

**RRIC Board of Trustee Meeting  
September 7, 2017  
Columbia Bank  
14-01 River Road**

**Minutes**

**Attendance:** Trustees in attendance were Kellerman, Levine, Cummings, Noorigian, Pace, Van Kruiningen and Peluso (7).

**Unable to Attend:** Landzettel, Melissas, Reynoso and Wrubel (4)

**Staff in attendance:** Smartt, and Tarantula

**Call to Order**

Welcome Guests

Bob Vallario, QuickChek, Jeff Martell, Stonefield Engineering, Tom Tourso, Coremark, Andy Del Vecchio, Esq.

**Administration**

Minutes

The following Minutes were reviewed and approved as presented:

- Minutes of the May 4, 2017 Board of Trustee Meeting
- Minutes of the June 15, 2017 Executive Committee Meeting

Rick Kellerman noted that Columbia Bank will be renovating its Fair Lawn Avenue branch by the end of the year and that the branch may close while work is being done. Jim Van Kruiningen noted that Room 201 is available should the RRIC wish to meet there providing the schedule allows. Rich Noorigian noted that the RRIC Executive Committee will discuss the RRIC's 2018 meeting schedule at its next meeting and attempt to conclude this matter at that time.

**Financial**

September 7, 2017 Voucher Register & Financial Statement

The Financial Statement and Voucher Register were reviewed and approved as presented

Rick Kellerman noted his service as Treasurer will conclude at the end of 2017. The Executive Committee will discuss the options available to the RRIC for Rick's successor.

**Maintenance of the District**

Paver Repair Project. Don Smartt noted the reluctance of the contractor awarded the paver repair agreement to undertake the project and as the likelihood of resentment leading to disputes and further delay – along with the Borough's own experience with the current contractor which has posed problems of delay – recommended that the contractor be released from the agreement.

Rich Noorigian and Don also noted that in a site visit reviewing with the contractor improvements needed with the pavers, in concert with the Borough Engineering representative, determined that more extensive repairs were needed since the previous site visit done two years ago. A list of original repairs and updated repairs, with approximate square feet, were compiled by staff and distributed along with a representative photo depiction of the range of repairs needed.

With a reluctant contractor and an expanded list of repairs, anticipating the replacement of the contractor, Don reported that he invited the RRIC's current landscape contractor, Native Fields Landscaping of

Landing, NJ ([www.nativefieldslandscaping.com/](http://www.nativefieldslandscaping.com/)) to undertake the repairs provided they agreed to honor the lowest price quoted by the lowest bidder obtained by the Borough. Native Fields agreed to perform work at \$12/sq.ft.

Provided the recommendation is accepted by the RRIC, Richie and Don will work with Native Fields in identifying and prioritizing the work to be done in 2017 and 2018, as well as identifying those sites where paver replacement can be avoided and treatment substituted with power washing to remove built up soil which has allowed the growth of weeds but where paver subsidence does not offer pedestrian trip hazards.

Those in attendance accepted the recommendations offered and authorized Rich and Don to implement them.

Landscape/Planter Upgrades. Following on the discussion of district appearance/attractiveness associated with maintenance, Arthur Levine suggested that an upgraded landscaping program involving the districts 40+ planters was long overdue.

Don reminded all present that the subject of improving the planter's appearance had taken place for close to a decade – with limited improvements being undertaken including having the planters painted and have a two 'pilot' landscaping upgrades undertaken (by the Post Office, at the 'bump-outs and, in association with Columbia, upgrades at the planters at the banks location on River Road and Fair Lawn Avenue).

Don also reminded everyone that the subject was always curtailed due to the RRIC's unwillingness to invest sufficient funding to provide for a district-wide approach.

With the support of those in attendance, Don will work with Arthur to provide examples of district beautification efforts and once a direction is determined, work to obtain costs associated with the upgrades to be implemented in Spring 2018. Jim Van Kruiningen, noting the Borough will be purchasing a vehicle dedicated to watering landscaping, will commit to support the RRIC's programming once it is agreed upon.

### **Borough Liaisons Reports**

- Master Plan Subcommittee/RRIC Strategic Plan Updates – I-3 Zone Recommendations

Don asked requested of Jim Van Kruiningen and Kurt Peluso updates on the recommendations previously forwarded but not yet acted upon by the Borough or its boards. Don also noted that both the BIC and RRIC anticipate bringing to mayor/council in the near future unresolved or outstanding recommendations regarding zoning in both districts.

### **Marketing**

- **New Business Openings** – Smartt noted the following three new business were reported as opening from May, 2017: Tropical Scoop (10-16 RR), US Crystal, Inc. (18-01 RR) and Blessed Touch of Beauty (12-56 RR)
- **RRIC New Banner System** – Smartt reported that new banners were up in River Road and those in attendance noted the attractiveness of the new banner system.
- **Family Fun Day** – Tarantula reported that event was cut short due to rain
- **Pet Walk & Fair Update** – Tarantula reported that there were currently approximately 21 applications

### **Development/Redevelopment**

RRIC Recommendations to the Borough Council re Zoning Update

Already reported on under Borough Liaisons Report

Master Plan Subcommittee re RRIC Strategic Plan Updates – I-3 Zone Recommendations Update

Already reported on under Borough Liaisons Report

TD Bank Property/CoreMark Developers

Representatives for the developers, in their appearance before the RRIC, noted the current application would see decorative light poles relocated and reflects five fuel pumps with 10 fueling sites; a reduction from the original proposal. The proposed hours of operation - 5am to midnight – represent a change from the original thought of maintaining a 24-hour operation. Representatives noted that the primary business on the site – generating approximately 60% of income – is as a ‘convenience store’ and continued reference to identifying the use as that of a ‘gas station’ is inaccurate. The developer offered a public commitment to hire locally wherever possible and plans to hire between 35 – 50 people as well as committing to being involved in local programs and organizations.

With the departure of the representatives, RRIC’s attendees noted that a new convenience store/facility such as that proposed would offer a counterpoint to the two existing similar locations – the location on River Road by Campbell/Richard Street is that has not had any major investment in over two decades and which is likely not to see any improvement in the future and the other location at the intersection of Harrison/River Road located in a property which has had major turnover of businesses and high vacancy since it was developed on the former Interstate Glass property.

Those in attendance noted that the RRIC seeks investment in the district based upon market demand, and discourages vacant properties which detract from the vitality and appearance of the district and which undermines the tax base of the community.

Those in attendance also noted that – in cooperation with the Borough and the Planning Board – both discussions and recommendations were underway to update the marketplace reality that confronts investors and business owners/operators within the River Road District. Based on market conditions extant at the time, several years ago, the Zoning Board allowed first floor residential use to return to River Road. Market conditions changed allowing the property owner to rent the commercial space rather than have to convert it to residential.

The RRIC would welcome, along with its neighbors, the highest and best use for the district’s property as is obtainable. However, it is not in the interests of the River Road District nor the larger community to have long term, vacant property – the RRIC did note the recent withdrawal of a Dunkin Donuts application for the former gas station/bank site at Berdan/RR as an example of an under-maintained, long vacant property difficult to develop in the current marketplace.

Those in attendance concluded that with the assurance that the Borough will hold the applicant to the highest standard of expectation allowed under the law, that the applicant will evidence a commitment to not only hiring local but to community good will and investment and that the development of the site will return this property to contributing to the economic vitality of the River Road District, that these sentiments would be shared with the applicant and with the hearing board at the time of the hearing of the application.

Don was asked to so represent the RRIC in this matter before the applicant and the borough.

#### Dunkin Donuts

Don noted that the application was withdrawn prior to the fourth scheduled hearing in this matter and that the applicants attorney attributed that withdrawal to community opposition and the overly long application/hearing schedule.

#### **Other Business**

There was no other business brought before the Board.

#### **Meeting Schedule**

Executive Committee Meeting: Thursday, October 5, 2017 at 10:00 A.M. at Columbia Bank

Board of Trustee Meeting: Thursday November 2, 2017 at 10:00 A.M. at Columbia Bank

#### **Adjournment**

The committee meeting adjourned at 11:30 a.m.

Respectfully submitted,

Don Smartt, Administrator

## Paver Project Inspection

Address	Business Name	Original 8/31/2016	August 2017	TOTAL \$
<b>Fair Lawn Avenue</b>				
7-07A	Tae Kwan Do		15	
7-11	Pure Nails		6	
13-51	Chase Bank (side)		30	
<b>River Road</b>				
<b>East Side</b>				
13-51	Chase Bank (in front)		21	
13-17	ReMax		81	
13-13	Gordon/Kurnath Insurance		48	
13-05	B & B Liquors/Sewer Grate (River Road, front of building)	36		
13-05	B & B Liquors (Hopper Ave, side of building)		252	
12-79	Community Bank of Bergen County	35	25	
12-67	Leonard Miller, Esq	1	9	
12-59	Baslow Lesniak & Co		60	
12-51	Laser Dentistry		6	
12-47	Radburn Family Chiropractic		6	
12-35	Fair Lawn Dental Care (ck to see if necessary)	57		
12-01	New Dunkin Donuts		51	
12-01	Corner RR & Berdan around sign (new DD)	7	17	
12-01	New Dunkin Donuts/Berdan		84	
11-07	Reiner		200	
<b>West Side</b>				
14-12	Pure Nails (re-set raised pavers)		1	
14-16	Noorigian Property		6	
14-20	Noorigian Property		60	
13-30	Hot Bagels		90	

13-20	Flower Cart		30	
13-14	Bank of America Front		240	
13-14	Bank of America/Bus Stop	78		
13-14	Bank of America/Hopper		200	
12-74	Management Group to Spa		306	
	Spa Corner		189	
12-64	Amira		216	
12-64	Amira Planters		54	
12-50	My Best Friend to Yani		135	
12-20	Optimum Front		648	
12-20	Optimum Side	15	33	
12-18	Dunkin Donuts Side (Lyons)		24	
12-06	7 Eleven/DD	16	245	
12-06	7 Eleven/Berdan (side of 7-11)	170	100	
11-12	Maple Auto		60	
11-12	Maple Auto/Ray (side/Berdan Ave)		106	
11-11	Joy/Graves		170	
11-11	Joy Corner of Berdan		147	
11-06	Reiner		82	
11-02	Reiner	50	111	
<b>Total Sq Ft</b>		<b>465</b>	<b>4164</b>	
<b>TOTAL COST \$12 Sq Ft TOTALS</b>		<b>\$5,580</b>	<b>\$49,968</b>	<b>\$55,548</b>

River Road Improvement District  
Streetscape Paver Representative Conditions  
August 2017

