

**MINUTES OF THE BOROUGH OF EAST RUTHERFORD
MAYOR & COUNCIL SPECIAL MEETING HELD ON
JUNE 9, 2021
AT ONE EVERETT PLACE**

SPECIAL MEETING WAS CALLED TO ORDER BY MAYOR LAHULLIER AT 6:07PM. FLAG SALUTE WAS HELD AND THE FOLLOWING OPEN PUBLIC MEETING STATEMENT WAS READ:

This meeting is a Special Meeting of the Mayor and Council of the Borough of East Rutherford and is called pursuant to the provisions of the Open Public Meetings Law. This meeting was transmitted to the two newspapers listed below on May 20, 2021, posted on the bulletin board at the Municipal Building and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

The Herald News

The Record

ROLL CALL:

Councilmember	Present	Absent
Stallone	X	
Ravettine	X	
Banca		X
Cronk	X	
Alvarez		X
Lorusso	X	

Also present were Borough Clerk Danielle Lorenc and Engineer Glenn Beckmeyer

Mayor Lahullier turned the meeting over to Engineer Beckmeyer to explain the property:

Engineer Beckmeyer:

Tonight we are here for the East Rutherford NJDEP Green Acres Urban Park 2021 Grant public hearing. The letter of intent to apply was submitted on April 11, 2021 Open Space Trust Fund County of Bergen in Hackensack, and the submission was on May 14, 2021. The location of the property is Block 94, Lot 3 otherwise known as 231 Hackensack Street East Rutherford. On the easel is the tax map block and lot. The proposed site contains a single family historical house it is located on a property approximately 0.48 acres.

The Richard Outwater House, is a Dutch Colonial Stone House that was built in 1821. The land originally consisted of many acres; parcels were sold off over time, leaving just under one-half acre and the house at 231 Hackensack Street. The house is bordered by Hackensack Street to the southeast, Union Avenue to the southwest, Summer Street to the northwest, and Orchard Street to the northeast. It consists of 6 bedroom, 2 & 1/2 bathrooms, and 3 common rooms including a kitchen. The neighborhood is a mix of residential homes, apartments and townhouses, light industrial, retail businesses, and a branch of the Federal Reserve.

The house was added to the National and New Jersey Register of Historic places in 1983 as a Thematic Nomination of early Stone Houses of Bergen County. Erie RR Main Line Historic District and the HX Drawbridge are also listed on the historic Registers, however the Outwater House is the only building of any type in East Rutherford Borough on the Register. The Structure and grounds are falling into obvious disrepair; exterior wood siding on second floor and windows require restoration/painting; stone wall near sidewalk is decaying; vegetation is overgrown onto sidewalks; historic aspects of interior spaces, such as fireplaces, are not being maintained; trees surrounding the house are overgrown, impaction roof integrity. Recently, the estate with owns the property listed it for sale for \$1,900,000, more than twice its asking price. There is concern the property could be developed, placing additional residential units on a lot which has great potential for open space for our residents. Borough plans to purchase the property, maintain it, and protect it from further deterioration. In a future project, the house will be renovated with historical aspects of the house preserved, as feasible. Protecting, renovating and preserving the house (to the extent possible) will maintain a connection to East Rutherford's past and provide a sense of place and history for residents.

The long-term plan is to provide space for East Rutherford Historical Society office and events, and civic groups (senior citizens, scout troops, etc.) to meet and hold events. The grounds will also be improved and maintained for enjoyment by residents by adding native plantings to the existing trees, and installing benches for respite. The house is a short walk from Riggins field, which is across the street on the far southeast corner. Residents use the empty lot next door to the Outwater House as parking for Riggins Field, where they enjoy active recreation. Creating green spaces which adjoin or are within a short walk of each other is a priority for East Rutherford as it provides its residents with diverse opportunities for recreation. The grounds of the house add

passive recreation to the area, as well as convenience for residents as different activities (scout, sports and games) may be located within walking distance.

The Borough plans to make future renovations to address access. The house is not currently ADA compliant; an ADA compliant ramp will provide access to the first-floor where gender-neutral bathroom will be made ADA compliant. A parking area will be designed for easy flow and safety of pedestrians on the property.

The owners appear willing to sell since they discussed a possible sale to the Borough and then listed the property for sale. Currently, the Borough is attempting to reach the owners (estate) to negotiate a purchase; we anticipate negotiations may be protracted. Anticipated close time frame is mid-2022.

The Borough has not received any views, opinions, or arguments of opposition. The house, once renovated, will be compatible with use as office and civic space, and the land as passive recreation space. Hackensack Avenue is a well-traveled road, however the proposed uses would not add significant traffic to the area. A zoning change will be required, however the Borough does not anticipate any issues. Possible adverse impacts could include noise from people entering/exiting the building and groups meeting outside.

We also checked in the Master Plans of Bergen County there are two items of Bergen County Master Plan. On page 54, The County of Bergen seeks to appropriately balance the types of open space we have particularly between active and passive recreation. Diverse and balanced facilities will ensure almost everyone will find something to do or enjoy in the park system.

East Rutherford Master Plan, on page 58, East Rutherford is “very underserved” municipality for publicly available open land. This would add to East Rutherford with concerns of Bergen County Master Plan.

NJ State Development and Redevelopment Plan Statewide Goals and Policies

Policy Category 9- Historic, Cultural and Scenic Resources:

Pg. 144 Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible and with historic, cultural and scenic values.

Policy Category 12- Open Lands and Natural Systems:

Pg. 152 Sub-policy 5: Adequate Recreational Facilities where appropriate for the year-round enjoyment and health of residents and tourists.

Pg. 154 Sub-policy 13: Locate recreational facilities and open space as close as possible to the populations they serve, taking into account the nature of the recreational facility or open space.

We also have a letter memorandum for Phillips Preiss Borough Planner stating:

Acquisition of the Richard Kip-Outwater House through the grant program would allow protection of this rare historic resource in the Borough and advance the goals and objectives of the draft Master Plan.

With that I believe that will cover our Master Plan with the Borough.

Mayor Lahullier asked for a motion to open the hearing to the public for any comments or questions:

Moved: Councilman Stallone

Second: Councilman Cronk

Roll Call: All present voted aye

Mayor Lahullier asked if any citizen wished to be heard on the Green Acres application or the property

There were no comments or questions from the public

Mayor Lahullier asked for a motion to close the hearing to the public for any comments or questions:

Moved: Councilman Stallone

Second: Councilman Lorusso

Roll Call: All present voted aye

Mayor Lahullier then submitted the following resolutions for approval:

New Jersey Department of Environmental Protection

STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION URBAN PARKS INITIATIVE ENABLING RESOLUTION #85 - 2021

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), is providing grants through the Urban Parks initiative; and

WHEREAS, the Borough of East Rutherford desires to further the public interest by obtaining grant funding in the amount of \$ 600,000.00 from the State to fund the following project: Outwater House Acquisition at a cost of \$ 1,200,000.00;

NOW, THEREFORE, the governing body resolves that Jeffrey Lahullier or the successor to the office of Mayor is hereby authorized to:

- (a) make application for such a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Urban Parks initiative, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with applicable policies and laws, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE Mayor and Council of East Rutherford

1. That the Mayor of the above named body is hereby authorized to execute an agreement and any amendment thereto with the State known as Outwater House Acquisition;
2. That, in the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
3. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
4. That this resolution shall take effect immediately.

Moved: Councilman Stallone
Second: Councilman Lorusso
Roll Call: All present voted aye

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES ENABLING RESOLUTION #86 - 2021

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the **Borough of East Rutherford** desires to further the public interest by obtaining funding in the amount of \$ **600,000.00**, in the form of a \$ **600,000.00** matching grant and, if available, a \$ **600,000.00** loan, from the State to fund the following project(s): **Outwater House Acquisition** at a cost of \$ **1,200,000.00**;

NOW, THEREFORE, the governing body/board resolves that **Jeffrey Lahullier** or the successor to the office of **Mayor** is hereby authorized to:

- (a) make application for such a loan and/or such a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE **Mayor and Council of East Rutherford**

1. That the **Mayor** of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as **Outwater House Acquisition**;
2. That the applicant has its matching share of the project, if a match is required, in the amount of \$ _____;
3. That, in the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

Moved: Councilman Stallone
Second: Councilman Lorusso
Roll Call: All present voted aye

Mayor Lahullier asked for a motion to adjourn the Special Meeting at 6:26PM:

Moved: Councilman Stallone

Second: Councilman Lorusso

Roll Call: All present voted aye

A handwritten signature in blue ink, appearing to read 'Danielle Lorenc', is written over the text of the roll call.

Danielle Lorenc, RMC