

A Work Session of the City Council was held Wednesday, November 12, 2008 at 6:25 PM in the Conference Room in City Hall, 111 Outwater Lane, Garfield, NJ 07026.

Mayor Frank J. Calandriello presided. City Clerk Andrew J. Pavlica announced that the meeting was being held in accordance with provisions of the Open Public Meetings Act and that adequate notice was provided by mail and fax to the official City newspapers and to other interested parties and by posting the meeting notice on the bulletin board in City Hall.

Councilmembers Present: Joseph Delaney, Louis G. Aloia, Stanley J. Moskal and Frank J. Calandriello

Councilmembers Absent: Tana M. Raymond

Also Present: City Manager Thomas J. Duch, City Clerk Andrew J. Pavlica, City Attorney Joseph J. Rotolo, City Engineer Kevin J. Boswell, Superintendent of Public Works Sam Garafalo, Police Chief Kevin Amos and Interim Chief Financial Officer Roy Riggitano.

HAPPY READING TREE SATURDAY CLUB

The City Council and Cabinet met with Library Director I. MacArthur Nickles and Irene Evans and several children of the Happy Reading Tree Saturday Club who made a presentation of a model bridge to Mayor Calandriello for providing money for snacks and books.

ARRIVAL OF COUNCILMEMBER RAYMOND

At 6:30 PM , Councilmember Tana M. Raymond joined the Work Session during the presentation by the Happy Reading Tree Saturday Club. It was duly noted for the record.

VORNADO REALTY TRUST REDEVELOPMENT

The City Council and Cabinet met with Aanen R. Olsen, the Director of Development Vornado Retail, 210 Rout 4 East, Paramus, NJ 07652; and Randy Gardella, Director of Special Projects, and the owner of Tomco Construction, Inc., Site Developers, 212 Route 15 South, Wharton, NJ 07885, concerning the demolition of buildings at 174 Passaic Street, Garfield, for redevelopment. They had been proceeding with the demolition project, commencing at 6:00AM each morning, when, pursuant to City Ordinance, they cannot commence demolition until 7:00AM.

NEIGHBORHOOD STABILIZATION PROGRAM

The City Council and Cabinet met with Bergen County Community Development Executive Director Joseph Rutch concerning a proposed Neighborhood Stabilization Program whereby they acquire foreclosed property, they rehabilitate it and then sell it to a first time home buyer under the American Dream Program.

REPORTS OF OFFICERS

City Manager Thomas J. Duch reported on the following:

1. A recent breaking and entering at old Firehouse No. Three located at 58 Willard Street.
2. The White Collar Union grievance filed against part time employee Jerry Wdowiak working full time, has been rescinded since Mr. Wdowiak has resigned from employment with the City.
3. His appointment of Lysa De Laurentis of All Humane Animal Control as Animal Control Officer for the City of Garfield, effective December 1, 2008 at a fee of \$2,500 per month for a period of one year. He has terminated the contract with the Bergen County Animal Shelter of \$4,000 per month, effective December 1, 2008.
4. The re-appointment of Nicholas Melfi, Jr. as Acting Building Sub-Code Official effective through November 30, 2008.

REPORTS OF OFFICERS

5. Numerous neighborhood complaints concerning 209 Market Street in which numerous City Officials and Inspectors have responded and filed reports.
6. The request from the members of Fire Company No. Five that their Firehouse parking lot be paved.
7. The legal advertisement published in the Bergen Record on October 29, 2008 in connection with the City receiving an additional allocation of \$664,350 from the Bergen County Open Space Trust Fund for Passaic River Property Acquisition and Park Development. The City has received \$1,164,350 out of the total amount for the entire County of \$12,478,214.
8. The New Jersey Nets Auto Zone Mayor's Program whereby hundreds of free NBA game tickets will be provided to the City as part of "Garfield Night" on December 29, 2008 vs. the Chicago Bulls.
9. The proposed ordinance to allow a 7-11 convenience store or similar establishment to operate 24 hours a day as long as they are not within two hundred feet of a residence or a residential zone.
10. The proposed paving of Palisade Avenue with a "skin coat".
11. The letter of denial from the New Jersey Council on Affordable Housing concerning Park Ridge as a sending municipality and Garfield as a receiving municipality.
12. Municipal Court Judge Charles Daglian has reported that the number of phone calls for courtesy parking has been overwhelming, and the town of Guttenburg has a temporary resident parking sticker machine which can provide a temporary sticker for \$3.00 up to seven times per person.

City Attorney Joseph J. Rotolo reported on the following:

1. The proposed resolution to authorize the City Manager and Interim Chief Financial Officer to explore other health insurance coverage options.

City Engineer Kevin J. Boswell reported on the following:

1. The sewer back-ups re-occurring at the home of Hedwig Djatschenko at 202 Market Street and the sewer clean-out work performed by Able-Tex, Inc. on three separate occasions.

City Manager Thomas J. Duch and Superintendent of Public Works Sam Garofalo reported on the following:

1. The manhole sewer collapse which occurred on November 7, 2008, at the intersection of River Drive and Hudson Street.

CLOSED SESSION

Resolution No. 08-419

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to exclude the public from a meeting in certain circumstances, and

CLOSED SESSION

WHEREAS, the City Council is of the opinion that such circumstances now exist,
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Garfield, Bergen County, New Jersey, that a "Closed Session" is hereby called at 7:45 PM on Wednesday, November 12, 2008, to discuss the following as outlined in N.J.S.A. 10:4-12:

- * Collective bargaining agreements including the negotiation of the terms and thereof with employees or representatives of employees of the public body; (Recommendation by Ciro V. Giue of Northwestern Mutual Insurance to create a bonus bank for employees if the spouse opts out of City Health Insurance Coverage; state law that allows police officers to attend PBA convention).
- * Matters involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds; (proposed acquisition of American Legion Post No 255. at 163 Cedar Street).
- * Tactics or techniques utilized in protecting the safety and property of the public or any investigation of violations or possible violations of the law; (Demolition trucks being ticketed for speeding on their way to the Vornado demolition site; proposed reverse 9-1-1 call to advise citizens to be vigilant).
- * Pending or anticipated litigation or contract negotiations or matters falling within attorney-client privilege; (declaration of default of APS Contracting in connection with Phase I of the water system master plan implementation).
- * Matters involving the employment, appointment, termination of employment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplinary action of personnel unless the individual in the right request a public meeting in writing; (Interviews of Building Inspector Candidates Keith Sager, Frederick Krowl and Michael Ravenda; proposed hiring of Jerry Wdowiak for the Fire Prevention Bureau; proposed transfer of Mary Delahanty to the City Clerk's Office; proposed salary enhancement for Payroll Clerk Shannon Tarzia; interview of Health Officer candidate Aysu Cesmebasi; change of workers compensation assessment facility from a place in Hackensack to a place in Fair Lawn).

BE IT FURTHER RESOLVED that the matters so discussed will be disclosed to the public as soon as and to the extent that such disclosure can be made without adversely affecting the public interest or without violation of the confidentiality of personnel.

On call of roll, Ayes 5

(Sgd) Louis G. Aloia
Joseph Delaney

EXIT OF CITY ATTORNEY ROTOLO

Immediately after the City Council voted to go into Closed Session at 7:45 PM, City Attorney Joseph J. Rotolo left the Work Session and it was duly noted for the record.

ADJOURNMENT

After the City Council came out of Closed Session at 9:15 PM, there being no further business, Councilmember Moskal moved to adjourn the Work Session. Councilmember Aloia duly seconded the motion.

On call of roll, Ayes 5

Andrew J. Pavlica, CITY CLERK