

Approved, May 24, 2022

53 Park Ave  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION**  
**May 10, 2022**  
**6:47 P.M.**

**Present:** Councilmember Cozzi, Councilmember Capilli, Councilmember Fenwick, Councilmember Ferguson, Councilmember Epstein, Council President Metzdorf and Mayor Misciagna

**Also Present:** Magdalena Giandomenico, Borough Clerk  
Julie Falkenstern, Borough Administrator  
John Schettino, Esq., Borough Attorney  
Connie Carpenter, Borough CFO  
Bob Goldsmith, Redevelopment Attorney

**Mayor Misciagna read the compliance statement earlier as required by the Open Public Meeting Act, P.L. 1975, and Chapter 231.**

1. **Parking at the James:** Bob Goldsmith was present to speak to the governing body about parking spots the Borough can charge for at the James and proposed rates. Mr. Goldsmith stated that currently there is a tremendous unknown with parking and with people not going into the office 5 days a week, you have to take that into consideration. It probably costs the James about \$200 a month per space to maintain parking spots. Ms. Falkenstern stated the Borough charges \$120 a year in the commuter lot. Mr. Goldsmith stated examples of other towns and what they charge on a monthly rate. The going rate is about \$100 per space.

Per the agreement, the Borough has 70 spaces: 50 spots are reserved and designated, and 20 spots are unreserved. The Borough pays \$100 a month for reserved spaces and \$75 a month for unreserved spaces.

The Borough would need to decide what they want to charge and how they want to charge. Mr. Goldsmith would advise a plan that is not monthly parking, maybe a debit system. For example, Friday's will be a light day, so let's say you get a \$100 debit card, Mondays it's \$5 and Friday \$5 for the day, but Tues-Thur about \$7-10 for those peak days. The Borough would need to get an app, like park mobile, and a system, as well as an enforcement system. Councilmember Fenwick stated he would like to know the cost associated with that.

Mr. Goldsmith stated that the Borough can also sell permits. Mrs. Falkenstern said the Council has to decide if they would like to sell permits on a yearly basis, even just for this year or does the Governing Body want to explore a debit system. Mr. Goldsmith recommends a debit system.

*Councilmember Metzdorf came at 7:35 pm.*

Councilmember Ferguson suggested doing a permit for \$200 a month. Councilmember Fenwick stated we should charge the highest market value rate. Councilmember Epstein would like to have a concise cost comparison of different options a pass versus a debit system. Most of the Governing Body is not okay with overnight parking. Mr. Goldsmith will work with Mrs. Falkenstern to provide a cost comparison for the different options and vendors.

2. **Leaf Blower Noise:** Councilmember Epstein informed everyone that a resident complained about the noise from leaf blowers. A discussion ensued.
3. **Organization Chart of Borough Employees:** Councilmember Capilli referenced Res. No. 022-157 - Resolution Authorizing a Promotion- Rosanna Monteleone on the consent agenda. He would like to have an organizational chart of the borough employees showing who reports to who and job functions. He would like to wait to vote on Res. No. 022-157 until he reviews that chart. Councilmember Fenwick would like to have that information as well.
4. **Dogs:** Councilmember Fenwick stated that a resident complained about dogs running around loose in Borough Hall and that it can be a liability. Mrs. Falkenstern and Ms. Giandomenico stated that sometimes employees bring in their puppies, however, they are kept in the employee's offices and do not run around loose. Ms. Giandomenico asked if the governing body would like to take an informal vote not allowing dogs at Borough Hall, there was no consensus to do so.

#### **Open Work Session adjourned at 7:50pm**

Councilman Fenwick made a motion to adjourn open session into closed session and seconded by Councilman Capilli confirm. Motion carried unanimously.

Respectfully submitted,



Magdalena Giandomenico  
Borough Clerk