



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

WORK SESSION MEETING MINUTES OF DECEMBER 6, 2022

Mayor Peluso called the meeting to order at 7:32 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' on March 2, 2022, 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 Cutrone, Deputy Mayor of Community Affairs Krause and Councilmembers Reinitz and Rottenstrich.

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

REVIEW OF TENTATIVE AGENDA – December 13, 2022 Meeting

There were no additions or changes to the agenda.

COUNCIL COMMENTS

Councilmember Reinitz:

He thanked Manager Van Kruijning and his office, DPW personnel, the Police Department and everyone who was involved in organizing and facilitating the holiday parade and activities. The attendance was significant despite the cold weather.

Councilmember Rottenstrich:

She thanked Manager Van Kruijning and all the Borough employees for the holiday parade, which was a wonderful event. "Santa" was just amazing. The event brought a great feeling and spirit to the Borough.

Shade Tree Committee – they finished their comments on the Community Forestry Management Plan, which was given to Manager Van Kruijning. They are hoping the plan will be completed and put into action for 2023 so they can "re-tree" Fair Lawn.

Green Team – they are working on an interactive application that would encourage residents to take specific actions to make Fair Lawn greener and more environmentally friendly.

Deputy Mayor of Community Affairs Krause:

He echoed the comments about the holiday parade and the lighting ceremony. He enjoyed seeing the Council Chambers lit up and he was sure it was a great surprise for the children and residents as well. He thanked Manager Van Kruiningen, the staff who worked on the parade, the Arts Council and the first responders who decorated their trucks.

He did not have any committee reports at this time.

Deputy Mayor Cutrone:

She thanked all those involved with the holiday parade. Seeing the Council Chambers decorated was a wonderful surprise.

Community Relations Advisory Committee – they are hosting an event in honor of Holocaust Remembrance Day on Thursday, January 26th at Fair Lawn High School Auditorium. This will be a nice opportunity for the community to come together to honor that day.

Fair Lawn for All Ages is sponsoring another holiday lights competition. There will be two Holly Trolleys that will drive the seniors around town to see the decorated houses.

Mayor Peluso:

He also thanked everyone who was involved with planning the holiday parade, which gets bigger and better each year. Santa and Mrs. Claus did a great job.

Finance Committee – they began discussions on the 2023 Budget. Fair Lawn is always one of the first towns to pass its Budget, which is a testament to the hard work of the Manager and CFO. Over the past five years they have had a 0% municipal tax increase and he hoped to do that again.

ARTS COUNCIL MURAL PROPOSAL

Deputy Mayor of Community Affairs Krause introduced Rose Agar of the Arts Council, who reviewed the proposed ideas for the mural on the wall near the multi-sports complex.

Ms. Agar stated the committee members spoke to various cities that were well versed in mural art to learn of possible concerns and suggestions for improvement. Murals cost \$20 to \$40 per square foot. Weather conditions affect paint and longevity so spring and summer are the ideal time frames for this type of project. Concepts were presented to the Committee and references obtained for the artist. A section would be carved out for community participation. They narrowed down the six proposals to three artists, whose prices ranged from \$12,000 to \$21,800.

Manager Van Kruijning noted Borough personnel would handle the power washing, repair the cracks and prime the walls. He will make arrangements to secure onsite storage and place a mobile camera there for security. He confirmed there is money in the budget for this project.

Mayor Peluso felt the people in the mural should be shadowy rather than be a well known athlete. Deputy Mayor Cutrone agreed. Councilmember Rottenstrich wanted to ensure the mural was inclusive and represented our community. Councilmember Reinitz suggested using Lauren Mandel as they knew her work from a previous project.

RANGE ROAD & RIVER ROAD INTERSECTION REALIGNMENT STUDY REPORT

Manager Van Kruijning referenced his email dated December 1, 2022 regarding a request for CME Associates to do a brief traffic study on Range Road, which runs back to the Clariant property at this intersection. He recommended giving the report, which will also be reviewed by the County, to the Planning Board.

Councilmember Rottenstrich felt this was a significant change in the site plan as it recommends an internal road between Building A and Building B, causing all traffic to be directed to Fair Lawn Avenue. This was contrary to what they were told, which was that traffic would come into Building A from Range Road and into Building B from Fair Lawn Avenue.

Attorney Verrone explained that the County has to sign off on this. The issue of whether Range Road could be accessed or used as part of this project was conditioned on approval from the County Engineer; however, the Engineer notified the Borough that he needed more information about this road before he signs off on this. Manager Van Kruijning will share CME's report with the County Engineer.

Councilmember Rottenstrich stated the Planning Board made their decisions based on what was presented to them. They were told Range Road would be able to accommodate the big semi-tractor trailers headed toward the closest building. The Board was not told all these large trucks would be coming down Fair Lawn Avenue. She reiterated her concerns about this change. Attorney

Verrone stated this was subject to County approval, but she will review the Planning Board resolution.

Councilmember Reinitz stated this should go back before the Planning Board if there are fundamental changes to the site plan and get reviewed by the Planning Board Attorney to make sure it meets the terms in the resolution.

DEALS PROPERTY REDEVELOPMENT – DESIGNATION OF REDEVELOPER

Attorney Verrone stated there are two resolutions regarding this property. The first one conditionally designates Radburn Station Developers as the redeveloper of the site for a period of 180 days and cannot be renewed. It is conditioned on the Borough and Redeveloper entering into a redevelopment agreement that addresses all the issues and concerns of the Borough. The developer must post an escrow payment to cover the Borough's professional costs in developing the plan. This interim plan would allow for the Borough to go back and be reimbursed for professional fees from CME Associates and other professionals associated with the development of the plan.

The second resolution authorizes an interim cost agreement that would cover the costs of professional thus far for developing the plan. Once the redevelopment plan is settled, then that would have to be authorized and agreed to by the Borough. Another escrow agreement will then be put in place.

ONE WAY ON FERN STREET

Mayor Peluso stated he received a petition from residents on Fern Street requesting that it be made into a one way street.

Manager Van Kruijning stated he will send letters to the 17 property owners on the block who will be affected. They will have two weeks to respond back as to whether they are in favor of making the street one way. If the majority of the homeowners are in favor and he receives approval from Traffic Safety, it will be put on January's agenda with adoption in February. Deputy Mayor of Community Affairs Krause requested that Manager Van Kruijning notify all residents on Fern Street, as they will be impacted in how they get home.

EXTENSION OF SHARED SERVICE AGREEMENT WITH BOARD OF EDUCATION (VEHICLE AND BUS MAINTENANCE)

Manager Van Kruijning stated this agreement has been in place for many years and it works very well. The Board of Education is happy with the quick turnaround time for the repair of their buses. He would like to continue the agreement for four more years.

There was a unanimous consensus to authorize Manager Van Kruijning to proceed with a four year extension of the above shared service.

REVISION OF BROADWAY AND RIVER ROAD SPECIAL IMPROVEMENT DISTRICT ORDINANCES

Councilmember Rottenstrich explained that since the Fair Lawn Main Street is now incorporated, they would like to designate it as the District Management Corporation to provide services to Broadway and River Road. Both SIDS have agreed to this plan. She asked Attorney Verrone to revise the ordinances to reflect this change so they can review it at the January Work Session.

REORGANIZATION MEETING OF JANUARY 3, 2023 PREPARATION

INVOCATION

BENEDICTION

COLOR GUARD

SPECIAL GUESTS

SPECIAL REQUESTS

Municipal Clerk Magarelli asked for the Council's input on the above items. The Council decided to have the Honor Guard and Town Crier at the meeting, and have different faiths represented at the Invocation and Benediction. They will get back to him with more specific information next week.

NEW BUSINESS

Manager Van Kruijning asked if the Council would like to keep the holiday lighting in the Council Chambers up for the next meeting. Mayor Peluso stated he turned on the lights for a wedding and it looked very nice.

PUBLIC COMMENTS

Gus Westerguard, 7-15 Fern Street, stated he gave the Council a list of the residents on Fern Street who agreed with making the street one way. He asked if he needed to reach out to the residents on the second block of Fern Street. Mayor Peluso explained that Manager Van Kruijning will be giving out a formal letter to all the residents, and then it will come back to the Council for a vote.

Susan Swierczewski, 7-28 Fern Street felt that Fern Street was dangerous due to the traffic, speeding and drivers using the street as a cut through. If residents on her block want Fern Street to be one way but residents on the second block don't, would that affect the decision? Mayor Peluso stated they are simply gathering as much information as possible before a final decision is made.

Manager Van Kruijning stated his letter will offer two options: one way traveling west from Central Avenue to Maple Avenue or no change at all.

Ms. Swierczewski asked if a traffic study was done. Manager Van Kruijning stated yes. A mobile speed trailer was placed on Fern Street for over a week. Then they placed a vehicle counter and a speed monitor on a telephone pole from October 20th to October 26th. The speed limit on Fern Street is 25 mph. There were only 109 cars that traveled daily on Fern Street both directions and the average speed was 28 mph. Only 0.91% of the vehicles travelled between 36 and 40 mph and 0.26% of the vehicles exceeded 40 mph. The overall data does not support speeding on that section.

Ms. Swierczewski noted that in the spring or summer, several very large trucks came down her street and tore down cable and telephone wires from the houses. She wondered if there were steps that could be taken to prevent large trucks. Manager Van Kruijning stated there is a sign on Maple Avenue and Fern Street that says "No Trucks Over 4 Tons". He noted that Maple Avenue was closed multiple times in the summer due to on-going work, so traffic had to be diverted to other areas.

Pamela Coles, 13-34 George Street stated she like the idea of the murals, but she was unhappy about the artwork on the banner on River Road near Kuiken Lumber. She wondered about the approval process. Mayor Peluso stated that banner was on private property and was not a Borough banner. He advised her to reach out to Community District Services, who oversee the River Road Improvement District.

Tony Swierczewski, 7-28 Fern Street questioned how the Borough would protect the mural at the sports complex once it was completed. Manager Van Kruijning stated that during the work, there will be a temporary camera that monitors the work, but a permanent camera will be installed on the building that will monitor the entire area at all times.

RESOL. #365-2022: EXECUTIVE SESSION RESOLUTION – CLOSED SESSION

- a. Personnel;

Motion to go into executive session to discuss matters exempt from the public as duly noticed by Resolution No. 365-2022 was moved by Councilmember Reinitz and seconded by Deputy Mayor Cutrone. Motion carried by a roll call vote of 5-0.

RECONVENE PUBLIC SESSION

Upon motion by Deputy Mayor Cutrone and a second by Councilmember Reinitz, it was unanimously agreed to reconvene the Work Session at 9:19 pm.

ADJOURNMENT

Upon motion by Deputy Mayor of Community Affairs Krause and a second by Councilmember Reinitz, the Work Session was adjourned at 9:20 p.m.

The within minutes were duly approved by the Borough Council at their meeting of February 28, 2023, under Resolution 110-2023.

Respectfully submitted,



Nicholas J. Magarelli, RMC
Municipal Clerk

The undersigned has read and approves the foregoing minutes.



Mayor Kurt Peluso