

BOROUGH OF HASBROUCK HEIGHTS

MINUTES

February 9, 2016

A Regular Meeting of the Mayor and Council of the Borough of Hasbrouck Heights was held on Tuesday, February 9, 2016 at 8:16p.m. at Borough Hall, 320 Boulevard, Hasbrouck Heights, NJ.

Mayor DeLorenzo declared the meeting in Session and Borough Clerk Rose Marie Sees stated that the meeting complied with the Sunshine Law, adequate notice of this meeting having been made to all members of the Council by personal service on January 4, 2016 and transmitted to The Observer, The Record and The Herald News on January 4, 2016.

ROLL CALL: Present: Mayor John DeLorenzo, Councilman Justin A. DiPisa, Councilwoman Sonya Buckman, Councilman David Gonzalez, Councilwoman Pamela J. Link, Councilman Russell A. Lipari, Councilman Peter Traina

Absent: None

SALUTE TO THE FLAG AND PLEDGE OF ALLEGIANCE: Mayor DeLorenzo led in the Salute to the Flag and Pledge of Allegiance.

INVOCATION: The Invocation was given by Councilwoman Link as follows: "In this ever struggling world, whether here or abroad, let us ask for protection against those who threaten and seek to destroy that which is different, as if they themselves are more perfect and valuable than others.

We ask for your guidance in our meeting tonight, that all work together to ensure all in our community are best represented and our efforts continue to move Hasbrouck Heights forward.

And above all, we ask that you protect all those that are protecting us.

We thank you. God Bless America"

COMMUNICATIONS: 1) Memo from Fire Chief Patrick Hayes advising of resignation of Truck Company One Member, Josey Munez.

Mayor DeLorenzo asked if any member of the Council wished to have any item read into the record. There being none, Mayor DeLorenzo requested a motion to accept the Communications which was made by Councilman Lipari, seconded by Councilman Traina, and unanimously carried.

BILLS:

WHEREAS, claims and accounts amounting to \$1,445,990.32 specified in the schedule hereto annexed, have been examined and approved by the Finance Commissioner, or his Deputy; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the accounts listed for payment of the claims;

NOW, THEREFORE BE IT RESOLVED, that the claims be paid and checks be issued on the funds and accounts indicated on the attached schedule.

/s/ Councilman Justin A. DiPisa
Commissioner of Finance

On a motion by Councilman DiPisa, seconded by Councilman Traina, and unanimously carried, the foregoing Resolution was approved.

APPROVAL OF MINUTES: *(January 12, 2016 Regular Meeting, January 26, 2016 Regular Meeting)*

Mayor DeLorenzo requested a motion to approve the foregoing Minutes which was made by Councilman Gonzalez, seconded by Councilwoman Link, with Councilman Lipari abstaining from the January 12, 2016 Minutes as he was absent, and otherwise unanimously carried.

NEW BUSINESS:

- CONSENT AGENDA:**
- 37. Payroll
 - 38. Authorizing Raffle Licenses for Tomorrow’s Children’s Fund
 - 39. Authorizing Raffle Licenses for Rutherford Cooperative Day Nursery
 - 40. Authorizing a Professional Contract with Joseph J. Rotolo, Esq. as Zoning Board of Adjustment Attorney Pursuant to N.J.S.A. 40A:11-1 et seq. and 19:44A-20.5 et seq.
 - 41. Authorizing a Professional Contract with James

CONSENT AGENDA (cont'd):

Fordham as Zoning Board of Adjustment Engineer Pursuant to N.J.S.A. 40A:11-1 et seq. and 19:44A-20.5 et seq.

- 42. Dog Licenses - Payment of Fees to State
- 43. Authorizing Budget Appropriation Transfers
(Resolution will not be completed until Tuesday)
- 44. Authorizing Raffle License for Lincoln School PTA

Mayor DeLorenzo requested a motion to approve the foregoing Consent Agenda which was made by Councilman Lipari, seconded by Councilman DiPisa, and unanimously carried.

- RESOLUTIONS:**
- 45. Authorizing Raffle License for Lions Club of Hasbrouck Heights

Mayor DeLorenzo requested a motion to approve the foregoing Resolution which was made by Councilwoman Link, seconded by Councilman DiPisa, and unanimously carried.

- 46. Authorizing Raffle License for Corpus Christi Church Concerned Parents of Corpus Christi

Mayor DeLorenzo requested a motion to approve the foregoing Resolution which was made by Councilman Gonzalez, seconded by Councilwoman Link, and unanimously carried.

- APPOINTMENTS:**
- Iram Granados to Hasbrouck Heights Fire Department Truck Company 1
 - Alexandra Mucha as Fire Department Associate Member
 - Linda Condal to Mayor's Committee of Community Celebrations
 - Taylor Condal to Mayor's Committee of Community Celebrations
 - Anthony Bernice to Mayor's Committee to Recognize Military Service

Mayor DeLorenzo requested a motion to approve the foregoing appointments which was made by Councilman Gonzalez, seconded by Councilman Lipari, and unanimously carried.

APPOINTMENTS (cont'd):

Iram Granados and Alexandra Mucha were invited up and congratulated by Mayor DeLorenzo, Fire Commissioner Gonzalez, Deputy Fire Commissioner Lipari, Fire Chief Patrick Hayes and Truck Company 1 Captain Peter Kolodziej, a photo was taken.

RESIGNATIONS: Josey Munez from Hasbrouck Heights Fire Department Truck Company One

Mayor DeLorenzo requested a motion to accept the foregoing Resignation which was made by Councilman Gonzalez, seconded by Councilwoman Link, and unanimously carried.

ORDINANCE(S) ON INTRODUCTION: None

ORDINANCE(S) ON CONTINUED PUBLIC HEARING:

ORDINANCE NO. 2354:

BE IT RESOLVED that an Ordinance entitled: **AN ORDINANCE TO AUTHORIZE THE SALE PURSUANT TO N.J.S.A. 40A:12-13 OF LANDS AND PREMISES KNOWN AS LOT 6 IN BLOCK 152 AS THE SAME APPEARS ON THE CURRENT ASSESSMENT MAP OF THE BOROUGH OF HASBROUCK HEIGHTS, A VACANT LOT OF APPROXIMATELY 25 FEET IN WIDTH AND 125 FEET IN DEPTH UPON WHICH WAS FORMERLY SITUATE A FIRE HORN TOWER AND FOR WHICH THE BOROUGH NO LONGER HAS ANY USE"** authorized and directed to publish said Ordinance, same to be published in The Observer, a newspaper circulating and published in the Borough of Hasbrouck Heights.

Mayor DeLorenzo requested a motion to open the Public Hearing on the foregoing Ordinance which was made by Councilman Gonzalez, seconded by Councilman Traina and unanimously carried.

There being no one wishing to speak, Mayor DeLorenzo requested a motion to close the Public Hearing on this ordinance which was made by Councilman DiPisa, seconded by Councilman Lipari, and unanimously carried.

Mayor DeLorenzo requested a motion to approve the foregoing Ordinance which was made by Councilman Lipari, seconded by Councilman Traina, and unanimously carried.

MISCELLANEOUS FROM PUBLIC:

Mayor DeLorenzo requested a motion to open the meeting to the public which was

MISCELLANEOUS FROM PUBLIC (cont'd):

made by Councilman DiPisa, seconded by Councilman Gonzalez, and unanimously carried.

There being no one wishing to speak, Mayor DeLorenzo requested a motion to close the public portion which was made by Councilman DiPisa, seconded by Councilman Traina, and unanimously carried.

WORK SESSION:

Mayor DeLorenzo requested a motion to go into Work Session which was made by Councilman Gonzalez, seconded by Councilman Traina and unanimously carried.

CONTINUE REGULAR MEETING:

Mayor DeLorenzo requested a motion to continue the regular meeting for the following Presentation which was made by Councilman Traina, seconded by Councilman Gonzalez and unanimously carried.

PRESENTATION: Superintendent of Schools Dr. Matthew Helfant and Board of Education Business Administrator Dina Messery re: Special School Election on March 8, 2016

Borough Attorney Chandless explained that this presentation is being made to the whole Mayor and Council and that no questions would be taken from the public as the Board of Education was arranging forums for that. The Governing Body would be permitted to ask questions but could not render an opinion.

The first speaker was Dr. Helfant who apologized for their lateness as they were detained at the PTA meeting where they were giving this Presentation. He gave some background – that several years ago (2009) this same project went out to referendum with an attachment of moving offices at the elementary schools. This current referendum had no attachments. He noted that since 2009 this project has increased \$1.5 million. The Board of Education has an obligation to present this referendum to the taxpayers who will ultimately make that decision.

Mayor DeLorenzo said he appreciated them coming tonight, noting they were conducting this in the interest of transparency so everyone can see what is presented and as a Council we are here to get the information. There will be no question and answer period here, it is mainly for the Council to understand it. There will be plenty of venues for the public to ask questions. Everyone was welcome to stay and observe the presentation.

PRESENTATION (cont'd):

Michael Wozny, director of education projects for EI Associates, the Architects and Engineers for the District said they were asked to submit projects for improvement of ventilation and heating systems. They submitted three separate projects for the three schools. He said the two elementary schools are very similar in nature built in 1913, with additions 15 years ago. The high school was built in 1948 and has additions since then. The scope of work is only in the old sections of all three buildings. The systems are in the most need of replacement. In the elementary schools they were proposing replacing the ventilation systems, putting in a new rooftop heat recovery unit, new duct work to the individual rooms, new grilles and registers and new controls. In the high school they are proposing to replace the old steam section including old steam boilers, one was replaced, the other is very old. They were taking out the boilers and putting in new high efficiency condensing hot water system, the steam piping, any asbestos related to that piping, putting in new hot water piping, taking out all steam unit ventilators and radiators in that section and replacing them to be totally compliant with the latest ventilation and heating codes. Schematic designs have been done. Once the project is approved, the detail design would be done which would take about four months, project publically bid and awarded and anticipated construction summer of 2017.

Councilman Lipari asked if code compliance meant current codes and did insulate mean insulate the piping. He tried to compare construction costs and asked if they had anticipated figures. Mr. Wozny said they will work them up as far as square footage. The costs presented were soft costs. He said they have covered all aspects of the project including a good contingency for environmental material abatement. Materials will be tested with asbestos being removed as the piping comes out.

Councilman Gonzalez questioned ventilation with fresh air is that to try to bring cooler air for the hot days? Mr. Wozny said the units going on top of the building are energy recovery units, besides filtering the air and bringing in fresh air, it compensates for the differential in temperature between the inside and outside of the building. It is air flow, not air conditioning. He said there are numerous studies that show when improvements are made to ventilation systems, fresh air translates to lower absentee rates, both students and teachers, because 75% are most likely upper respiratory issues, and improved test scores.

A slide presentation followed: It showed that at both elementary schools work to be done is completely replacing the ventilation systems, duct work, registers and grilles, direct digital controls, replace non working equipment. In the Middle School/High School the ventilation goes through unit ventilators, the steam system in the 1948 section of the building, pictures showed the old equipment, replacing steam boilers, piping, unit ventilators and radiators. It will be a high energy efficient hot water system, including the heating ventilators in the old gym. All classrooms will be brought up to current codes.

PRESENTATION (cont'd):

Councilman Lipari asked if the boilers would be modular, the answer was yes.

Mayor DeLorenzo said historically it has been an issue in the MS/HS between the old building the English wing, the new additions, how will this improve hot at one end and cold at another. They will improve the controls. Dr. Helfant said this will even out the temperature in all areas.

Councilwoman Buckman asked the lifespan of the units, was told the system has a very long lifespan, the high efficient boilers have a shorter lifespan and have to be replaced more frequently, they come with a certain warranty, around 20, 25 years. Maintenance contracts are available. Monitoring is important. Mrs. Messery said they have contracts for the boilers now.

Councilwoman Link questioned the photos with pipes showing asbestos, what danger are our children in today. The picture shown was in the boiler room and pretty inaccessible and should be taken care of. Dr. Helfant said this is an issue that needs to be addressed.

Mayor DeLorenzo asked what cost savings were anticipated. Mr. Wozny said if you look at the sections to be updated, you could be saving 30% energy, especially with temperature controls. Ms. Messery said currently utility bills are \$380,000 yearly, it will be something to look at.

Councilman DiPisa asked what advantages are there for residents for doing these projects concurrently. Mr. Wozny said there is a certain economy of scale when bidding the project. They will set up the bids getting prices for individual contracts by building or by all three at once which will be compared and awarded individually or to one contractor. If it were phased, you would have to add another 3% to the budget. Mayor DeLorenzo asked if that would affect the grant. Mr. Wozny said you can phase it out, the key is securing the local share of the project through the referendum. Dr. Helfant said they have to get the grant now, there are only certain times you can do it, with Mr. Wozny saying the grant would not be available next year. They have until June to get the local share.

Councilman Traina said if the referendum does not pass, how many years do we have left on these systems or we have to pass the bond anyway, without the grant. He was told at some point this work has to be done.

Dr. Helfant thanked the Mayor and Council for taking the time to hear this presentation. They thanked them for the presentation.

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RESOLUTION TO CLOSE: 47. Any tactics and techniques utilized in protecting safety and property of the public

Mayor DeLorenzo requested a motion to close which was made by Councilman Gonzalez, seconded by Councilman Traina and unanimously carried.

ADJOURN:

There being no further business to be conducted by the Mayor and Council, the meeting was adjourned at 10:15 p.m. on a motion by Councilman DiPisa, seconded by Councilman Gonzalez, and unanimously carried.

I, ROSE MARIE SEES, Borough Clerk of the Borough of Hasbrouck Heights, do hereby certify that the foregoing Minutes are to the best of my knowledge a true account of the Mayor and Council Meeting held on February 9, 2016.

Rose Marie Sees, Borough Clerk