

MINUTES

Mayor and Council Regular Meeting

July 13, 2020

7:00 P.M.

Meeting held electronically via ZOOM

CALL TO ORDER –

Mayor Papaleo called the meeting to order at 7:15 p.m. in the Council Chambers of the Borough Hall.

SILENT PRAYER – FLAG SALUTE

Mayor Papaleo called for a moment of reflection and asked that everyone keep Councilman Chinigo in their thoughts as he is not feeling well. Mayor Papaleo asked Councilwoman Busted to lead the salute to the flag.

STATEMENT –

Statement of Compliance with Open Public Meeting Act: This meeting complies with the Open Public Meeting Act by notification on December 20th of this location, date and time to the Ridgewood News and the Record and by posting of same on the municipal bulletin board and Borough Web Site and filing a notice of the same with the Municipal Clerk.

ROLL CALL –

Councilwoman Busted, Councilman Gautier, Councilwoman Kaufman, Councilwoman Kinsella, Councilwoman Montisano-Koen and Mayor Papaleo were present; Councilman Chinigo was absent.

APPROVAL OF MINUTES –

On motion by Councilwoman Busted, seconded by Councilman Gautier the minutes of the Mayor and Council Regular Meeting of June 22, 2020 were unanimously approved.

PUBLIC COMMENTS ON ANY ITEM ON THIS AGENDA –

On motion by Councilwoman Kaufman, seconded by Councilwoman Montisano-Koen to open public comments on any item on the agenda was unanimously approved.

There being no comments by the public, the motion by Councilwoman Kinsella, seconded by Councilwoman Busted to close public comments on any item on the agenda was unanimously approved.

APPOINTMENTS & PERSONNEL CHANGES –

On motion by Councilwoman Busted, seconded by Councilwoman Kaufman, the appointment of Josh Wiesenfeld, as Alternate #1 to the Historic Commission to fill an unexpired term through 8/31/20 was unanimously approved.

On motion by Councilwoman Busted, seconded by Councilwoman Kaufman, the

appointment of Josh Wiesenfeld, as Alternate #1 to the Historic Commission for a one-year term from 9/1/20 through 8/31/21 was unanimously approved.

Mayor Papaleo administered the Oath of Office to Josh Wiesenfeld. The Mayor said that he is very happy that Josh is joining the Historic Commission.

Josh Wiesenfeld-thanked the Mayor and Council for their support.

Councilwoman Busteed-welcomed Josh and said that our Historic Commission does great work for our town and she is sure he will be a great asset. She also thanked him for volunteering.

Councilman Gautier-congratulated Josh and is sure he'll do a great job.

Councilwoman Kaufman-knows that Josh will be a great asset and is very excited to see what he does with the QR Code project, Instagram and Facebook projects. She said that it's great to have him on board.

Councilwoman Montisano-Koen-wished Josh the best of luck and hopes that he enjoys the journey.

Councilwoman Kinsella-also congratulated Josh and wished him the best of luck.

NEW BUSINESS –

Coronavirus Memorial-Councilwoman Busteed introduced two guests; Drew Matthews from Boy Scout Troop 184 and his father Rich Matthews. Drew is working towards his citizenship in the community badge and several months ago he asked to conduct an interview with Councilwoman Busteed. The citizenship in the community badge requires the scout to interview an elected official on an issue that is affecting the community at that time. The item that Drew wanted to talk about was how the Borough was responding the Coronavirus pandemic. After a lengthy conversation, Drew asked Councilwoman Busteed what the Borough was planning to do to acknowledge the pandemic and the effect that it had on our citizens and those who were lost. She asked him for some suggestions and ideas on how the Borough could do just that.

Drew Matthews-said that one idea is a memorial tree. He said that a weeping willow represents sorrow but thought maybe trees that are known for healing properties such as ash or oak might be a better option because it would represent how we're coming back as a community. Another idea was a plaque or memorial bench like those that are in the other parks in town. Lastly, he suggested a ceremony to acknowledging the victims mainly which would be organized by volunteers and gave possible locations where this ceremony could be held. He also feels that there should be a memorial for the first responders.

Councilwoman Busteed-said that we all can see how much time and effort Drew has put into this and she invited Drew to listen to the dialogue of the Council. She also asked the Borough Administrator to reach out to DPW, the Rec Commission and the Shade Tree Commission to hone a plan and see how we can accomplish that.

Councilman Gautier-thought Drew did a great job and thanked him for bringing it to our attention.

Councilwoman Montisano-Koen – thanked Drew for the hard work and thought process and said that they will all be behind him and support it.

Councilwoman Kinsella- said that she likes both ideas; the tree and the bench.

Councilwoman Kaufman – she likes the oak tree idea and first responder idea.

Mayor Papaleo- thought it was a fabulous idea and wants to support him. He also thought it was a good idea to reach out to the stakeholders. The Mayor said that we're very proud of Drew and thanked his father because he feels that the parents are crucial components in scouting success.

Rich Matthews-said that the troop would also volunteer to assist with any work. He explained that part of scouting is community service so they could help organize or do whatever is needed to help get things started.

Councilwoman Busteed-again thanked Drew for being so thoughtful and asking great questions and coming up with wonderful ideas.

PUBLIC HEARING – BERGEN COUNTY OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, FARMLAND & HISTORIC PRESERVATION TRUST FUND

Raymond Poerio-explained that the application that they have in front of them is the same applications that we submitted last year. This application was for KBG field which included drainage, re-grading, fence work and other various improvements at that facility. The freeholders awarded us the grant in 2019 to accomplish those tasks. It is the Council's desire to repurpose the 2019 grant, so in 2020 we are hoping to submit the same grant and hopefully receive the funds again from the freeholders to move forward with this project.

On motion by Councilman Gautier, seconded by Councilwoman Montisano-Koen to open the public hearing for the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund was unanimously approved.

Rob Berninger- 205 Madison Avenue-asked if the application was included in the agenda packet because he didn't see it.

Raymond Poerio-said that it was not part of the agenda but he is happy to post it if the Mayor would like. He again stated that this is the exact same application as they submitted last year.

On motion by Councilwoman Kinsella, seconded by Councilman Gautier to close the public hearing for the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund was unanimously approved.

APPOINTMENTS & PERSONNEL CHANGES –

On motion by Councilwoman Kaufman, seconded by Councilwoman Kinsella, the following appointments and personnel changes were approved unanimously:

Appointment of Sean Kim to the River Edge Volunteer Fire Department Junior Firefighter Program effective July 13, 2020;

Appointment of Dylan Wagreich to the River Edge Volunteer Fire Department Junior Firefighter Program effective July 13, 2020;

Approve the hire of Camp Staff as per the list on file with the Borough Clerk's office;

Approve the salary increase of Patrick Diamond, Patrol Officer from an annual salary of \$89,661.00 to Patrol Officer 12th Grade - \$98,067.00 effective July 23, 2020.

COUNCIL LIAISON APPOINTMENTS TO VARIOUS DEPARTMENTS:

On motion by Councilwoman Montisano-Koen, seconded by Councilwoman Busteed to approve the Council Liaison Appointments to Various Departments as follows:

Councilman Chinigo	-	Police Department
Councilman Gautier	-	Department of Public Works
Councilwoman Kinsella	-	Code Enforcement

Councilwoman Kaufman - Fire Department
Councilwoman Kinsella - Co-Liaison to SCORE

MONTHLY REPORTS –

Land Use Board - June 17, 2020

ORDINANCES – 2ND READING

Mayor Papaleo read the title of Ordinance #20-8 into the record.

Ordinance #20-8 A FRANCHISE ORDINANCE GRANTING PERMISSION TO PATDOM, LLC IT'S TENANTS, SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO AND EXCLUSIVELY UTILIZE A PORTION OF LANDS WITHIN THE AREA OF THE JOHNSON AVENUE PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO 259 JOHNSON AVENUE, RIVER EDGE, NJ

Raymond Poerio-explained that two meetings ago, there was a first reading on this ordinance. The Mayor and Council raised concerns and at a subsequent meeting the ordinance was tabled in order to work with our professionals and applicant to obtain additional documentation. The ordinance that the Council has in front of them has the mark-ups on it so they can see what changes were made. The applicant has worked with the Borough to satisfy all of our concerns.

Mayor Papaleo- thanked Mr. Poerio and Mr. Sarlo for all of the work that they put into this. He said that we try to accommodate our businesses and look to be business friendly. We appreciate the improvements that they doing to this property.

Ordinance #20-8 was introduced by Councilman Chinigo, seconded by Councilwoman Busteded and unanimously approved at the June 8, 2020 meeting as follows:

BOROUGH OF RIVER EDGE ORDINANCE #20-8

A FRANCHISE ORDINANCE GRANTING PERMISSION TO PATDOM, LLC, ITS TENANTS, SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO AND EXCLUSIVELY UTILIZE A PORTION OF LANDS WITHIN THE AREA OF THE JOHNSON AVENUE PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO 259 JOHNSON AVENUE, RIVER EDGE, NEW JERSEY

WHEREAS, PatDom, LLC (“Petitioner”) having an address c/o Briarwood Development 431 Mantoloking Road, Brick Township, New Jersey 08723, is the lessee of the property located at Block 1417, Lot 3 (a/k/a 259 Johnson Avenue), on the current tax map of the Borough of River Edge and desires to (i) continue the location and maintenance of certain improvements identified as “existing conc. block wall”; and (ii) make site improvements to a portion of lands located within the public right-of-way for Johnson Avenue within the franchise area identified “Encroachment Detail” in the within site plan (and together with the existing landscape wall collectively the "Franchise Area"); and

WHEREAS, The proposed improvement of the property is an expansion of the existing building portico which would include within the interior portion of same, a handicap access lift in the Franchise Area resulting in a minor encroachment into the right-of- for the exclusive use by the PatDom, LLC and its affiliated entity and sub-lessee, Sonny T, LLC (collectively “Franchisee”) and

their successors, assigns, invitees and licensees for the purpose of providing handicapped access to the business operations at the property which are currently not handicapped accessible; and

WHEREAS, Franchisee has filed a petition for relief and represented to the Municipal Council of the Borough of River Edge that the passage of this Ordinance is essential to meet the exigencies of the operation of activities at the property; and

WHEREAS, presently the Franchise Area is/will be used exclusively by Franchisee's employees, invitees and licensees; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Franchisee to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. For the continued location and maintenance of an existing landscape wall and to modify the existing portico of the building to extend same along an irregular areas to provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in a 7.10 square foot encroachment into the public right-of-way of Johnson Avenue, on the private property side of the existing sidewalk. The purpose of the Franchise is to continue the location and maintenance of the landscape wall and to provide a handicap lift for patrons of the property's restaurant operation which is currently not handicap accessible and for the continued location and maintenance of the landscape wall.
2. All costs associated with these improvements will be incurred by the Petitioner.

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-ways and limit the use of the Franchise Area; and

WHEREAS, by reason of the character of the development of the area within which this property is situated the area requested for the franchise is minimal, and the said improvements will assist the Franchisee and will not result in a detriment to adjoining property owners, the general public or the Borough; and

WHEREAS, the public interest will be served by said improvements, which will be of benefit to the furtherance of commerce in River Edge and the rights of the public will not be injuriously or adversely affected by the requested relief;

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the Borough of River Edge, that:

SECTION I. Permission be, and is hereby granted to Franchisee, its successors and assigns, to make private improvements to and to exclusively utilize a portion of lands located on Johnson Avenue, in the Borough of River Edge, said areas being more particularly described as follows and on the plan attached hereto as **Exhibit A** (survey, site plan and metes and bounds description).

1. In addition to continuing the location and maintenance of the existing landscape wall, the contemplated improvements will modify the existing portico of the building to extend same and provide an enclosed area for the installation of a handicap access lift; the proposed modification to the portico will result in an encroachment into the Franchise Area provide a handicap lift for the purpose of providing for the exclusive use by the Franchisee and Franchisee's employees, invitees and licensees to meet the exigencies of the operation of activities on the property; and

2. The Franchisee is granted the rights to exclude persons from the Franchise Area; and
3. The contemplated improvements will be constructed/ maintained consistent with plans approved by the Borough and there will remain sufficient area in the right-of-way roadway for the passage of vehicles and pedestrians; and
4. All costs associated with these improvements will be incurred by the Petitioner.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the Borough of River Edge. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the Borough Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. Franchisee, and its successors and assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the Borough.

SECTION III. This Ordinance shall remain in full force and effect for a period of seventy-eight (78) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the Borough reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by Franchisee.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, Franchisee, its successors and assigns hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the Borough of River Edge harmless from all injury or damage to persons or property, including attorney's fees and defense costs, by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the Borough or its officers, employees or agents) for the term of this Ordinance. Franchisee, its successor and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the Borough of River Edge, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000.00 in General Liability insurance and \$3,000,000.00 in an Umbrella Policy, in a form deemed acceptable by the Borough, which shall include a waiver of subrogation in favor of the Borough, shall be delivered to the Borough before use or occupancy of the premises subject to this Franchise Ordinance. Within 30 days but no sooner than 10 days of policy expiration the Franchisee will provide proof of insurance in the form of a certificate of insurance or copy of policies subject to approval by the Borough's Administrator or Risk Manager, such approval not to be unreasonably withheld.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Franchisee-Petitioner with the Borough Clerk. In the event, that the Franchisee-Petitioner shall not file with the Borough Clerk its acceptance in writing of the provisions of this Ordinance within thirty (30) days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the Borough Council of the Borough of River Edge, which consent and approval shall not be unreasonably withheld, shall Franchisee-Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the Borough of River Edge and all public utility companies including any cable television company as defined in the "Cable Television Act", P. L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the Borough of Jersey Borough the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a part of the Borough of River Edge Code as though codified and fully set forth therein. The Borough Clerk shall have this Ordinance certified and incorporated in the official copies of the Borough of River Edge Code.
- C. The Borough Clerk and Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repealers of existing provisions.

Mayor Thomas Papaleo

Attest:

Stephanie Evans, Borough Clerk

Dated:

OPEN PUBLIC HEARING ON ORDINANCE –Ordinance #20-8

On motion by Councilman Gautier, seconded by Councilwoman Busteed to open the public hearing on Ordinance #20-8 was unanimously approved.

CLOSE PUBLIC HEARING ON ORDINANCE – Ordinance #20-8

There being no comments by the public, the motion by Councilwoman Kaufman, seconded by Councilwoman Kinsella to close the public hearing on Ordinance #20-8 was unanimously approved.

ADOPTION – Ordinance #20-8

On motion by Councilwoman Montisano-Koen, seconded by Councilwoman Kinsella to adopt Ordinance #20-8 as amended was unanimously approved.

Mayor Papaleo read the title of Ordinance #20-10 into the record.

Ordinance #20-10 AN ORDINANCE TO AMEND AND SUPPLEMENT ARTICLE VIII CONDITIONAL USES, PLANNED RESIDENTIAL DEVELOPMENTS, OF CHAPTER 416, ZONING, OF THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY, TO ESTABLISH A NEW BRIDGE ROAD AFFORDABLE HOUSING (AH-1) OVERLAY ZONE

Raymond Poerio-explained that two meetings ago we had a detailed presentation by our Planner and our COAH attorney where they listed all of our requirements and COAH obligations. This ordinance was tabled at the last meeting to give the Land Use Board the opportunity to endorse it which they have. If this ordinance is passed tonight this will meet one of the components of COAH for us to be in compliance. Mr. Poerio gave an explanation and background of what COAH is. Mayor Papaleo-explained for the public's knowledge, that this does not mean that an affordable housing project is about to start, this grants the right for a developer to explore the idea. We are doing this as a requirement of the state.

Ordinance #20-10 was introduced by Councilman Gautier, seconded by Councilman Chinigo and unanimously approved at the June 8, 2020 meeting as follows:

**BOROUGH OF EDGE
ORDINANCE #20-10**

AN ORDINANCE TO AMEND AND SUPPLEMENT ARTICLE VIII, CONDITIONAL USES, PLANNED RESIDENTIAL DEVELOPMENTS, OF CHAPTER 416, ZONING, OF THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY, TO ESTABLISH A NEW BRIDGE ROAD AFFORDABLE HOUSING (AH-1) OVERLAY ZONE

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of River Edge, Bergen County, New Jersey, that amendments set forth below are made to Chapter 416, "Zoning," of the Code of the Borough of River Edge as follows:

Section 1. Section 416-5 of Chapter 416, Zoning, of the Code of the Borough of River Edge entitled "District Designations" is hereby amended to include the following new zone district:

AH-1 New Bridge Road Affordable Housing Overlay Zone

Section 2. The Zoning Map of the Borough of River Edge, as referenced in Section 416-6, Zoning Map, and Chapter 416, Zoning, attachment 416d, Zoning Map, are hereby amended to include a new AH-1 New Bridge Road Affordable Housing Overlay Zone encompassing Block 1303 Lots 3, 4 and 5, and which shall retain the underlying C-1 Commercial zoning designation of those parcels as shown on the accompanying map.

Section 3. Article VIII, Chapter 416 of the Code of the Borough of River Edge entitled

“Conditional Uses; Planned Residential Developments” is hereby renamed “Conditional Uses, Overlay Zones and Planned Residential Developments.” Article VIII shall be amended to include a new Section 416-36.2 entitled “AH-1 New Bridge Road Affordable Housing Overlay Zone.” The new Section 416-36.2 shall read as follows:

416-36.2. AH-1 New Bridge Road Affordable Housing Overlay Zone.

- A. **Purpose.** The purpose of the AH-1 New Bridge Road Affordable Housing Overlay Zone is to create a realistic opportunity for the construction of low and moderate-income housing in a suitable location of the Borough of River Edge, and address a portion of the Borough’s fair share affordable housing obligation in accordance with the Fair Housing Act (“FHA”), applicable Council on Affordable Housing (“COAH”) regulations, Settlement Agreement entered into between the Borough and Fair Share Housing Center on June 24, 2019, the Borough’s Housing Element and Fair Share Plan, and any applicable order of the Court, including a Judgement of Compliance and Repose Order. Developers shall have the option of developing in accordance with the underlying zone standards.

In addition, it is the intent and purpose of the AH-1 Zone to achieve the following:

1. Minimize impacts to the local school district by encouraging a greater proportion of studio and 1-bedroom dwelling units, except as required for the bedroom distribution of affordable housing units in accordance with the applicable affordable housing regulations.
2. Promote quality site and building design that recognizes the AH-1 Overlay Zone as a gateway to the community and is harmonious with the New Bridge Landing Historical Site located across New Bridge Road.

- B. **Principal uses.** The following principal uses shall be permitted in the AH-1 Overlay Zone:

1. Inclusionary multifamily development.
2. Mixed-use development consisting of principal uses permitted in the C-1 Zone located on the ground level and inclusionary multifamily development only above the first floor.
3. C-1 Zone Principal Permitted Uses in accordance with Attachment 416b, Zoning District Use Regulations.

- C. **Accessory uses.** The following accessory uses shall be permitted in the AH-1 Overlay Zone:

1. Private indoor recreation and community rooms and facilities to be used exclusively by the residents of the development.
2. Private indoor recreation
3. Leasing/management office exclusively for the residential component of the development.
4. Roof mounted solar panels and equipment. Ground mounted solar panels shall be prohibited.
5. Green roofs.
6. Rooftop amenities to be used exclusively by the residents of the development.
7. Electric vehicle (EV) charging equipment.
8. Signs.
9. Fences and Walls.

10. Trash and recycling facilities.
11. Accessory uses customarily incidental to multifamily development.
12. Accessory uses customarily incidental to uses permitted in the C-1 Zone when such uses are proposed.

D. Affordable housing requirements.

1. All development constructed in accordance with the AH-1 Zone standards shall be required to provide a minimum affordable housing set-aside of 20%, regardless of whether units are for sale or for rent. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.
2. All affordable units to be produced pursuant to this section shall comply with Chapter 50, Affordable Housing Regulations, of the Borough Code, as may be amended and supplemented, the Uniform Housing Affordability Controls (“UHAC”) (N.J.A.C. 5:80-26.1 et seq.) or any successor regulation, the Borough’s Housing Element and Fair Share Plan, as may be amended from time to time, and any applicable order of the Court, including a Judgment of Compliance and Repose Order. These requirements include, but are not limited to the following:
 - a. Low/Moderate Income Split: A maximum of fifty percent (50%) of the affordable units shall be moderate-income units and a minimum of fifty percent (50%) of the affordable units shall be low-income units. At least thirteen percent (13%) of all restricted rental units shall be very low-income units, which shall be counted as part of the required number of low-income units within the development.
 - b. Bedroom Distribution: The following bedroom mix shall apply to affordable units:
 - (1) The combined number of efficiency and one-bedroom units shall be no greater than twenty percent (20%) of the total low- and moderate-income units;
 - (2) At least thirty percent (30%) of all low- and moderate-income units shall be two-bedroom units;
 - (3) At least twenty percent (20%) of all low- and moderate-income units shall be three-bedroom units; and
 - (4) The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.
 - c. Deed Restriction Period: All affordable units shall be deed restricted for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit (the “Deed-Restriction Period”). The affordability controls shall expire only after they are properly released by the Borough and/or the Borough’s Administrative Agent at the Borough’s sole option in accordance with N.J.A.C. 5:80-26.11 for rental units or N.J.A.C. 5:80-26.5 regulating for-sale units.

- d. Administrative Agent: All affordable units shall be administered by a qualified Administrative Agent paid for by the developer, which may or may not be the Borough's Administrative Agent.
- e. Other Affordable Housing Unit Requirements: Developers shall also comply with all of the other requirements of Chapter 50, Affordable Housing Regulations, of the Borough code including, but not limited to, provisions for (1) affirmative marketing requirements; (2) candidate qualification and screening requirements; (3) integrating the affordable units amongst the market rate units; and (4) unit phasing requirements. In any case where more than one principal building is developed, the affordable units shall be dispersed between all of the buildings on site. The exact locations and dimensions for each affordable unit shall be specified at the time of site plan application.

E. **Area and bulk requirements.** The area and bulk requirements for development built in accordance with the AH-1 Overlay Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- 1. Minimum tract area: 2 acres
- 2. Maximum density: 20 units/acre
- 3. Minimum dwelling unit size: 700 square feet
- 4. Minimum front yard setback: 30 feet

Front yard setbacks shall be measured from any road widening easements.

- 5. Minimum side yard setback (each): 50 feet
- 6. Minimum rear yard setback**: 50 feet

In the AH-1 Overlay Zone, for purposes of calculating the rear yard setback, including corner lots, the rear lot line shall be determined as the lot line opposite and parallel to New Bridge Road, which is also directly adjacent to the N.J. Transit rail corridor. All other lot lines not directly fronting a public right of way shall be considered side lot lines.

- 7. Maximum building coverage: 40%
- 8. Maximum improved lot coverage: 85%
- 9. Maximum building height: 4 stories/45 feet

Appurtenances attached to the principal building including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar type features shall not exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof mounted appurtenances shall have a minimum 10-foot setback from the parapet. Flat

roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.

10. Landscape Buffers:

Minimum Side Landscape Buffer: 15 feet

Minimum Rear Landscape Buffer: 10 feet

Landscape buffers shall minimally consist of a 6-foot high solid fence or wall, year-round screening consisting of a mix of evergreen and deciduous shrubs, and ornamental and/or shade trees planted at regular intervals not to exceed 50 feet on center. Landscape buffers may be interrupted where driveway access is provided between Lots 4 and 5, pedestrian access is provided along the northerly boundary of Lot 3 and for any proposed or required easements.

F. **Design Requirements.**

1. When developed as a mixed-use project, residential units shall only be permitted above the ground floor, except that ground floor areas used for access to such uses shall be permitted.

2. Parking

- A. The minimum number of off-street parking spaces shall be provided in accordance with Residential Site Improvement Standards for multifamily uses and Section 350-25 of the Borough Code for non-residential uses.
- B. Parking shall be prohibited in the front yard(s), except when retail or service uses permitted in the C-1 Zone are incorporated in the development.
- C. Surface parking outside of the principal building footprint shall have year-round screening with landscaping of minimally 3 feet in height where visible from the public right-of-way.
- D. Parking areas within the principal building footprint shall have screening and architectural treatment consistent with the front building façade on all sides.
- E. Loading spaces shall be provided in accordance with Section 350-26 of the Borough Code.

3. Building Design

- A. Buildings with expansive blank walls are prohibited.
- B. Side and rear building elevations shall receive architectural treatments comparable to front building facades.
- C. Each façade shall be designed to have a delineated floor line between the street level and upper floors.

- D. Each building façade facing a public right-of-way shall have elements of vertical articulation no greater than 50 feet apart minimally 1 foot deep. Such features may project a maximum of 18 inches into any required yard setback having a width not to exceed 10 feet.
- E. Balconies above the first floor are encouraged and may extend a maximum of 4 feet into any required yard setback.
- F. Flat roof area not occupied by appurtenances or amenity space shall be constructed as a “cool roof” with solar reflectivity of 50% or greater as certified by the Cool Roof Rating Council.
- G. Fire escapes are prohibited on front building facades, except where required by the Borough Fire Official.
- H. Primary building entrances for multifamily and commercial uses, when applicable, shall be oriented facing a public right-of-way. Rear entrances may also be provided.
- I. Awnings and canopies are encouraged at the ground floor level.

4. Trash and Recycling

- A. Trash and recycling shall be stored in a designated location within the principal building or enclosed accessory structure. Dumpster enclosures shall be prohibited in front yards and shall be screened with minimally 6-foot high solid fencing and/or walls with materials and colors that are consistent with the principal building.

5. Equipment

- A. All roof mounted equipment such as HVAC, air conditioning and ventilation units shall be screened from public view.
- B. Any ground mounted equipment shall be enclosed with fencing and/or landscaping to provide year-round screening. All equipment shall be prohibited in the front yard except as may be required by a utility.

6. Landscaping and Streetscape

- A. Foundation plantings and landscape beds shall be installed around the principal building.
- B. Shade trees shall be installed at regular intervals in the front yard with a maximum spacing of 50 feet on center to function as “street trees”.
- C. A landscape plan shall be provided including a mix of ornamental, shade and/or evergreen trees, shrubs, perennials, grasses, perennials and annuals.
- D. Native and deer resistant plant species are encouraged where appropriate.

- E. Streetscape improvements including paving, lighting and tree installation shall be provided in accordance with Borough standards at the discretion of the Borough Engineer.

7. Lighting

- A. Site lighting shall be provided in accordance with Section 350-28 and all other applicable sections of the Borough Code.
- B. Lighting shall include shielding to minimize glare from surrounding residential uses and public rights-of-way.

8. Signs

- A. Signs shall be permitted in accordance with Article X, Signs and Signage, of Chapter 416, Zoning.

F. **Easements.**

- 1. The existing drainage easement on Lot 3 shall be maintained.
- 2. Development shall adhere to any existing or required road widening easements.
- 3. A minimum 10-foot wide public access easement shall be provided along the entire side lot line shared between Block 1303 Lots 1 and 3 providing access to the adjacent Bergen County owned property.

Section 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 5. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of River Edge, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Code of the Borough of River Edge are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 6. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 7. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of River Edge for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 8. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same

within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 9. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Thomas Papaleo, Mayor

ATTEST:

Stephanie Evans, Borough Clerk

OPEN PUBLIC HEARING ON ORDINANCE – Ordinance #20-10

On motion by Councilman Gautier, seconded by Councilwoman Busted to open the hearing on Ordinance #20-10 was unanimously approved.

CLOSE PUBLIC HEARING ON ORDINANCE – Ordinance #20-10

There being no comments by the public, the motion by Councilwoman Kaufman, seconded by Councilwoman Montisano-Koen to close the hearing on Ordinance #20-10 was unanimously approved.

ADOPTION - Ordinance #20-10

On motion by Councilwoman Kinsella, seconded by Councilwoman Kaufman to adopt Ordinance #20-10 was unanimously approved.

Mayor Papaleo read the title of Ordinance #20-11 into the record.

Ordinance #20-11 AN ORDINANCE OF THE BOROUGH OF RIVER EDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 400, OF THE RIVER EDGE BOROUGH CODE ENTITLED “VEHICLES AND TRAFFIC”

Raymond Poerio explained that this ordinance pertains to a business owner at 259 Johnson Avenue who had concerns about parking in front of his business. This was investigated by the Police Department who brought it before the Traffic & Safety Committee and the Chief of Police and recommended these changes.

Ordinance #20-11 was introduced by Councilman Chinigo, seconded by Councilwoman Kaufman and unanimously approved at the June 22, 2020 meeting as follows:

AN ORDINANCE OF
THE BOROUGH OF RIVER EDGE

ORDINANCE #20-11

AN ORDINANCE OF THE BOROUGH OF RIVER EDGE, COUNTY OF BERGEN AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 400, OF THE RIVER EDGE BOROUGH CODE ENTITLED “VEHICLES AND TRAFFIC”.

WHEREAS, based upon the advice of the Chief of Police and the Borough’s Traffic and Safety Committee, the Governing Body has deemed it in the best interest of the public health, safety and welfare to supplement, amend and revise its Vehicles and Traffic Ordinance as codified in Chapter 400 of the River Edge Borough Code:

WHEREAS, Article IV, §400-29, entitled “Time Limit Parking” provides that “no person shall park a vehicle for longer than the time shown upon any of the following streets or parts of streets” and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen and State of New Jersey as follows:

SECTION 1. §400-29. Schedule III: Time Limit Parking is hereby amended to add certain streets as follows:

§400-29. Schedule III: Time Limit Parking

In accordance with the provisions of §400-8, no person shall park a vehicle for longer than the time limit shown upon any of the following streets or parts of streets:

Name of Street	Sides	Time Limit	Prohibited Hours/Days
Johnson Avenue	West	15 Minutes	Every Day

Location

East State Highway #4 to the jurisdiction of the City of Hackensack

SECTION 2. Except as set forth in Sections 1, the balance of Chapter 400 shall not be affected by this Ordinance.

SECTION 3. This chapter is intended to supplement existing ordinances and other laws pertaining to Chapter 400, entitled “Vehicles and Traffic” of the River Edge Borough Code and shall not be construed to excuse any person from complying with such other ordinances and laws.

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. If any part, sections, provisions, or total of any of the aforementioned sections are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such sections shall remain in full force and effect as an Ordinance of the Borough of River Edge.

SECTION 6. This Ordinance shall become effective immediately upon adoption and publication according to law.

ATTEST:

APPROVED:

Stephanie Evans
Borough Clerk

Thomas Papaleo
Mayor

OPEN PUBLIC HEARING ON ORDINANCE – Ordinance #20-11

On motion by Councilwoman Montisano-Koen, seconded by Councilman Gautier to open the public hearing on Ordinance #20-11 was unanimously approved.

CLOSE PUBLIC HEARING ON ORDINANCE – Ordinance #20-11

There being no comments by the public, the motion by Councilwoman Busteded, seconded by Councilwoman Montisano-Koen to close the public hearing on Ordinance #20-11 was unanimously approved.

ADOPTION - Ordinance #20-11

On motion by Councilwoman Kinsella, seconded by Councilwoman Kaufman to adopt Ordinance #20-11 was unanimously approved.

RESOLUTIONS - By Consent

On motion by Councilwoman Busteded, seconded by Councilman Gautier, resolution #20-177 through #20-186 were unanimously approved.

#20-177 Authorize Mayor to Sign Municipal Snow Plowing Agreement with the County of Bergen

BE IT RESOLVED, that the Mayor is authorized to sign the agreement with the County of Bergen for the 2020 – 2022 Snow Plowing season, payment to be in accordance with the attached schedule.

July 13, 2020

#20-178 Authorize Clerk to Go Out for Bid for the 2019/2020 Municipal Aid Program for Bogert Road (Section 3 & 4) Road Improvement Project

WHEREAS, the Borough of River Edge desires to go out for bid for the 2019/2020 Bogert Road (Section 3 & 4) Road Improvement Project; and

WHEREAS, the Borough Engineer has submitted plans and specifications for the project entitled 2019/2020 Bogert Road (Section 3 & 4) Road Improvement Project to the Mayor and Council of the Borough of River Edge; and

WHEREAS, the Mayor and Council of the Borough of River Edge desire to memorialize their approval of the plans and specifications and the design elements contained therein for the project entitled 2019/2020 Bogert Road (Section 3 & 4) Road Improvement Project.

NOW, THEREFORE, BE IT RESOLVED that the plans and specifications for the project entitled 2019/2020 Bogert Road (Section 3 & 4) Road Improvement Project are hereby accepted and approved by the Governing Body of the Borough of River Edge.

BE IT FURTHER RESOLVED, that the Clerk be authorized to advertise in THE RECORD for the purpose of providing said service.

July 13, 2020

#20-179 Resolution Increasing the Bid Threshold and Appointing a Qualified Purchasing Agent, Pursuant to N.J.S.A. 40A:11-3a and N.J.A.C. 5:34-5 et seq.

WHEREAS, the recent changes to the Local Public Contracts Law gave local contracting units the ability to increase their bid threshold up to 44,000; and

WHEREAS, N.J.S.A. 40A:11-3c, permits an increase in a bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

WHEREAS, N.J.A.C. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Raymond Poerio, Borough Administrator, possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34-5 et seq.; and

WHEREAS, the Borough of River Edge desires to take advantage of the increased bid threshold.

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Borough of River Edge, in the County of Bergen, in the State of New Jersey hereby increases its bid threshold to 44,000; and

BE IT FURTHER RESOLVED, that the governing body hereby appoints Raymond Poerio, Borough Administrator as the Qualified Purchasing Agent to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit; and

BE IT FURTHER RESOLVED, that in accordance with N.J.A.C. 5:34-5.2 the local unit Clerk is hereby authorized and directed to forward a certified copy of this resolution and a copy of Raymond Poerio, Borough Administrator's certification to the Director of the Division of Local Government Services.

July 13, 2020

#20-180 Authorize the Mayor to Sign the Memorandum of Understanding for Reimbursement Under the Bergen CARES Municipal Reimbursement Program

WHEREAS, the Borough of River Edge is desirous of filing an application under the Bergen CARES Municipal Reimbursement Program for reimbursement for COVID-19 related expenses; and

WHEREAS, a telephone poll was necessary to authorize the Mayor to timely execute the Memorandum of Understanding and related documentation in connection with the Borough's application for reimbursement under

the Bergen CARES Reimbursement Program; and

WHEREAS, a telephone poll was conducted on June 30, 2020, and the Council Members unanimously voted in favor of authorizing the Mayor to sign the Memorandum of Understanding; and

NOW THEREFORE BE IT RESOLVED, by the Council of River Edge that the Mayor is hereby authorized to sign on behalf of the Borough of River Edge the above referenced Memorandum of Understanding and application for COVID 19 related expenses pursuant to the Bergen CARES Municipal Reimbursement Program.

ADOPTED, at the public meeting of the Mayor and Council of the Borough of River Edge, held on Monday, July 13, 2020.

BOROUGH OF RIVER EDGE

Thomas Papaleo, Mayor

ATTEST:

Stephanie Evans
Borough Clerk

#20-181 Approve the Hire of Part-time Summer Help in the Department of Public Works

BE IT RESOLVED by the Governing Body of the Borough of River Edge that Justin Palladino be and he is hereby hired as a part-time summer employee of the Department of Public Works at an hourly rate \$15.00, not to exceed 29 hours per week, effective July 13, 2020.

July 13, 2020

#20-182 Approve the Hire of Part-time Summer Help in the Department of Public Works

BE IT RESOLVED by the Governing Body of the Borough of River Edge that Alyson Kaufman be and he is hereby hired as a part-time summer employee of the Department of Public Works at an hourly rate \$15.00, not to exceed 29 hours per week, effective July 13, 2020.

July 13, 2020

#20-183 Change Order #1 Approval and Amendatory Contract for the 2020 Riverside Cooperative Road Resurfacing Program to American Asphalt & Milling Services, LLC, 96 Midland Avenue, Kearny, New Jersey 07032

WHEREAS, N.J.A.C. 5:34-4.2 lists the requirements for all Change Orders; and

WHEREAS, the Borough of River Edge awarded a contract to American Asphalt & Milling Services, LLC on June 8, 2020 via resolution #20-141; and

WHEREAS, Change Order #1 reflects a decrease in quantities in the amount not to exceed

(\$7,722.73); and

WHEREAS, the Borough Engineer has recommended the above change.

NOW, THEREFORE, BE IT RESOLVED that the Borough of River Edge shall enter into a written amendatory contract with American Asphalt & Milling Services, LLC, for Change Order #1 for a decrease in the amount of \$(7,722.73).

BE IT FURTHER RESOLVED that the exact form of this amendatory contract shall be at the discretion of the Borough Attorney, the Mayor and the Borough Clerk is hereby authorized to execute said contract, and Change Order #1.

July 13, 2020

#20-184 Authorize Refund from Recreation Dedicated Account

WHEREAS, residents had signed up for Spring Tennis Lessons and Camp; and

WHEREAS, these programs and reservations have been cancelled due to the COVID-19 pandemic; and

WHEREAS, the residents had paid in full for the programs; and

WHEREAS, a refund will be made to the following:

Victoria Cassandra Rey 12 Colonial Court	\$90.00
Lauren Cerullo 162 Valley Road	\$90.00
Brianne Etter 711 Elm Avenue	\$75.00
Deborah Chernichaw 290 Concord Drive	\$75.00

NOW, THEREFORE, BE IT RESOLVED that a total of \$330.00 be refunded from the Recreation Dedicated Account to the above listed residents.

July 13, 2020

#20-185 Authorize Refund of Street Opening Permit to JL Landscape Contractors, LLC, 5 Jason Woods Road, Closter, New Jersey 07624

WHEREAS, JL Landscape Contractors, LLC was issued street opening permit #20-20 to replace a sewer line in front of 954 Kinderkamack Road; and

WHEREAS, JL Landscape Contractors paid \$550.00 for the street opening and \$500.00 for

performance escrow and provided all pertinent insurance documentation that was required; and

WHEREAS, the contractor did not have to open the street at that location and has requested a refund.

THEREFORE, BE IT RESOLVED that the Accounts Supervisor is hereby authorized to issue a check in the amount of \$550.00 from the Current Fund and \$500.00 from the Trust Other Fund to JL Landscape Contractors, LLC.

July 13, 2020

#20-186 Resolution of the Council of the Borough of River Edge Endorsing the Adopted 2020 Housing Element and Fair Share Plan

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (201S)(Mount Laurel IV.), the Borough of River Edge (hereinafter the "Borough") filed a Declaratory Judgment Complaint on July 9, 2015 in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan, to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate-income housing pursuant to the "Mount Laurel doctrine; and

WHEREAS, the Borough simultaneously sought, and ultimately secured, a protective order providing River Edge immunity from all exclusionary zoning lawsuits while it pursued approval of its Housing Element and Fair Share Plan, which remains in full force and effect; and

WHEREAS, the Court also appointed Frank Banisch as the Special Court Master (hereinafter the "Court Master"), as is customary in Mount Laurel matters adjudicated in the courts; and

WHEREAS, with assistance from the Court Master, the Borough and Fair Share Housing Center (hereinafter "FSHC") engaged in good faith negotiations, which resulted in the entering into of a Settlement Agreement between the Borough and FSHC on June 24, 2019; and

WHEREAS, a Fairness Hearing was held on June 14, 2018, at which time the FSHC Settlement Agreement was approved by the Honorable Judge Gregg A. Padovano, presiding; and

WHEREAS, as per the terms of the June 24, 2019 FSHC Settlement Agreement and the Court's 2019 Order, the Borough's Planner prepared a Housing Element and Fair Share Plan dated February 6, 2020 (hereafter the "Plan"); and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:550-13, the Borough of River Edge Land Use Board held a public hearing on April 15, 2020 and adopted the Plan pursuant to the public hearing held that evening; and

WHEREAS, the Governing Body of the Borough of River Edge has determined that the Housing Element and Fair Share is consistent with the goals and objectives of the Borough of River Edge's current Master Plan, and that adoption and implementation of the Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey that it does hereby endorse the Housing Element and Fair Share Plan as adopted by the Borough of River Land Use Board.

July 13, 2020

Councilwoman Kaufman read resolution #20-187 into the record.

On motion by Councilwoman Kaufman, seconded by Councilwoman Kinsella, resolution #20-187 was unanimously approved.

#20-187 Payment of Bills

At a Regular Meeting of the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, held on July 13, 2020.

BE IT RESOLVED that the Mayor and Council of the Borough of River Edge approve the following expenditures.

CURRENT FUND ACCOUNT	\$5,284,260.94
CAPITAL FUND ACCOUNT	\$ 357,488.51
GRANT FUND ACCOUNT	\$ 1,506.89
ANIMAL CONTROL ACCOUNT	\$ 388.60
TRUST OTHER ACCOUNT	\$ 2,496.99
OPEN SPACE ACCOUNT	\$ 19.10
PAYROLL ACCOUNT	\$ 9,213.60
DEVELOPER'S ESCROW ACCOUNT	\$ 250.00
RECREATION ACCOUNT	\$ 792.44

July 13, 2020

NEW BUSINESS –

Opening Borough Hall- The Mayor said that this Council has authorized he, Councilman Chinigo and Councilwoman Busted to act as the Covid Committee. We have been vested by you, the power to make decisions for over three months now and this Council has done this because we are in state of emergency. The Governor made it clear that the state of emergency has been reinstated for a number of reasons relating to finances and reimbursements. The Covid Committee is exploring the re-opening of Borough Hall; when, if or how. The Mayor would like to continue to discuss or make a decision at the next meeting when Councilman Chinigo is back because he has very strong opinions about this. He would also like to discuss at that meeting, if the Council still wants to continue to invest in the Covid Committee and its authority since nature of the emergency has evolved. He was beginning to feel uncomfortable about making these decisions when the nature of the state of emergency has altered. He has asked Mr. Poerio to do an informal survey of the employees as to how they would feel if they did re-open. The Mayor spoke with our Health Officer and Nurse on what they thought and they said that we

could do it because of the changes they have been made to the building and possibly doing things by appointment. He just wanted to raise the topic to have an initial conversation and then have another conversation at the August 10th meeting.

Councilwoman Busteed-the Covid Committee has been very successful because they've been nimble and very responsive. One of the things that they've been able to do is work closely with our professionals in a quick fashion to respond to numerous executive orders put out by the Governor to make sure we're in compliance and providing our residents and businesses with the tools that they need to reopen and enter in our community. She thanked all of our professionals for that.

Mayor Papaleo-concurs.

Health Broker-Raymond Poerio – said that the topic came up recently if we had the ability to get someone to help the employees with taking a look at their health benefits, answer health questions, etc. We are currently part of the State Health Benefits Program and that program currently doesn't provide an individual assigned to the borough to answer questions. It is up to the employee to look up on the state health benefits website and do their own due diligence. Last year they had a conversation about our health benefits, and he reached out to a health broker and asked for a proposal. For this particular broker it would be under \$5,000 through the end of the year. The employee could call and ask questions or the broker could come in. During open enrollment in October, they could make a pitch and they can come in and walk the employees through the process in case they want to make any changes. He would like the Council to let him know if they're happy with this individual and the information that was provided or are they looking for us to head in another direction

Councilwoman Kaufman- asked if he could get bids from other vendors?

Mr. Poerio- said that he could get other quote but we wouldn't go out for a bid because the amount is under \$5,000.

Councilwoman Kaufman-said that she would just like to see if another vendor might be better.

Councilwoman Busteed- said that in her professional career, she works regularly with the Doyle Alliance Group which is the proposal that was received and thinks that they do a good job. She feels that they are an advocate and she thinks that we should be looking at this service as an advocate for our employees regarding their health benefits. She has no objection to getting alternative proposals or bids.

Ray Poerio-said that if Councilwoman Kaufman has a particular broker who she would like him to contact, he would be happy to do that.

Mayor Papaleo-stated that in general, he feels that they should attempt to go with the lowest bid but in this case he agrees with Mr. Poerio that when hiring professionals, we don't always look at the lowest bid. We look at their history, their record and recommendations and knows that Busteed has had a good experience with this professional. He explained that the reason that this is on the agenda is because he and Councilman Gautier met with employees of the DPW in an outdoor meeting about concerns they had. One of the issues they have is the ability to receive guidance through the enrollment process of health benefits. He said our CFO would not do that, nor would our Borough Administrator and there is a question of liability. Our labor and borough attorney thought it was a good idea. This service is provided in many municipalities and the sooner they are brought in, the better. He respects her desire to get a second bid and asked what criteria would we use? Would it be solely on what the bid was or would we consider their overall reputation?

Councilman Gautier- wanted to clarify that this is for 6 months and if anyone had a problem or didn't like the service, after 6 months we could re-evaluate it then.

Councilwoman Busteed-agrees with Councilman Gautier in that at the end of the year they can re-evaluate the company, the service and how well it worked and what direction we want to go.

Councilman Kaufman-felt that was fair and thought we should work quickly to help the DPW out.

Councilwoman Busteed-wanted to clarify with Mr. Poerio that this service pertains to all employees, not just the DPW.

Mr. Poerio-replied yes, it would be for all employees.

The Council voted unanimously to move forward in hiring this firm through the end of the year.

Website-Councilwoman Kaufman said that she has spent a lot of time looking at best practices for websites to try to get up and running. She said that Evogov is currently working on it and presented the Council with an example of what it would look like. She said that she is open for any suggestions or comments.

CouncilmanGautier-said that Councilwoman Kaufman has done a tremendous job with this and he and Councilman Chinigo have had numerous zoom meetings and teleconference calls but wanted to thank Michelle for taking the lead on this. He again thanked her for all of her hard work.

Councilwoman Montisano-Koen- also thanked Michelle and thinks it looks great.

Councilwoman Busteed-thanked Michelle and said that this will be a huge improvement for our residents.

Mayor Papaleo-agreed and said that he really likes the way it looks. He asked when she thought it will be up and running?

Councilwoman Kaufman-doesn't have an exact time frame but felt that it would probably be up and running by the fall.

Councilwoman Kinsella-updated the Council on the 2020 Census.

PUBLIC COMMENTS –

On motion by Councilwoman Busteed, seconded by Councilwoman Kaufman to open public comments was unanimously approved.

There being no comments by the public, the motion by Councilwoman Kaufman, seconded by Councilman Gautier to close public comments was unanimously approved.

COUNCIL COMMENTS -

Councilwoman Kaufman - said that she heard from one of our residents that our Code Enforcer, Art DeRosa is doing a great job and wanted to thank him for that. She congratulated Josh, thanked Drew for his hard work on the Covid Memorial, wished Dario a quick recovery and thanked the Technology Committee, Dario and Joe for their help with the new website. She hopes that everyone stays safe and continues to social distance and wear masks while indoors and around other people.

Councilwoman Kinsella – concurs with everything that Councilwoman Kaufman said.

Councilman Gautier – said that he's very happy to have been appointed as liaison to the DPW. He feels that Jason and his employees do a wonderful job. Recently we've had heavy rains and noticed the DPW were clearing storm drains due to flooding and there was a major wash out at Cherry Blossom Park which they helped clean up as well. Councilman Gautier thanked Michelle Cariddi for doing a great job with the Beautification Committee. He also wished Councilman Chinigo a quick recovery.

Councilwoman Montisano-Koen-also wished Dario a speedy recovery and sends him good vibes and prayers. She said that the Library is working very hard to make plans to open to the public in one form or another and that they should be releasing some plans and ideas in the near future. In order to keep our Covid numbers down, she also encouraged everyone to continue to wear masks when social distancing is not possible and wished everyone that is recovering from Covid a speedy recovery.

Councilwoman Busteed- also wished Councilman Chinigo a speedy recovery and looks forward to him returning soon. She wanted to thank Carolyn Baldanza, our Recreation Director for persevering. There is a form of recreation camp this summer and 88 campers have registered. They've done a variety of activities and she has gotten a lot of feedback from parents who are very thankful that we are offering some programs for our kids. With regard to the Environmental Protection Commission, she had previously reported that they were working with the watershed

ambassador and the fifth grades at Cherry Hill and Roosevelt were given programs on the watershed and were involved in a stormwater art contest. Over 100 students participated and submitted artwork. Two winners were chosen and the artwork is going to go forward and be painted in August or September. The winners and runners up will be joining us at the August 10th meeting to be recognized for their efforts. She thanked Jason Milito for working with the Environmental Commission on that project. She reported that Alumni in Recovery has a sister organization that will be bringing the Black Poster Project to River Edge in August which is Overdose Awareness Month. The Black Poster Project is the brainchild of a bereaved parent who lost a child from an overdose. She will bring 100 posters with images of those who were lost to the addiction and putting a face to the epidemic. She will meet with Carolyn Baldanza to see how we can bring this installation to the Borough. She will update the Council when they choose a date.

Councilwoman Kaufman said that she is very excited to be the liaison to the Fire Department and looks forward to working with them.

Mayor Papaleo concurs with everything that was said. He thanked Stacy Stein for coordinating and taking the lead on the Alumni in Recovery and the Black Poster Project. He thanked Carolyn and Councilwoman Busteed for bringing this program to us. He extends his best wishes to Councilman Chinigo on a speedy recovery. The Mayor received a newsletter from the River Edge Senior Residence. He said that they're doing very well and is glad they've weathered the Covid pandemic. The Mayor read a letter from residents complimenting and thanking Police Officers Lee, Diamond and Estevez for their work in their identity theft case. The Mayor said that our Police Department does a great job with community policing and we get many letters about our Police Department, Fire Department, Volunteer Ambulance Service and employees all the time. He feels that as Mayor, it's important to make sure that he highlights them.

ADJOURNMENT – 8:35 P.M.

On motion by Councilman Gautier, seconded by Councilwoman Kinsella to adjourn the meeting at 8:35 p.m. was unanimously approved.

Mayor Thomas Papaleo

Attest:

Stephanie Evans, Borough Clerk

Dated: