to this point. She thanked the public for the healthy exchange of ideas because this is where there has been a pent up need for us to have this dialogue and thanked them for coming. She thanked the Mayor and Council for making this happen. She is supportive of this project and has been from the beginning but it's not to say that there aren't more tweaks that could be done, but her support is no surprise or secret. She also wanted to say that our Recreation Director should soon have a seat on the sub-committee so that she can be actively engaged in the planning for the building. She thanked the Mayor for reminding us that there is a cultural affairs component to our ordinance and hopes that at the reorganization meeting, we see people on that committee to actively engage those people as well.

Councilman Gautier wanted to clarify a few things. One of the reasons for this building from what he has been told, was when there was inclement weather

during Rec Camp that they would be able to use it so that it's not cancelled. Just to clarify we would not be able to use it for that purpose due to occupancy levels, is that correct. Mr. Vierheilig said that they would go back, because that was the first time he's heard of a 300 person capacity. They had always talked about that it can be used but not at the specific number of 300. He estimated about 200 would be able to fit in the main room and out under the covered area but that's something they can look at. Councilman Gautier asked if there was any way to increase occupancy levels to be able to accommodate those children in that situation. Mr. Vierheilig said it's possible to utilize more of the spaces and meeting rooms but if they looked at it with specific need we could figure it out. Again he said that that's the first time he's heard that high of a number. Also to figure out what the actual number would be and how close that is. Councilman Gautier said there were differing opinions on whether we needed an additional entrance or exit from Continental and said that the Mayor mentioned possibly consulting a traffic engineer. Mayor Mignone said they had been informally consulted but that we certainly can get an opinion and we know with all of the positives and detriments that were given tonight, he doesn't think they'll find anything much different from that. Whether it is recommended to us that the positives of this way outweigh the negatives the other way. As of this point, that was the consensus of the professionals and the Chief.

Councilman Papaleo apologized for being late but he had a work obligation. He said that he missed most of the debate and conversation but looks forward to reading it and looking at on YouTube but in general he is in support of this project. The Council has been preparing for this project for many years and he is certain that as Councilman Bartelloni said, that our debt services will not be impacted in a negative way. In fact because of our fiscal frugality that we've been showing for at least the 7 years since he's been on the Council, we will actually decrease our debt service and is very proud of that accomplishment. Are there things to tweak? It sounds like there are but they are not, in his opinion, an invincible situation and he hopes that in the next couple of weeks or months that we can move forward with it because he thinks it's a good project.

Councilman Bartelloni said that this project has been going on for a long time. First coming on the Council 8 years ago to today. He's happy that we're here at this point and appreciates the comments from the public because we often sit up here by themselves with maybe 1 or 2 people. He appreciates everyone coming in. One of the great things about municipal government is that you can come here. One of the great things that he actually loves about municipal government is you can come here, you can't just walk into the State Capital and talk on the floor to a Senator or the Assembly. You can't walk into the Congress and give your opinion on the floor but you can do that here and that's the beauty of municipal government. He again thanked everyone for coming in. He does not want to see additional traffic going up and down Tenney Avenue. Whether that is having traffic exit onto Continental or we need to look at other methods to make sure that doesn't happen. He's sure that they can come to a consensus to try and figure that out so that it's not an issue for the residents who live on that street. As someone who lives on a street that is heavily traveled and parking is an issue, he understands what it's like because he has that where he lives right now, and we can work on that. In terms of the plan itself, it is a compromise to a large degree. They've tried to best serve all of the groups that are effected whether it's Shade

Tree or the Library and they've worked very hard and diligently to achieve a consensus without it becoming a ridiculous monstrosity. He thinks that with the experts, they have a very solid building with a solid plan and he wants to see this through. As he has said before, when they've been working on this is when he misses Vito the most. He wants to see this get done because he knows the time and the attention that he put into this and it's important to him to see that it gets done for Vito and the community. This is something that will serve the residents of this borough for decades to come. It has really been a privilege working on the sub-committee and trying to get it to this point. Thank you Mayor.

Mayor Mignone thought it was a very good exchange this evening and as he has set right from the start, there will be impacts and thinks they can't address. They will try to address as many major concerns as they can. Safety is paramount and they will drive the decisions we'll make in the change of the plan. He thinks that if they do get caught up too much in whether it's a teen room, etc., that shouldn't be the hang up at this point. He thinks that if the Council is of the unanimous opinion that something should be built, then we should work out those site issues and get that going and then work with Carolyn and if we need to do work on the inside, we can. As he has said before, we are limited to the footprint based on area, cost and again if you make the building bigger, you'll need more parking. There's really not much more you can do with the overall footprint. How we utilize the space inside, yes that's a canvass right now that we can draw on. Unfortunately he hopes that people will appreciate that they are going to address their concerns to the best of their ability. There's some that they're not going to be able to so the Council will have to make a decision going forward.

Mayor Mignone opened it back to the public for questions.

Jane Silane, 653 Bogert Rd – She stated (inaudible) occupancy (inaudible) footprint instead a lot of different factors that go in to the (inaudible) that if you can't change the size and there has to be a certain size space per individual (inaudible) and you can't change that it's really not going to change the occupancy too much. Mayor Mignone said it depends on what the ultimate goal is. You design it for one specific function or you can make it multi-use. If you make it one empty building, you'll get 300 people in there if you have one big room. If there was one big empty space and you didn't have smaller rooms and hallways you can get much more people in there. That's what the architect was talking about to modify those spaces to get more usable space somewhere else. He agrees with what she's saying but feels that there's more flexibility to increase it if that's what the primary objective is. Councilman Bartelloni said that he knows this is crazy and people will think he's nuts but this may be one of the areas where synergy between the Library and the Community Center comes into play because you can have kids go in and sit and read books because that space is there. You can use the two buildings together and that is an area where you can have synergy. Mayor Mignone said if you look at this it's to scale. If you look at the conference room in Library side that is a good amount of floor space. So you're right we should be looking at that. We should be looking at all these stand-alone operations and should be considered in the whole. Councilman Bartelloni said if you do have that synergy, you can accomplish moving the Rec program inside on inclement days.

Mayor Mignone again thanked everyone for coming and knows that everyone couldn't stay for the whole meeting but hopes that they were attempted to answer all of the questions and they anticipated a lot of the issues. The Mayor said that he can accept that people can object to this project. They can object because they don't think we need it, they can object because they want it in their taxes, they can object for a number of reasons. That being said, there is responsibility to then be honest and correct as to the information that people are putting out there. Telling people that we're taking the statue away and telling people that we're taking the tennis courts away when everyone knows that that's absolutely not true, all that does is only inflames people's emotions. When you have an emotional situation to begin with let's just deal with the facts that affect that decision. He's hoping now that everybody has a clearer idea of what the intent is, what we're contemplating right now and we'll see where we go forward.

Motion by Councilwoman Davis, second by Councilman Bartelloni to Close Public Hearing @ 10:40 p.m.

All in favor 6-0

Mayor Mignone said there are two issues that they need address. One is the issue with the driveways and the other issue is the interior space but he thinks that's not as pressing at this point. Should engage a traffic engineer again, Mr. Costa said we know what the outcome is going to be. Mr. Costa continued by saying basically what he heard tonight was if there was just an egress going out onto Continental that would solve a lot of the issues with the public. Mayor Mignone said it doesn't solve his primary safety concern with people crossing that street. That's a bigger concern for me and it's been a concern from the beginning and from the beginning we tried to figure out a way to address that, it has to be undesirable for people to cross there. Mr. Costa stated the questions becomes if don't put a barrier on the entire frontage. Mayor Mignone said if you do the whole parking area people aren't necessarily going to go around it either. So if it's an individual barrier and if you go this...Mr. Costa stated unless it's entire frontage on that side. Mayor Mignone said that that's what the people are going to want. They don't want to see the parking lot from Continental either. There is going to have be landscaping along the whole parking lot. Mr. Costa said that when you do sidewalks at a college or university you put sidewalks where they wear out the grass. So the bottom line is these kids want to go from point A to point B so unless you put a physical barrier there...Mayor Mignone said that's exactly what we're talking about just like we're talking about on Elm. Councilman Chinigo asked if we could put a crosswalk there. Mayor Mignone replied no, and Councilman Chinigo asked why. Mayor Mignone stated because of warrants and (simultaneous talking). Councilman Bartelloni said because it's mid-block and very undesirable. Councilman Chinigo said it's a special situation here with the park and a community center that we're trying to build on the other side. Mayor Mignone explained that we have too much volume and DOT wouldn't let us do it. It has to be less than 3,000 per day and the hill always made me nervous because it gives people a false sense of security. (simultaneous talking) Mr. Costa said case and point. You're coming from Paramus, come up the hill, if you don't hit the light you're coming down the hill and if you're going faster than 25 the sign blinks which he feels is helping to an extent. You don't realize how fast you're coming down the hill and whether or not that's solving the entire problem, probably not. We talked about putting in speed tables which add

to a whole other... Mayor Mignone we had talked at point whether the cost benefit is there. We talked about doing different kind of pavement along the gutter to make it look different, maybe paint a center island in, anything visually...(simultaneous talking) Mr. Costa said maybe narrow the lanes. He feels that that works the best and we could it with paint. It's cheap to see whether or not whether it would do anything to help instead of moving curbs, etc. The problem is you have a park that's divided by a highway. It's not even an avenue anymore. His recollection was that it was about 4,000 cars per day. The Chief said tonight that they haven't taken counts in a while but he thinks we're over at this point. Mayor Mignone said that at one time we were up to 6 to 10 on one of the counts. Councilman Bartelloni said that he can have it pulled from the sign. Mayor Mignone agreed and said the sign collects. He just wants to make sure that if we make changes, they're for the right reasons and is for the benefit of the project and not because someone thinks the driveway should be there. Thinking is one thing but the minute someone gets in an accident coming out of or someone gets hit coming across, they're going to say why did you put a driveway there knowing that there is potential for vehicle conflicts. Mr. Costa said you could also do something else. To cut an egress in and it doesn't work traffic wise, you're not talking a monumental thing to cut in a driveway. Mayor Mignone said he's also sure that we'll be losing more than 2 parking spaces if we do that people aren't going to be happy that there's not enough parking. Like we said from the beginning we don't want to, there is going to be traffic and he presented it at one of the meetings just from the IED Tables Trip Generation, the Library has twice the trip generation as the community center but no one believes that but that's what the statistics tell you. Even though it has more parking spaces there will be less trips in and out than the Library itself. In theory, the traffic of the Library will be the same or even more than what the community center would generate on an average basis. Councilman Bartelloni asked is that because people tend to go into libraries for 10 minutes, get a book and leave versus you're going to stay at the community center, Mayor Mignone replied that is one of the reason probably. Mr. Costa said that it's not an office building where you fill it up in the morning and you leave in the evening. It's not an assembly line where you have shift changes and you're going 24/7. He doesn't think that the usage is going to be so tremendous that the volume of traffic, again, you're going to need parking and the question is are you going to need any more parking spaces for everything to happen at the same moment of time. He thinks a very small fraction in a year, possibly you may have something that may spill over. Councilman Gautier said such as a teen night, you may have a need for more parking. Councilman Papaleo asked if Mr. Costa was suggesting that we do the egress onto Continental because we really aren't going to be using 81 on a regular basis. Mr. Costa said that he and the Mayor spoke about keeping everyone on Elm and force everyone into the intersection. The people living on Tenney are saying that if they do that, people are going are divert on to Tenney. Councilman Papaleo said no, he personally thinks that we should open to Continental and he's always thought that. The Mayor has talked about warrants and the Chief has reason not to do it but he feels that unless we're legally bound not to do it, he would be in support of opening this up to Continental. Councilwoman Davis asked if he means just an egress. Councilman Papaleo said either way. He said he would be open to either but doesn't think they want to run everything through Elm even if you just want to exit he would (simultaneous talking). Councilman Gautier said no left, turn,

Councilwoman Davis right turn only. Mayor Mignone stated that doesn't matter it doesn't solve your problem. Councilman Chinigo stated it would increase your traffic up Adams. (simultaneous talking) Councilman Chinigo continued by saying anyone who wants to go left will make a right on Elm another right on Adams and another right on Fifth. (simultaneous talking) Councilman Papaleo stated it's like they are all getting out of work at one moment and getting in work at one moment so...Councilman Chinigo questioned losing four spots and putting an egress down near the Cultural Center and ingress up near Fifth Ave. portion of the parking lot. Mayor Mignone stated that the original concept was to have an in and out driveway on...(simultaneous talking) Mayor Mignone stated that he preferred designs where you have entrances on the same axis as opposed to in one and out the other. Councilwoman Busted stated the fact that we are debating this so much and the residents have asked for it we should have a traffic expert do the study. It will provide (simultaneous talking). Mayor Mignone stated that the public never accepts the results of the traffic study. Councilwoman Busted stated that at least it's done and we have the data and we hired an expert. Mr. Costa added that every traffic expert that he has worked with has always stated that the project doesn't create traffic but yet they are all late coming to that meeting. You are going to get an answer, if you want to do an (inaudible) internal only at this particular (inaudible). If you want to do a dual driveway on Continental he thinks you need to modify Continental whether it's with stripping or something, you want to make lefts and lefts. One way in and one way out he doesn't think it's going to destroy the project if you want to give more...Mayor Mignone said again how do you address the pedestrian traffic. Councilwoman Busted also wanted to make sure that the traffic study did that. Mr. Costa stated that you are not going to. He thinks if put the driveway there, whether the driveways there or not, if you don't take the entire frontage...Mayor Mignone stated we are going to, you have to put landscaping along the parking lot. Mr. Costa said you are only talking about the parking lot, he is saying you have to take it all the way up to where the house is on...Mayor Mignone said that is not where they are crossing, they are crossing at the Library driveway. That is where most of the people come down and go across that way. Mr. Costa stated they line up with the path on the opposite side. Mayor Mignone said if you don't have a pathway for them they would go to the corner where it safer. Councilman Bartelloni asked if they would cross where the statue is. (simultaneous talking) Councilman Papaleo said they are never going to go to the corner, they don't go to the corner now. (Simultaneous talking) Councilman Bartelloni stated or they are going to trample over the bush until there is no bush. (simultaneous talking). Mr. Costa said he didn't think you wanted that. Most designs don't want mid-block crosswalks for the reason that the Mayor said. You don't want to put it there. What you need to do again, you have a lot of traffic on Continental whether its 4,000 or 6,000 whatever the number is it's a lot. To try and quell this and get the speed down which he is sure with the data or the average speed is on Continental, coming down the hill, the blinking light, you slow up. It's not going to get solved tonight if the Council wants he will reach out and get the information for an engineer. Get the information from the sign first and see what the average speed is and go from there. Mayor Mignone said if someone could solve the pedestrian paramount in his head for the whole thing and if that isn't address then...(simultaneous talking) Councilwoman Davis wanted to bring up something that Councilman Gautier mentioned about trying to reconvene the

inside to get 300 people in there. That is only a 6 week program that we are talking about rainy days. She personally wouldn't want to see this all changed... Mayor Mignone said that we would have to look at the history of the program to see how many people come, the average of rainy days, and those kinds of things. He would think that even if that was available there may be families on a rainy day who may keep their children home, we don't know that. You can never design for the maximum amount of people for anything that is not the way you design for. Councilwoman Busted said it is highly disruptive to have a 6 week program and get a call at 10 o'clock in the morning that it's drizzling and you have to figure out a way to get your children. Councilwoman Davis stated that she got that but she is just saying to reconfigure this entire thing for this... Councilwoman Busted continued by saying Carolyn needs a seat at the table (inaudible) we are at that point... Councilman Papaleo said that he understood what was being said about the 300 and it being based on the covered patio and the meeting room, but if we opened up the teen room, the large and small meeting rooms and if the Library on an emergency basis allowed us to use their existing multi-purpose room he thinks we are up to 300 + and this isn't a real issue and just a logistical issue that can be resolved. It's not even going to come up for another year, year and half. Councilman Chinigo stated it has to be given some thought. Councilman Papaleo agreed but it isn't necessarily something we have to focus on tonight. (simultaneous talking) Councilman Chinigo said he was going to throw one more thing out there, we should rethink the covered patio. Originally when we talked about the covered patio we were talking about something very big that could really house a lot of people and over time this patio has gotten smaller and smaller. He just sees it as a wasted space. Councilman Papaleo stated the reason he thinks the covered the patio is important and it depends on, in college he worked in a summer camp, one of his many jobs. Some of the activities you want to do you can't bring inside because it involves water, paint, or things you don't want to destroy the inside. The covered patio acts for arts and crafts, it acts for an event you are going to do and scale it down and you still have space in an area where you can take a hose and just wash down the concrete. Now if you don't you are really restricting the activities that can be done and he doesn't think that is a good idea. Councilman Chinigo asked if he was focusing on the summer camp because he wanted to understand where he was coming from first. Is it the summer camp you are talking about or are you talking about activities outside of the scope of the summer camp. Councilman Papaleo replied you can have that too. We can use the covered patio for other events and he doesn't think it's limited to that. Councilman Chinigo wanted to know what Councilman Papaleo was speaking to right now is it the summer camp, Councilman Papaleo stated he was speaking to the summer camp. But he didn't think it was limited to that, no. Councilman Chinigo replied that the summer camp had other facilities for the art work and so forth. We got in Memorial Park the covered the patio that is currently existing, so those types of activities that you could hose down those could always be done on the nice days. But on the rainy days where you need coverage and you need people to be inside it seems this kind of space dedicated to a patio that there is already a patio like across the street and a block away, it seems like it's a wasted opportunity especially since we are talking about another large room there where the covered patio is where a really large meeting room which could maybe separate... Councilman Papaleo said that would increase, now we are talking about square footage of the building. A patio

isn't being charge the same amount. Mr. Vierheilig said we wouldn't enclose that, that would be more square footage. Mayor Mignone said that would be about \$150,000. Mr. Vierheilig said that he though the outside space could be used for programming if you talk with Carolyn. It just adds another level of...Councilman Chinigo stated with all due respect not in December, not in January, February, March, or April, or most of November and much of the summer when it's a 100 degrees or incredible humidity that's not going to be used. We are talking about a space that we are aiming to use for 2-3 months out of the year and out of that are we talking 7 days a week, no. We are talking about 3-4 days a week, a space we are going to utilize for 12 days, 15 maybe 21 days out of the year. He doesn't know if that going to be...Mayor Mignone thinks that the answer is not about the patio but whether the Council wanted to spend another \$100,000 - \$150,000. Councilman Chinigo stated that was why he was bring it up and he understands that is a lot of money that he is talking about. Mayor Mignone added that the cost to eliminate it is...Councilman Chinigo said he isn't talking about eliminating it at all, he sees a space within the building footprint and the footprint is the footprint and that is part of the footprint. That is space that he anticipates as not being utilized by the community for eleven months out of the year when it comes right down to it. Councilwoman Busted said with all due respect Carolyn is the one who can help answer those questions. Councilman Chinigo agreed absolutely. He's just bring it up now. Mayor Mignone agreed with Councilman Chinigo by saying he was correct it is seasonal and we know that. Councilman Chinigo said it's seasonal but with this Community Center it becomes less seasonal. Mayor Mignone agreed with Councilman Chinigo and said remember the original concept we had hoped to have an open lawn in front of it to. Councilman Chinigo stated that had changed and that is why we are talking about it. When Tom had originally brought it up it was a covered porch around maybe the four sides that could be used as space for a number of different things, but that isn't what we have here. Now even from the last plans, the covered porch has gotten smaller in size so it looks to him like a room that isn't being utilized. Councilman Bartelloni wanted to mention a couple things about that. One in speaking with Ken Krautheim the other day, that wouldn't be sufficient during an electrical/lighting storm that shelter. You wouldn't be able to keep kids out there under that without additional protection, they would have to come in. Again in terms of the biggest thing for the Rec. program is try and work with the Library and focus our attention. Councilman Gautier said as liaison to the Library the one thing that they keep bring up is that additional multi-purpose room. If we help them out with that we will have additional space to be able to put kids in the Rec. program. Mayor Mignone said we would have to ensure that, again he thinks that unfortunately that some people think we are trying to compete with other programming. Councilman Bartelloni said this summer he thinks it rained, it was cancelled about 4 times we had a very rainy summer. He didn't know what the average was, but about 14% of the camp was rained out. If you have to take off from work it's disruptive. The program use to go more hours than just until 12 pm. Historically it use to go until later in the day and that maybe where you have less kids that go the whole day. Mayor Mignone could give everyone a sense of the patio area by this room, it would go from this wall to where those windows are. Councilman Bartelloni asked about a three season room, not using it in the winter. It would be enclosed just not heated. Mayor Mignone thought it wouldn't save that much money, at the end of the day you might as well make it a full

room. Councilman Bartelloni stated you get that sense of being outside, and he hasn't eaten dinner. Mayor Mignone said we just need to be focused as we go forward because we just can't on a meandering path and keep changing things. Mr. Costa agreed and said like the Mayor stated earlier we have 6400 sq.ft. maybe you can fill in, in fill this porch. Pretty much that's it, you are not going any further out the back otherwise you are in the ditch. You can't go any more to the right because you are now in the parking lot, if you come forward you will remove most of the parking for the Library. You are limited to where you are, again he said to Mr. Vierheilig, maybe you will move some rooms around, but that is it. Its 6400 sq.ft.its not that big and he doesn't know what the public thinks is going on. The parking is the parking unless you lose a few spaces. You are down to one small thing with the site, whether or not you are going to make a right, that's it. Once that decision is made, finish the site plan, authorize to go to bid, get it on street, start construction on that for early spring. He wouldn't start it now and if you get it out there you could save a few dollars. Mr. Vierheilig can follow up with the construction drawings because, again if you authorized them tonight, 6 months out, electrical, plumbing, structural, foundation design, review with the Building Dept., bid the job, get it under construction, and the recommendation from the Land Use Board. Mayor Mignone stated he didn't know if you could do that until you settled the issue because that is going to come at the meeting and you have to have an answer for them. The Land Use Board isn't going to be overly concerned about the interior. Councilwoman Davis asked if the whole reason you are concerned about doing the traffic study is the cost or you just don't believe it. Mayor Mignone didn't think it was necessary based on personal judgement and people are going to...Councilwoman Busted thought it was objective information and you have a different mindset then the rest of us. You live and breathe it every single day and we don't. It isn't that she doesn't respect and trust what you have to say it would be just be a good objective piece of information to have to help us make a decision. Councilman Chinigo added we heard the public tonight they seemed to have asked us for this. (simultaneous talking) Mayor Mignone stated that he has been to a lot of hearing and they don't believe the engineers ever, they just don't. (simultaneous talking) A motion was made for a traffic study to be done.

Motion by Councilman Papaleo, second by Councilman Chinigo to approve.

Mayor Mignone stated that under Mr. Costa's contract that we already talked about it. He was to subcontract a traffic engineer for the traffic study. Mr. Costa said this way it will move quickly and get the answers you want back. Councilwoman Busted asked that the consultant understand that we are not just concerned about vehicular traffic but about pedestrian traffic and that they are prepared to speak to that. That is usually an afterthought question and that is a good question and no I didn't consider that. Councilman Bartelloni said also what would be the outflow onto Tenney Ave., even if people are coming out Elm are they going to go straight up Tenney or turn one way or the other. Mayor Mignone thought most people were not going to go down Tenney because if you were to eastside down here you are going down Continental (simultaneous talking) Mayor Mignone asked to see renderings of some of the buffering that was talked about for Elm so Mr. Lehmann can see it since he was the one directly impacted by it. He doesn't think it's fair to Mr. Lehmann to describe and not really have him see what it's intended to look like. Mr. Vierheilig said the rendering may not look

very much like what it's going to look like coming across (inaudible) but we can model that in the model. Councilwoman Davis (inaudible) big risk coming off Continental... Mayor Mignone said we are going to have the traffic engineer and (simultaneous talking) Councilman Chinigo asked if there is any narrative thought about closing off the parking lot on Elm completely and just having an ingress and egress on Continental. Mr. Vierheilig stated that's not the (inaudible), to which that was agreement. Mr. Vierheilig went on to say then you would be entering from the side and people would normally approach the building from the width... Councilman Chinigo said to take a look at the parking lot, we are building this weird little ramp and all the traffic has to flow through this ramp. Mayor Mignone said that if you flip it you are going to have a smaller area where the existing Library parking lot with the dead-end isle again. So if you come in you are not going to be able to make circulation. He is talking about cars coming from the upper lot to the lower lot. If you close off Elm you are going to come down here with no spaces, what do you do, you want to have the circulation. This idea was a little bit easier. We will have a traffic engineer and we will go with that. He would rather get that done sooner than later so we can get a concept site plan before December. The town doesn't go out to bid for a separate surveyor for a plan that Mr. Costa is doing (inaudible)/(simultaneous talking). A discussion ensued about how to handle the process for the traffic engineer through Mr. Costa as a subcontractor or RFP or through the Land Use Board. Or to hire the traffic engineer without Mr. Costa. Mr. Costa wanted to recap that he would speak with Mr. Negreann tomorrow morning based on whoever this person is, here is the plan this is what we have, the choice is stay as is or cut in a one way driveway on (inaudible). Mayor Mignone said pedestrian concern on there and the traffic concern on Elm, which one is going to control and which one is the best way to address both of them the best way we can because it one of those things you really can't do both on. Mr. Costa said again you have a park that is divided by a roadway and you are never going to stop pedestrian crossing Continental. Mayor Mignone said but you are increasing more left hand conflicts, don't you understand that, you are adding 70 more cars coming in and out of that driveway and that is a lot more potential for conflicts. Mr. Costa said he didn't think you were going to be able to stop it. Whenever you have a park with a road running through it you are not going to stop the pedestrian traffic. Mayor Mignone stated that if the ambulance driveway wasn't the way it was we would certainly decrease it. It gives you the impression of a handicap ramp to go across, and people do it all the time. The other thing to do speaking out loud, take those four spaces and put them on the outside so they are only accessible... Mr. Costa said they would have to back onto Continental, he was thinking the something. The simple solution is to keep their parking on their site, that's the best solution. Mayor Mignone was concerned with the pedestrian issue being more important now. Councilman Papaleo stated he knew that Mayor Mignone wanted to fix the issue but we aren't going to tonight. The ambulance parking won't be solved tonight.

Mayor Mignone asked if there was any other business, seeing none he asked for a motion to adjourn.

Motion by Councilwoman Busted, Councilman Bartelloni to adjourn at 11:20 PM.
All in favor 6-0

Stephanie Evans, RMC
Borough Clerk

