



**BOROUGH OF FAIR LAWN
MAYOR AND COUNCIL
MEETING MINUTES**

WORK SESSION

WORK SESSION MEETING MINUTES OF JULY 11, 2023

Mayor Peluso called the meeting to order at 7:30 p.m.

In accordance with the Open Public Meetings Act, adequate notice of this meeting, giving the time, date and information for accessing this public meeting, was sent to 'The Record' and the Herald News on May 30, 2023, was posted on the bulletin board located on the 1st floor of the Municipal Building, was filed in the Office of the Municipal Clerk, and was posted on the Borough's website.

PRESENT: Mayor Peluso, Deputy Mayor Krause, Deputy Mayor of Community Affairs Cutrone and Councilmembers Reinitz and Rottenstrich.

ALSO PRESENT: Manager Van Kruijning, Municipal Clerk Magarelli, Attorney Verrone and CFO Palermo.

REVIEW OF TENTATIVE AGENDA – July 25, 2023 Meeting

Deputy Mayor of Community Affairs Cutrone asked about doing a proclamation for Muslim American Appreciation month.

COUNCIL COMMENTS

Councilmember Reinitz:

He thanked everyone who was involved with the fireworks, and also the DPW and Emergency Services personnel who were involved with storm cleanup and water main breaks.

Councilmember Rottenstrich:

Planning Board – Luke Walsh was sworn in as a new member. The Board authorized an independent traffic study for the redevelopment of the Nabisco property.

Green Team – the July 26th meeting will be held at Memorial Pool, as they would like to invite the community. Pizza will be served. They will also be present at National Night Out.

Main Street – The State's Main Street Director will be coming to meet with them and tour our downtown areas.

Deputy Mayor of Community Affairs Cutrone:

She noted that people are excited about the Wibit at Memorial Pool that will be opening soon. Manager Van Kruijning noted that participants must be 48 inches or taller and have passed the deep water test.

Deputy Mayor of Community Affairs Cutrone reported that she and Councilmember Rottenstrich have found someone to serve as interim Borough Manager. They would like to discuss this in Closed Session on August 15th. Mayor Peluso stated he would like the candidate to attend as well.

Deputy Mayor Krause:

He officiated at the wedding of Fair Lawn's newest married couple today. It was a lot of fun.

Mayor Peluso:

He was looking forward to the Main Street meeting on Sunday. There have been a number of new businesses opening up in Fair Lawn, with some positive reviews.

EMERGENCY SERVICES WALL OF HONOR NOMINATIONS

Manager Van Kruijning referenced his email dated July 6, 2023, which provided two nominees from each of the five emergency service departments. Anyone killed in the line of duty is an automatic entry, so there is one name from Police and one from the Fire Department.

Councilmember Reinitz felt that people who died in the line of service should be honored separately. He also felt that the nominees should be retired and no longer active to avoid morale issues. Mayor Peluso and Councilmember Rottenstrich agreed.

Manager Van Kruijning stated that the first ceremony will include an unveiling ceremony. Councilmember Rottenstrich suggested doing this Tuesday, October 3rd at 7:00 p.m. Manager Van Kruijning stated he will send out the invitations on behalf of the Council.

STATE TAX COURT SETTLEMENT – BLOCK 5521, LOT 5

Manager Van Kruijning referenced his email dated July 5, 2023, with attached memorandum from Tax Assessor Henderson regarding a tax court settlement. He reminded the Council that all refunds are expended from surplus.

There was a unanimous consensus to approve the above tax settlement.

NAMING OF PLAZA ROAD PARK

Councilmember Rottenstrich stated that Brookfield Properties donated landscaping and Jane Spindel did a landscape design for the park, which was inspired by Mr. Paek who also donated some plants from his florist shop. Mayor Peluso stated the park looks beautiful.

It was suggested they name the park the Fair Lawn Peace Park. Signage would also indicate the landscaping was donated by Brookfield Properties.

There was a unanimous consensus to name the park the Fair Lawn Peace Park.

Manager Van Kruijning stated that funding for the sign, which costs \$2,500, could be taken from Municipal Open Space Funds.

FILMING ORDINANCE

Manager Van Kruijning explained that Ryan Greff has been attending meetings regarding this matter. He noted that the Borough charged a daily fee of \$500 and the NJ Motion Picture Television Commission provided a breakdown of what they have requested for fees.

Deputy Mayor of Community Affairs Cutrone shared feedback she received from a location scout who works in this area. He felt the fees looked good but he suggested some things we might want to add. He also suggested we look at Paterson's and Elmwood Park's ordinance.

Attorney Verrone stated that she will circulate the standard forms and ordinances she had obtained from other towns, as well as the model from the NJ Motion Picture Television Commission, which provides certain standards. 25:22

Manager Van Kruijning clarified that there has always been a filming agreement with guidelines that was handled by the Manager's office. Deputy Mayor of Community Affairs Cutrone felt it was important to have an actual ordinance as filming companies search for that. Attorney Verrone will review the agreement to see if it is adoptable in ordinance form.

BOROUGH'S 100TH ANNIVERSARY

Councilmember Reinitz asked Manager Van Kruijning if he could map out a timeline of what the Committee would need to do and when they would need to do it. He and Deputy Mayor Krause will begin appointing people in August and start meeting in September.

NEW BUSINESS

Manager Van Kruijning reported that a lightning strike hit the Municipal Building, the Police antennae and then the chiller for the air conditioner. They lost cameras,

intercom systems, equipment in the Police Department and air conditioning. They are filing a claim that will be covered by the JIF. The cameras and intercoms are back working, but the air conditioning is not. They ordered a part special order, but it did not work and had to be reordered. Every office has a portable unit in the meantime.

Municipal Clerk Magarelli stated that the Rent Leveling Board needs an alternate tenant representative. He would like to put out a notice advertising this vacancy.

RESOLUTION 275-2023 - RESOLUTION AUTHORIZING LIQUOR LICENSE RENEWAL

Upon motion by Deputy Mayor Krause and a second by Councilmember Reinitz, Resolution No. 275-2023 was carried by a roll call vote of 5-0.

Mayor Peluso asked to go back to the Film Ordinance. He reminded the Council that the ordinance needs to be passed by August. Manager Van Kruijning stated it can be introduced July 25th and adopted on August 15th.

PUBLIC COMMENTS

Upon motion by Deputy Mayor Krause and a second by Councilmember Reinitz, the time for public comments was opened.

Pamela Coles stated that she knows the Borough has a bamboo ordinance. Bamboo is now creeping into her yard and she asked who she should call to get it removed. Manager Van Kruijning stated that she should call the Property Maintenance Officer.

Ms. Coles wondered why the Zoning Board was still meeting on Zoom, as sometimes their meetings conflicted with the Planning Board who met in person. Councilmember Reinitz explained they are two separate, autonomous Boards; there is nothing for the Council to address.

Mayor Peluso wondered if meeting on Zoom was still necessary since there is no longer a State health emergency. Attorney Verrone stated she would have to check to see if the regulations were still in effect; however, that was a determination for the Zoning Board attorney.

Upon motion by Councilmember Reinitz and a second by Deputy Mayor of Community Affairs Cutrone, the time for public comments was unanimously closed.

EXECUTIVE CLOSED SESSION – RESOLUTION 276-2023

- I. Personnel
- II. Contract Negotiations

Motion to go into executive session to discuss matters exempt from the public as duly noticed by Resolution No. 276-2023 was moved by Deputy Mayor of Community Affairs

Cutrone and seconded by Deputy Mayor Krause. Motion carried by a roll call vote of 5-0.

RECONVENE PUBLIC SESSION

Upon motion by Deputy Mayor of Community Affairs Cutrone and a second by Deputy Mayor Krause, it was unanimously agreed to reconvene the meeting at 8:19 p.m.

RESOLUTION 277-2023 - RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF FAIR LAWN AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF FAIR LAWN AND CLPF GREEK FAIR LAWN LLC AND DESIGNATING CLPF GREEK FAIR LAWN LLC AS REDEVELOPER FOR CERTAIN PROPERTY LOCATED AT 22-11 ROUTE 208, IDENTIFIED AS BLOCK 4903, LOT 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF FAIR LAWN LOCATED IN A NON-CONDEMNATION REDEVELOPMENT AREA

Upon motion by Councilmember Rottenstrich and a second by Deputy Mayor Krause, Resolution No. 277-2023 was carried by a roll call vote of 5-0.

ADJOURNMENT

Upon motion by Councilmember Rottenstrich and a second by Deputy Mayor Krause, the Work Session was unanimously adjourned at 8:21 p.m.

The within minutes were duly approved by the Borough Council at their meeting of July 25, 2023, under Resolution 292-2023

Respectfully submitted,



Nicholas J. Magarelli, RMC
Municipal Clerk

The undersigned has read and approves the foregoing minutes.



Mayor Kurt Peluso