

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
WORKSHOP MEETING
MAY 6, 2014 AT 6:00 P.M.

CALL TO ORDER: Mayor Raguseo called the meeting to order at 6:10 p.m.

PLEDGE OF ALLEGIANCE: Mayor Raguseo led the Pledge of Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald Anzalone, Councilwoman Roberta Henriquez, Councilman Stephen Lanum, Councilman George Muller, Councilman Thomas Sarlo, Councilwoman Peggy Steinhilber

Absent: None

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 7, 2014, approved unanimously and transmitted to The Record and Star Ledger as provided by the Open Public Meeting's Act. A copy of meeting notice was filed outside of the Borough Clerk's Office and has been posted on the bulletin board outside of the Borough Clerk's Office.

OPEN TOPICS:

- Zoning

Mayor Raguseo said various zoning ordinances pertaining to Route 46, the BH zone and other areas in the Borough will soon be sent to the Governing Body for its review. Once the ordinances are introduced, they will be forwarded to the Planning Board for their review/comments/recommendations which will then be sent to the Planner. Borough Administrator Michael Capabianco said the goal is to make the Borough more competitive in economic development and to provide better buffering. The IR and IG districts will be combined. More variable uses will be permitted along the highway. Mayor Raguseo recommended the Council thoroughly read each ordinance.

- Volunteer Background Checks

Mr. Capabianco said that he, along with the Police Chief, would like to strengthen background checks done by the Police Department. The Department currently does in-house background checks, whereby only records in New Jersey are

OPEN TOPICS continued:

checked. The new equipment available takes the individual's photo and does a background check providing any records of arrest throughout the country. The equipment would be used for members of the Fire Department and First Aid Corps members only. Coaches would continue to go through a private agency.

- Bus Stop Changes Due to Reconstruction of Rte 46 Circle

Mr. Capabianco said he was contacted by Joe DeMauro of NJ Transit in reference to their need to relocate some bus stops due to the Department of Transportation (DOT) Route 46 circle improvement project. Mr. Capabianco advised Mr. DeMauro that there is a second phase to the project and recommended he contact the DOT to find out how the second phase may affect the relocated stops.

- Rotational Towing List

Borough Clerk Barbara Maldonado explained that the ordinance permitted the filing of an application after the due date. The Police Chief was concerned with adding additional towers at this point in time since a schedule has already been set up and given to the four towers on the rotational towing list. It was agreed that if additional towers complied and passed inspections, they would be added to the rotational towing list in January, 2015.

- Energy Audit Program – NJ Brd. of Public Utilities

Mr. Capabianco said that as part of funding for generator(s), a BPU energy audit is required. There is a resolution on tonight's agenda authorizing the energy audit at no cost to the Borough. The audit would be for the Municipal Building, DPW, Library and two buildings at Lakeview Park.

- Energy Aggregation Update

Mr. Capabianco said that bids are due next week. If prices come in too high, then nothing will be done, otherwise literature about the program will be going out to residents. Information will be provided to residents on the Borough's website as well. If at some point the rate goes higher than PSE & G's rate, then the company will have to switch residents to PSE & G.

OPEN TOPICS continued:

- Revaluation

Mr. Capabianco said the Borough's tax maps need to be updated. The Borough received a waiver during the last revaluation. It would take six to nine months to do. He recommended accepting RFP's in December and award in January, 2015.

- Summer Rec Licensing

Mr. Capabianco said there have been inquiries about licensing our program so families of participants can receive financial aid. He said it is a lengthy process to become licensed and certain criteria must be met, i.e. the Director needs to be certified. The Mayor & Council decided against licensing the program.

- Losen Slote Pump Station

Mr. Capabianco said the pump station is currently not receiving enough water, causing it to vibrate. This is a major problem and causes clogging. A bar screen is needed to clean it, and stops water from getting through causing it to vibrate. It would cost approximately \$325,000 for the necessary improvements. He recommended we go out for bid to get a better idea on pricing. Mr. Capabianco said he was holding out to see if the Borough could receive some type of funding, but we may not be able to wait any longer. It is manually being cleaned each week. The Mayor and Council agreed to begin the bid process.

Mayor Raguseo mentioned that a developer discussed a possible micro brewery with tasting and tours by Alsan Way.

- CD Rep at 5/7/14 Mtg.

Mr. Monaghan agreed to attend the meeting as no one on the Governing Body was available.

- Parking on Velock/Gertz/Eckel

One side of the street parking was discussed for safety issues as a fire truck cannot go through when there is parking on both sides. Mr. Capabianco said that Chief Verdi has a study on various streets and will be forwarding his recommendations to the Borough Attorney for a proposed ordinance.

Councilman Sarlo mentioned that the Police Department recently sponsored a collection of unused prescriptions which he said was a great success. He said it

OPEN TOPICS continued:

can be done more often if a secure box is installed and Drug Enforcement Agency (DEA) approval is given. The unused prescriptions are turned over to the DEA.

Councilman Sarlo said that Sergeant Walters has been doing administrative work in place of Captain Klein who is out on retirement.

Councilman Sarlo said the Building Department has received a lot more complaints of illegal apartments. The Police Department has identified at least five to ten apartments. Chief Verdi will provide a list to Mr. Capabianco who will refer the matter to the Building Department.

The Governing Body discussed more manpower being needed in the Building Department, whether it's a property maintenance officer or building inspector.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: C/W Henriquez

Second by: C/M Muller

All ayes.

Since there was no one wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:

Motion by: C/W Henriquez

Second by: C/W Steinhilber

All Ayes.

Mayor Raguseo entertained a Motion to go into Closed Session:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes.

RESOLUTION:

162. Closed Session Resolution

Mayor Raguseo entertained a Motion to return from Closed Session:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes.

**AGENDA ITEMS: RESOLUTION(S) – ORDINANCE(S) FOR
CONSIDERATION AT REGULAR MEETING:**

Mayor Raguseo entertained a motion to vote on Resolution Nos. 164, 165, 172 & 177 – 179:

Motion by: C/W Henriquez

Second by: C/M Anzalone

Roll Call: Ayes: Anzalone, Henriquez, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: None

RESOLUTIONS:

163. Awarding Non Fair and Open Contract to Appraisal Systems, Inc. to Prepare Appraisal Report in the Matter of Daniel DeRose, Jr.
164. Resolution Regarding Settling Daniel J. Antinori Tax Appeals **(TO BE ADOPTED MAY 6, 2014)**
165. Awarding Non Fair and Open Contract to Appraisal Systems, Inc. to Prepare Appraisal Report in the Matter of 288 Liberty Street Corp. **(TO BE ADOPTED MAY 6, 2014)**
166. Refund of Tax Overpayment – Wells Fargo Bank
167. Authorizing Release of Remaining Escrow to John Lee David Construction
168. Approval of Minutes – Special Meeting – December 20, 2013, Special Meeting (Firemen’s Reorganization) – December 20, 2013, Sine Die Meeting – January 7, 2014, Annual Reorganization Meeting – January 7, 2014, Workshop Meeting – February 4, 2014 & Workshop Meeting – February 11, 2014
169. Authorizing the Mayor to Approve Application for Blue Light Permit for Fire Department Member – Steven Johnson
170. Authorizing Additional Expense for Face Painter at Visit With the Easter Bunny Event
171. Release of Escrow to Twofour America LLC
172. Authorizing the 2014 Summer Recreation Program **(TO BE ADOPTED MAY 6, 2014)**
173. Authorizing Vehicle License to Benz & Beemers for the Sale/Purchase: Exchange of New, Secondhand or Use Vehicles
174. Authorizing Vehicle License to Milan Motors for the Sale/Purchase: Exchange of New, Secondhand or Use Vehicles
175. Authorizing the Borough Administrator to enter into a Professional Services Agreement with Gramco in the Amount of \$550.00 for Service/Maintenance on its Digital Recording System

RESOLUTIONS continued:

176. Authorizing the Borough Administrator to enter into a Professional Services Agreement with RFP Solutions, Inc. in the Amount of \$434.64 for Service/Maintenance on its Telecommunications System in the Department of Public Works
177. Authorizing Submission of an Application for Participation in the Local Government Energy Audit Program of the New Jersey Board of Public Utilities **(TO BE ADOPTED MAY 6, 2014)**
178. Awarding the Proposal for a Gazebo to be Installed at Willow Lake Park **(TO BE ADOPTED MAY 6, 2014)**
179. Awarding the Proposal for Installation of Gazebo to be Installed at Willow Lake Park **(TO BE ADOPTED MAY 6, 2014)**

ORDINANCE(S) FOR INTRODUCTION:

None

ORDINANCES FOR FINAL PASSAGE:

ORDINANCE NO. 1398-06-14 – AN ORDINANCE PERMITTING CHARITABLE ORGANIZATIONS TO SOLICIT CONTRIBUTIONS IN THE ROADWAYS SITUATE IN THE BOROUGH OF LITTLE FERRY.

Since there was no other business to be discussed, Mayor Raguseo entertained a Motion to Adjourn.

Motion by: C/W Henriquez

Second by: C/M Sarlo

All ayes

Meeting adjourned at 8:33 p.m.

Minutes transcribed and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify that the foregoing Minutes are a true account of the Workshop Meeting of the Mayor and Council held on May 6, 2014.


Barbara Maldonado, Borough Clerk

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
MAY 13, 2014

“MAYOR FOR A DAY PROGRAM”

INTRODUCTION: Mayor Mauro Raguseo

SWEARING IN OF CANDIDATES:

All candidates were sworn in by Borough Attorney Joseph Monaghan.

Mayor: Mauro D. Raguseo – Lauryn Cimiluca
Council President: Ronald Anzalone – Whitney Bailey-Hicks
Council Members: Roberta Henriquez – Lauren Jae Danganan
Stephen Lanum – Caylee Gatto
George Muller – Kendall Pesce
Thomas Sarlo – Victoria Mastrofilippo
Peggy Steinhilber – Alexandrine Panassah

CALL TO ORDER: Mayor Raguseo called the meeting to order at 7:15 p.m.

PLEDGE OF ALLEGIANCE: Mayor Raguseo led the Pledge of Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald Anzalone, Councilman Stephen Lanum, Councilwoman Roberta Henriquez, Councilman George Muller, Councilman Thomas Sarlo, Councilwoman Peggy Steinhilber

Absent: None

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 7, 2014, approved unanimously and transmitted to The Record and Star Ledger as provided by the Open Public Meeting's Act. A copy of meeting notice was filed outside of the Borough Clerk's Office and has been posted on the bulletin board outside of the Borough Clerk's Office.

PUBLIC HEARING: 2014 Municipal Budget Amendment

Mayor Raguseo entertained a motion to open the public hearing on the 2014 Municipal Budget Amendment:
Motion by: Councilman Muller
Second by: Councilman Sarlo
All ayes.

There being no one wishing to speak, Mayor Raguseo entertained a motion to close the public hearing.
Motion by: Councilman Anzalone
Second by: Councilman Lanum
All ayes.

MAYOR'S APPOINTMENT: Gino Tessaro, Class 2 Member of
Planning/Zoning Board of Adjustment, Effective
3/1/14, Expiration 12/31/14

CORRESPONDENCE: Memo From Richard Bolan, Construction Official,
Dated 5/13/14, RE: Annual Pool Opening Permit Fee

Mayor Raguseo entertained a motion to add an ordinance to next month's meeting agenda.
Motion by: Councilwoman Henriquez
Second by: Councilman Sarlo
All ayes.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS:

Mayor Raguseo reported on updates on some of the flood mitigation projects that are occurring around the Borough. The State Department of Transportation has begun work reconfiguring the traffic circle. The project began in March and is scheduled to end at the beginning of 2016. While the project will cause some traffic detours and road closures, there will be benefits to the Borough when construction ends. The circle will be converted to a safer roadway and a pump station with 5 pumps will be built at the site, which will dramatically improve drainage in the area of town. The County has begun its study and design of a new drainage system under Main Street. Since this is a County roadway, the County has hired T & M Engineers to study the drainage and design bigger pipes to help

REPORTS continued:

move rain water more quickly off of Main Street and its side streets and into Willow Lake or the Main Street Pump Station. The design phase should be completed by the summer and construction will begin early next year. The town wide ditch cleaning should begin in the coming weeks. Last week Neglia Engineering was in town measuring soil depths at all the ditches in the Borough. The work will be undertaken by the Bergen County Mosquito Control Division with approvals from the State DEP and Army Corps of Engineers. The County purchased the heavy equipment needed to dredge and clean these ditches with Sandy grant funds. He said the Borough is hopeful that when the ditches are clean of debris and desilted, storm water runoff will flow better and we should see improved drainage in the Borough. He said the Borough worked hard to push the DEP to allow the cleaning of the ditches. The last time they were cleaned was over 20 years ago. Mayor Raguseo advised of upcoming events in the Borough. Family Fun Day will again be held at Lakeview Park in September with this year's theme being a birthday party to celebrate the Borough's 120th birthday. The annual Memorial Day ceremony will be held near the monuments outside of Memorial and Washington Schools on May 24th. He invited all residents to attend as we honor the sacrifice of our departed veterans. The 4th Annual Matt Fenton 5K Run/Walk will be held on June 1st as we honor a hometown hero who gave his life in 2006 while serving in the United States Marines in Iraq. Funds raised from this event will go to the volunteer emergency services in the Borough and the Wounded Warriors in memory of Sgt. Fenton. He thanked Councilman Sarlo and the 5K Committee for their work in planning the race. Lastly, he thanked the Kaboom Organization, PSE & G and all the volunteers who worked to build the new playground behind Memorial School. He thanked Superintendent of Schools Dr. Hayes, the Board of Education and the Playground Committee for ensuring that the build was made possible and Regina Coyle who first brought up the idea and worked to make her dream a reality. He said it was a fitting tribute for the park to be dedicated in her name.

Councilwoman Henriquez reported that the Fire Department responded to a total of 70 alarms so far this year, 4 of which were structure fires. She happily reported that no one was injured and the property owners will be able to repair and rebuild those structures. She reported that the Senior Citizens organization is preparing for its trip to Rocking Horse Ranch and another trip to Atlantic City. The Seniors have many programs, i.e. bingo, cards, movies and meet on the 2nd Tuesday of each month should anyone be interested. She reported that for those residents who have property along Industrial Ave. where the new Gates construction is in progress, they will be receiving a letter from Bill Gates explaining the project and answering some concerns there may be about the signs he is required to post by the DEP in reference to the pile of dirt.

REPORTS continued:

Council President Anzalone reported that in addition to their regular weekly duties, the Department of Public Works has done a spring cleanup of the parks and public buildings and grounds. The department began rebuilding deteriorated drainage catch basins after the harsh winter weather we experienced. Seasonal grass cutting has begun. The department finished paving the senior citizens building parking lot and will repaint the lines in the lot as weather and manpower allow. The new catch basin in the lot is performing well as designed. The planting of seasonal flowers has begun, as well as the spreading of mulch around Borough buildings and grounds. They have started the rebuilding of the walking track in the park at Main and Pickens and have leveled the ground and added stone to the OEM storage area on Summit Place. The erection of a fence will follow once the quotes are collected.

Councilman Lanum reported that the Building Department has been responding to high grass complaints. He said he had great news to report in reference to the Flood Committee. The Department of Community Affairs, Division of Local Planning Services, has informed staff that the Borough should be receiving grant funds for all four grant applications submitted in the total amount of \$78,100. The grant applications were for: contaminated sites: data & actions to promote cleanup & reuse, permit & application process quality improvement, Riser Road Bypass – analysis of possible routes and streetscape design standards – Liberty St., Main St. & Washington Ave.

Councilman Muller reported that the Finance Committee had a difficult task in balancing the budget due to the post super storm sandy fix up. The Finance Committee, along with the Borough Administrator, helped balance the budget with a municipal tax increase under the State mandated cap, which he added was a great accomplishment. He thanked the Committee for the many hours spent on the budget. He reported that Standard and Poor's Rating Services raised the Borough's rating to an AA rating due to strong management with good financial policies and practices in place. He commented that other towns have been lowered in ratings while Little Ferry continues to raise its rating. This rating increase has a savings that directly impacts our tax dollars. All monthly vouchers have been signed and deemed payable by the Finance Committee. As Chairperson of the Insurance Committee, he reported that members of all departments, along with Council Members, have attended numerous safety training sessions and various seminars to educate themselves on safety and legal issues. Learning proper safety procedures helps keep Borough employees safe. The Borough receives credit on its insurance premium as well. Councilman Muller said he attended the annual Joint Insurance Fund Safety Incentive Program

REPORTS continued:

on March 26th at which the Borough was commended for its safety performance in its reduction of lost time and accident frequency.

Councilman Sarlo gave the police report for the month of April. During the month, the Little Ferry Police Department answered 2,022 calls. The department assisted at 77 first aid calls and 10 fire calls. A total of 54 accidents were reported and 41 reports were taken on the street. The department issued a total of 662 summonses. A total of 216 parking summonses, 426 moving summonses, 0 radar summons and 20 false alarm summons were issued. The department responded to a total of 3 domestic violence calls. A total of (9) 9-1-1 calls were answered by the department and 12 adults and 0 juveniles were arrested

Councilwoman Steinhilber reported that a Town Hall Meeting was held a few weeks ago to bring awareness of how important volunteerism is to our community. She said the meeting was a great success and thanked Jim Fucci and the new volunteerism committee for all of their hard work. There was a great turnout at Summer Recreation sign ups last week. Registrations are ongoing until the program begins. She happily reported that Alex Berberich will be returning as the Summer Recreation Director. With a very small increase in cost, the Borough was able to extend the program hours to run from 8:00 a.m. to 5:30 p.m. She thanked Dr. Hayes, Superintendent of Schools, for accommodating the program in Memorial School once again.

Borough Attorney Joseph Monaghan explained that this is an official meeting and commended each counterpart for speaking so confidently and clearly which helps with the preparation of the meeting Minutes.

Borough Administrator Michael Capabianco gave the status of current projects. The repaving of Brandt Street is going out to bid. The Borough was awarded grant money for the repaving of Woodland Ave. Eckel Road should be repaved within a few weeks.

Police Chief Ralph Verdi spoke in reference to street closures due to the DOT Route 46 project. He said the new police officer has been in the academy for 14 weeks now and is doing great.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:
Motion by: C/M Anzalone
Second by: C/M Sarlo
All ayes

Francine Pergolizzi, 23 Robby Road came forward and complained of individuals playing basketball at Robby Road park as early as 7:00 a.m. She said the Police Department has been responsive but there are no locks on the gate. She said the park is being left with litter and this situation is happening every day. DPW Superintendent William Holley said the fence is in disrepair. He said he will look into getting it fixed and putting a lock on the gate, otherwise he will have the fence replaced.

Mr. & Mrs. Marzuchowski, 70 Frederick Street came forward and complained about the loud volume of the drive thru speaker at Popeye's. They said it was turned down approximately 5 to 6 months ago, but is now louder than before. They also claimed of harassment by the employees, i.e. rock throwing and name calling. They said they filed a police report. Mr. Capabianco said he spoke with the manager of Popeye's and the corporate office in reference to the loud speaker. He recommended they file a civil case against Popeye's. Mr. Monaghan said the Marzuchowskis can file a nuisance claim with the Superior Court Judge. Mayor Raguseo said he will have the owner contacted again to see if this situation can be rectified.

Since no one else wished to speak, Mayor Raguseo entertained a motion to Close Citizens Hearing:
Motion by: C/M Lanum
Second by: C/M Muller
All ayes

ORDINANCES FOR FINAL PASSAGE:

ORDINANCE NO. 1398-06-14:

Clerk reads Ordinance by Title Only:

AN ORDINANCE PERMITTING CHARITABLE ORGANIZATIONS TO SOLICIT CONTRIBUTIONS IN THE ROADWAYS SITUATE IN THE BOROUGH OF LITTLE FERRY.

ORDINANCES FOR FINAL PASSAGE continued:

ORDINANCE NO. 1398-06-14 continued:

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1398-06-14

Motion by: C/M Anzalone

Second by: C/W Henriquez

All ayes

Since no one wished to speak on Ordinance No. 1398-06-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/M Lanum

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1398-06-14 with notification of said adoption published in The Record.

Motion by: C/M Anzalone

Second by: C/W Henriquez

Roll Call: Ayes: Anzalone, Henriquez, Muller, Lanum, Sarlo, Steinhilber

Nays: None

Absent: None

RESOLUTIONS/INTRODUCTION OF ORDINANCES:

Mayor Raguseo entertained a motion to vote on Resolution Nos. 163, 166 – 176 and 180 - 189, and Ordinance Nos. 1399-07-14, and 1400-08-14 for Introduction.

Motion by: C/M Anzalone

Second by: C/M Muller

Roll Call: Ayes: Anzalone, Henriquez, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: None

RESOLUTIONS:

163. Awarding Non Fair and Open Contract to Appraisal Systems, Inc. to Prepare Appraisal Report in the Matter of Daniel DeRose, Jr.

164. Resolution Regarding Settling Daniel J. Antinori Tax Appeals (**ADOPTED 5/6/14**)

165. Awarding Non Fair and Open Contract to Appraisal Systems, Inc. to Prepare Appraisal Report in the Matter of 288 Liberty Street Corp. (**ADOPTED 5/6/14**)

166. Refund of Tax Overpayment – Wells Fargo Bank

167. Authorizing Release of Remaining Escrow to John Lee David Construction

RESOLUTIONS continued:

168. Approval of Minutes – Special Meeting – December 20, 2013, Special Meeting (Firemen’s Reorganization) – December 20, 2013, Sine Die Meeting – January 7, 2014, Annual Reorganization Meeting – January 7, 2014, Workshop Meeting – February 4, 2014 & Workshop Meeting – February 11, 2014
169. Authorizing the Mayor to Approve Application for Blue Light Permit for Fire Department Member – Steven Johnson
170. Authorizing Additional Expense for Face Painter at Visit With the Easter Bunny Event
171. Release of Escrow to Twofour America LLC
172. Authorizing the 2014 Summer Recreation Program (**ADOPTED 5/6/14**)
173. Authorizing Vehicle License to Benz & Beemers for the Sale/Purchase: Exchange of New, Secondhand or Use Vehicles
174. Authorizing Vehicle License to Milan Motors for the Sale/Purchase: Exchange of New, Secondhand or Use Vehicles
175. Authorizing the Borough Administrator to enter into a Professional Services Agreement with Gramco in the Amount of \$550.00 for Service/Maintenance on its Digital Recording System
176. Authorizing the Borough Administrator to enter into a Professional Services Agreement with RFP Solutions, Inc. in the Amount of \$434.64 for Service/Maintenance on its Telecommunications System in the Department of Public Works
177. Authorizing Submission of an Application for Participation in the Local Government Energy Audit Program of the New Jersey Board of Public Utilities (**ADOPTED 5/6/14**)
178. Awarding the Proposal for a Gazebo to be Installed at Willow Lake Park (**ADOPTED 5/6/14**)
179. Awarding the Proposal for Installation of Gazebo to be Installed at Willow Lake Park (**ADOPTED 5/6/14**)
180. Refund Tax Overpayment – QBE First Tax Service
181. Refund Tax Overpayment – Corelogic Tax Service – Bl. 52, Lot 4
182. Refund Tax Overpayment – Corelogic Tax Service – Bl. 37, Lot 31.02
183. Claims Resolution
184. Authorizing Fishing Derby at Indian Lake
185. Establishing Late Fee for 2014 Fall Soccer Registration
186. Emergency Temporary Budget Appropriations for 2014
187. Authorizing Execution of Municipal Approval Statement Regarding Temporary Relocation of Bus Stops During NJDOT Road Construction
188. Authorizing Disposal of Surplus Property
189. Rejecting Bids and Authorizing Advertising for New Bids for Electric Generation Service for Borough

RESOLUTIONS continued:

190. Declaring the “Mayor For A Day” Program a Legal Meeting

ORDINANCES FOR INTRODUCTION::

ORDINANCE NO. 1399-07-14 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Public Hearing for Ordinance No. 1399-07-14 shall be held on June 10, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ORDINANCE NO. 1400-08-14 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “POLICE PROMOTIONS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Public Hearing for Ordinance No. 1400-08-14 shall be held on June 10, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

PRESENTATIONS:

1. Mayor Raguseo presented Lauryn Cimiluca with the nameplate which adds her name to the previous Mayors in the “Mayor For A Day” Program since 1982.
2. Mayor Raguseo presented plaques from the Governing Body to the Participants in the “Mayor For A Day” Program.
3. Mayor Raguseo gave a presentation to Student Government Advisor Elaine Kronyak.

Mayor Raguseo entertained a motion to return the meeting from the student counterparts to the Mayor and Council.

Motion by: C/W Henriquez

Second by: C/M Muller

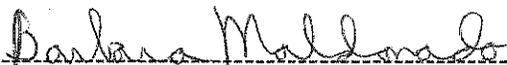
All ayes.

Mayor Raguseo entertained a motion to vote on Resolution No. 190.
Motion by: C/W Steinhilber
Second by: C/W Henriquez
All Ayes.

Since there was no other business to be discussed, Mayor Raguseo entertained a Motion to Adjourn.
Motion by: C/W Henriquez
Second by: C/M Muller
All ayes

Meeting adjourned at 8:20 p.m.

Minutes transcribed and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify that the foregoing Minutes are a true account of the Regular Meeting of the Mayor and Council held on May 13, 2014.

A handwritten signature in cursive script, reading "Barbara Maldonado", is written over a horizontal dashed line.

Barbara Maldonado, Borough Clerk

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
WORKSHOP MEETING
JUNE 10, 2014 AT 6:00 P.M.

CALL TO ORDER: Mayor Raguseo called the meeting to order at 6:10 p.m.

PLEDGE OF ALLEGIANCE: Mayor Raguseo led the Pledge of Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald Anzalone, Councilwoman Roberta Henriquez, Councilman Stephen Lanum, Councilman George Muller, Councilman Thomas Sarlo, Councilwoman Peggy Steinhilber

Absent: None

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 7, 2014, approved unanimously and transmitted to The Record and Star Ledger as provided by the Open Public Meeting's Act. A copy of meeting notice was filed outside of the Borough Clerk's Office and has been posted on the bulletin board outside of the Borough Clerk's Office.

OPEN TOPICS:

- Road Closures

Borough Administrator Michael Capabianco said that under the Borough's ordinance, the Police Chief is in charge of road closures in the Borough. The Department of Public Works cannot close streets due to water, etc. without going through the Police Chief.

- Police Interviews

Mr. Capabianco said the Governing Body needs to schedule a date for the interview of candidates for police officer. He said he will forward an email to each member of the Governing Body, the Borough Attorney and Borough Clerk to confirm what dates each person is available.

OPEN TOPICS continued:

- Blue Light Permits

Mr. Capabianco said reserve members of the Fire Department are not entitled to Blue Light Permits. Borough Clerk Barbara Maldonado said she spoke with the Borough's Risk Manager and he confirmed that reserve members do not need a Blue Light Permit when responding to a fire to be covered by the Borough's insurance. That was Fire Chief Loesner's concern. Therefore, there is no need to adopt an ordinance changing the title of reserve member to probationary active member.

- Tilcon Study

Mayor Raguseo said there are several properties along the riverfront that may come up for sale. He said he had a meeting with Swagger who is looking to sell three lots to Tilcon. Mayor Raguseo said he prefers something better than light industrial at this site. He said he will have the Borough's Planner look into ideas on what would better suit this property.

- Projector

Councilwoman Henriquez said the Senior Citizens Organization has been borrowing the school's projector. She recommended the Borough purchase a projector for all Borough departments to share. It could be used by the seniors for movies, safety training for Borough employees, etc. She recommended the funds come from recreation trust. It was recommended that a big screen t.v. be purchased with a dvd player as it would be less expensive. She recommended the seniors pay half and the Borough pay half. Councilwoman Henriquez will speak with the seniors to see if they would be willing to pay half the cost.

- Request for Personal Handicapped Parking

Ms. Maldonado said that a resident is requesting a personal handicapped parking space in front of his home due to serious health issues. The Governing Body could not grant this request as the Borough does not have an ordinance permitting personal handicapped parking spaces.

- Tax Maps

Mr. Capabianco said the Borough was denied its request for tax map relief.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes.

Since there was no one wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:

Motion by: C/M Muller

Second by: C/W Steinhilber

All Ayes.

RESOLUTION:

191. Closed Session Resolution

Mayor Raguseo entertained a Motion to enter into Private Session:

Motion by: C/W Henriquez

Second by: C/W Steinhilber

All ayes.

Return from Closed Session:

Motion by: C/W Henriquez

Second by: C/W Steinhilber

Roll Call: Present: Mayor Raguseo, Council President Anzalone, Councilwoman Henriquez, Councilman Lanum, Councilman Muller, Councilman Sarlo, Councilwoman Steinhilber

Absent: None

AGENDA ITEMS: RESOLUTION(S) – ORDINANCE(S) FOR CONSIDERATION AT REGULAR MEETING:

RESOLUTIONS:

192. Refund Tax Overpayment – Corelogic Tax Service

193. Authorizing Borough Engineer to Provide Various Surveying Services for Revising & Updating the Tax Map

194. Authorizing Redemption of Certificate #11-00002 Stonefield Investment Fund II LLC

195. Authorizing Redemption of Certificate #13-00004 – U.S. Bank TLSG

196. Cancellation of Prior Year Outstanding Check – 9/13

RESOLUTIONS continued:

197. Resolution Authorizing the Mayor and Clerk to Execute an Amendment to a Temporary and Permanent Utility Easement Agreement between Gates Realty Corp., Successor in Interest to Linde Holdings, LLC f/k/a Linde Holdings, Inc. a Delaware Limited Liability Company and Dimitrios Markopoulos and Markopoulos Developers, LLC and the Borough of Little Ferry
198. Authorizing Refund for the 2014 Summer Recreation Program to Robert & Patricia Palacios
199. Authorizing Redemption of Certificate #13-00007 – U.S. Bank TLSG
200. Amending Resolution No. 118 Regarding Settling Simmen Family LTD, Partnership Tax Appeals
201. Approval of Block Party – Warren Street – June 28, 2014
202. Resolution Waiving Permit Fees as part of PSE & G Energy Strong Program
203. Ratifying Authorization for Little Ferry/South Hackensack Little League to Conduct a Fundraising Car Wash
204. Rescinding Blue Light Permits for Several Members of the Fire Department
205. Refund of Park Use Permit to Universal Soccer Camps
206. Authorizing the Execution of a Municipal Snow Plowing Agreement with the County of Bergen
207. Ratifying Appointment of Temporary Summer D.P.W. Employee – Michael T. Monforte
208. Ratifying Appointment of Temporary Summer D.P.W. Employee – Michael Malleo
209. A Resolution Authorizing Inclusion in the Bergen County Community Development Program
210. Acceptance of Resignations – First Aid Corps Members
211. Claims Resolution
212. Cancellation of Prior Year Outstanding Checks – 6/13
213. Authorizing the Filing of Various Post Sandy Planning Assistance Grant Applications
214. Resolution Calling for Immediate Action to Locate and Safely Return the Young Women Abducted in Nigeria by the Terrorist Group Boko Haram
215. A Resolution Authorizing Filing of FEMA Grants
216. Approving 2014 Temporary Summer Recreation Program Counselors (Seven Week Program)
217. Approving Renewal of Liquor Licenses – July 1, 2014 – June 30, 2015
218. Requesting the Passage of Assembly Bill 3392 Otherwise Known as the “New Jersey Meadowlands Tax Relief Act”
219. Awarding Bid for Gates Road Improvements

ORDINANCE(S) FOR INTRODUCTION:

BOND ORDINANCE NO. 1401-09-14 – BOND ORDINANCE OF THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING BOND ORDINANCE #1394-02-14, FINALLY ADOPTED MARCH 11, 2014, IN ITS ENTIRETY.

ZONING ORDINANCE NO. 1402-10-14 – ARTICLE 700: SUPPLEMENTAL REGULATIONS

ZONING ORDINANCE NO. 1403-11-14 – SCHEDULE C: AREA AND YARD REQUIREMENTS FOR CONDITIONAL USES

ZONING ORDINANCE NO. 1404-12-14 – SOLAR ENERGY FACILITIES

ZONING ORDINANCE NO. 1405-13-14 – ESTABLISHMENTS OF ZONES

ZONING ORDINANCE NO. 1406-14-14 – DELETING CHAPTER 35, SECTION 115 – R & D RESEARCH AND DEVELOPMENT ZONE

ZONING ORDINANCE NO. 1407-15-14 – MISCELLANEOUS ZONING REGULATIONS: VEHICLE MAINTENANCE AND STORAGE

ZONING ORDINANCE NO. 1408-16-14 – PUBLIC FACILITIES ZONE

ZONING ORDINANCE NO. 1409-17-14 – DELETING CHAPTER 35, SECTION 114 – I-G GENERAL INDUSTRIAL ZONE

ZONING ORDINANCE NO. 1410-18-14 – I-L LIGHT INDUSTRIAL ZONE

ZONING ORDINANCE NO. 1411-19-14 – WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS

ZONING ORDINANCE NO. 1412-20-14 – TERMINOLOGY AND DEFINITIONS

ZONING ORDINANCE NO. 1413-21-14 – R-B ONE FAMILY RESIDENTIAL ZONE

ZONING ORDINANCE NO. 1414-22-14 – B-H HIGHWAY AND REGIONAL BUSINESS ZONE

ORDINANCES FOR INTRODUCTION continued:

ZONING ORDINANCE NO. 1415-23-14 – B-N NEIGHBORHOOD
BUSINESS ZONE

ORDINANCES FOR FINAL PASSAGE:

ORDINANCE NO. 1399-07-14 – AN ORDINANCE AMENDING AN
ORDINANCE ENTITLED “PARKING PROHIBITED AT ALL TIMES ON
CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF
NEW JERSEY.

ORDINANCE NO. 1400-08-14 – AN ORDINANCE AMENDING AN
ORDINANCE ENTITLED “POLICE PROMOTIONS” OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY,
COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Since there was no other business to be discussed, Mayor Raguseo entertained a
Motion to Adjourn.

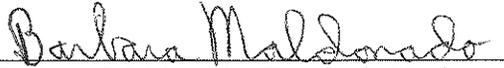
Motion by: C/W Henriquez

Second by: C/W Steinhilber

All ayes

Meeting adjourned at 7:01 p.m.

Minutes transcribed and respectfully submitted by Borough Clerk Barbara
Maldonado. I hereby certify that the foregoing Minutes are a true account of the
Workshop Meeting of the Mayor and Council held on June 10, 2014.


Barbara Maldonado, Borough Clerk

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
REGULAR MEETING
JUNE 10, 2014

CALL TO ORDER: Mayor Raguseo called the meeting to order at
7:05 p.m.

PLEDGE OF ALLEGIANCE: Mayor Raguseo led the Pledge of
Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald
Anzalone, Councilwoman Roberta Henriquez,
Councilman Stephen Lanum, Councilman George
Muller, Councilman Thomas Sarlo, Councilwoman
Peggy Steinhilber

Absent: None

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the
Governing Body on January 7, 2014, approved unanimously and
transmitted to The Record and Star Ledger as provided by the Open Public
Meeting's Act. A copy of meeting notice was filed outside of the Borough
Clerk's Office and has been posted on the bulletin board outside of the Borough
Clerk's Office.

CORRESPONDENCE:

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS:

Councilwoman Henriquez reported progress for the Fire Department and Senior
Citizens Organization.

Councilman Lanum reported that since the weather has been nicer, the amount of
permits being issued by the Building Department has increased. More roofing
permits are being obtained which appears to be from the cold and icy winter. The
Flood Mitigation Committee is recommending two additional Post Sandy
Planning Assistance Grants be applied for. One is for Clarke Caton Hintz to
address resiliency along the riverfront and the other is for Remington Vernick &
Arrango to review various aspects of open space. There is a resolution on

REPORTS continued:

tonight's agenda to apply for these grants. There is also a resolution on tonight's agenda requesting FEMA funding for pre-disaster mitigation and hazard mitigation activities. The Committee is recommending the Borough apply for the self-cleaning grate for Losen Slote Pump Station and a backup generator at the Main Street Pump Station.

Council President Anzalone reported that the Department of Public Works has removed the crosswalks on Washington Ave., started rebuilding catch basins and repaired the roof on the Little League dugout. The parking lot at Borough Hall has been repaved and the repaving of Valley Road has begun by an outside contractor. The DPW has filled the potholes on Main Street crosswalks and repaired the lights at the Veterans Monument on Main Street. The Department is working on rebuilding the walking path at Willow Lake Park, has planted new shrubs in the front of Borough Hall and is working on the lighting problems in this area as well. Council President Anzalone commended the DPW for the excellent job done on the rebuilding of the stairs at the safety building.

Councilwoman Steinhilber reported that registrations for the Summer Recreation Program are still being accepted. 62 children have already been registered. She congratulated the 12 year old girls softball team who won the league championship this year.

Councilman Sarlo gave the police report for the month of May. During the month, the Little Ferry Police Department answered 1,865 calls. The department assisted at 57 first aid calls and 9 fire calls. A total of 39 accidents were reported and 31 reports were taken on the street. The department issued a total of 592 summonses. A total of 233 parking summonses, 355 moving summonses, 0 radar summons and 4 false alarm summons were issued. The department responded to a total of 7 domestic violence calls. A total of (13) 9-1-1 calls were answered by the department and 18 adults and 1 juvenile was arrested. Councilman Sarlo said the 5K walk/run was a great success and for which he received positive responses from participants. Mayor Raguseo said that 605 runners participated, more than last year.

Councilman Muller thanked those who attended Memorial Day Services in the Borough. He said he was disappointed with the low attendance and recommended residents attend. He mentioned that a Safety Committee meeting will be held tomorrow. All vouchers have been reviewed and deemed payable.

Borough Engineer Kenneth Job reported that PSE & G is undertaking energy strong program which consists of upgrades to make gas mains more storm

REPORTS continued:

resistant. They will be upgrading every gas main from low pressure to high pressure. The resurfacing of Eckel Road will have to be postponed due to this project.

Mayor Raguseo reported that he met with PSE & G reps to go over this project. He felt the project was positive and would give the Borough stronger infrastructure. They will be digging up many roads and they are working on a plan where most of these streets will be paved in their entirety. The negative is that it will create more traffic and add to the traffic issues caused by the DOT Route 46 project. He said that traffic along Route 46 has gradually gotten better. The Borough is trying to get the word out to drivers to find alternate routes. He said that the County was in the Borough today looking at the piping under Main Street. The pipe is too small and affecting drainage on the side streets of Main Street. Water cannot get out quick enough. The County is looking into a design to alleviate the problem. The County Mosquito Division is undertaking ditch cleaning efforts. The project is presently under review by the Army Corps of Engineers.

Borough Administrator Michael Capabianco said that pictures from the 5K and scores should be uploaded to the Borough's website by tomorrow.

Mayor Raguseo said he received great news in reference to receiving a preliminary award of 3.4 million dollars to turf all the fields at Lakeview Park and to add new lighting, fencing, dugouts and hopefully bathrooms. This funding was set up for recreation and park fields for Sandy affected areas. The project has been approved and is awaiting the final paperwork. He said this project is great for property values. Our Borough would be one of the few towns in the County with all turf fields. Mayor Raguseo also mentioned that Little Ferry is part of a pilot project of which 150 million dollars would be used for MIT study which would consist of a super berm in the Meadowlands area.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes.

George Stauble, 9 Chapman Drive, came forward and recommended that the Borough post the meeting dates outside on the new electronic sign. He asked if the Library would be permitted to post upcoming events on the sign. Mr.

CITIZENS HEARING continued:

Capabianco said not posting the meeting dates was just an oversight. He said that the Library Director can email him whenever he wishes to post something. Mr. Stauble asked what the status was on electric aggregation. Mr. Capabianco said the rate came in higher and was rejected last month. Gabel & Associates has been authorized to rebid. Mr. Stauble complained about a pothole on Eckel Road and asked if it could be filled with asphalt. DPW Superintendent William Holley said he will fill the hole, weather permitting.

Elise Wrede, 464B Liberty St., Unit 206, came forward and said that over 1,000 stray cats were picked up last year and she was concerned that the Borough does not license cats as they can carry diseases. She said the number of dogs licensed in the Borough is low for its population and the Borough is losing revenue. Mr. Capabianco said the Borough had a dog census conducted last year with door-to-door canvassing. Borough Clerk Barbara Maldonado said letters were sent to residents who were found to have an unlicensed dog.

Eileen DeLeeuw, 11 Chapman Drive, came forward and said that the dog census was done at her house and her sister's house, both of them have dogs and neither received a letter from the Borough in reference to licensing them. She said she is now registered in the system but her sister is not. Ms. DeLeeuw was told that now that her sister knows about licensing her dog, she should be a responsible pet owner and register it. Ms. DeLeeuw questioned why the DPW needs summer help. Mr. Capabianco said the Borough advertised for the position with seven applicants applying. The new hire(s) fill in the gaps for extra summer work and while others are on vacation. Ms. DeLeeuw said she was under the impression that this job has been and is for high school age students. Council President Anzalone said the new help has to be at least 18 years of age to operate power tools. Ms. DeLeeuw said that since the Borough has hired a contractor to pick up recyclables, then there should be enough staff. Council President Anzalone said the DPW workers are taking on many other various jobs saving the Borough money.

Ray Vorisek, 67 Summit Circle, came forward and said he was speaking on behalf of Summit Circle residents in reference to parking being prohibited on one side of the street. He said he understands that there is an issue with emergency vehicles having difficulty getting through but wanted to know if there could be an option, i.e. add angled parking on the cul de sac to pick up parking spaces. Mayor Raguseo said there have been a lot of issues with various streets and emergency vehicles having great difficulty getting through. Councilman Sarlo said there was recently an incident with a mutual aid fire truck not being able to get down the block to a house fire on Summit Circle and delayed the response. Police Chief

CITIZENS HEARING continued:

Ralph Verdi said he didn't believe angled parking would fit on the cul de sac. Councilwoman Henriquez said that unfortunately streets in the Borough are narrow and ambulances and emergency equipment have gotten larger.

Tina Cappadonna, 104 Lakeview Ave., came forward and said there are a lot less vehicles on the streets in their area when there are no sporting events going on at Lakeview Field. She felt residents are being punished because of non-residents parking on the streets during these events. She recommended that only residents with parking stickers be permitted to park.

Fire Chief Marty Loesner, 4 Velock Drive, came forward and said he is also affected by the adoption of an ordinance permitted only one sided parking on certain streets in the Borough as he lives on one of the streets listed. He said the Fire Department has had several problems with getting fire vehicles through. He said he doesn't want to see someone lose their home or an even worse situation because the fire truck could not get down the block. He said he is in favor of the ordinance for the safety of the residents.

Councilwoman Steinhilber read a letter from Captain Fallows confirming that there have been times when the ambulance could not get through a block and minor damage being done to the ambulance and vehicles on the street because the ambulance couldn't fit. Captain Fallows said he felt that saving a life was more important.

Steve Iurato, 76 Summit Circle, came forward and said that there is also a problem on Jackson Street, between Williams and Redneck. He recommended that only one side of the street parking be permitted on this street as well. He said that when there was a fire on Summit Circle, it was early evening on a Saturday with no games going on at the park and the fire truck could not get through.

Eileen DeLeeuw again came forward and complained of certain DPW workers using foul language while on the job and requested it stop as there are children in the area.

Since there was no one else wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes.

ORDINANCES FOR FINAL PASSAGE:

ORDINANCE NO. 1399-07-14 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No.1399-07-14

Motion by: C/W Henriquez

Second by: C/M Sarlo

All ayes

Fire Chief Marty Loesner again came forward and asked when Ordinance #1399-07-14 would go into effect. Borough Attorney Joseph Monaghan said it would take effect 20 days after publication of the ordinance.

Since no one else wished to speak on Ordinance No. 1399-07-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1399-07-14 with notification of said adoption published in The Record.

Motion by: C/W Henriquez

Second by: C/M Muller

Roll Call: Ayes: Anzalone, Henriquez, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: None

ORDINANCE NO. 1400-08-14 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “POLICE PROMOTIONS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No.1400-08-14

Motion by: C/W Henriquez

Second by: C/M Anzalone

All ayes

ORDINANCES FOR FINAL PASSAGE continued:

ORDINANCE NO. 1400-08-14 continued:

Since no one wished to speak on Ordinance No. 1400-08-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/W Henriquez

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1400-08-14 with notification of said adoption published in The Record.

Motion by: C/W Henriquez

Second by: C/W Steinhilber

Roll Call: Ayes: Anzalone, Henriquez, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: None

RESOLUTION(S) & ORDINANCE(S) FOR INTRODUCTION:

Mayor Raguseo entertained a motion to vote on Resolution Nos. 192 – 219 and Introduction of Ordinance Nos. 1401-09-14, 1402-10-14, 1403-11-14, 1404-12-14, 1406-14-14, 1407-15-14, 1408-16-14, 1409-17-14, 14010-18-14, 1411-19-14, 1412-20-14, 1413-21-14, 1414-22-14 & 1415-23-14.

Motion by: C/W Henriquez

Second by: C/M Muller

Roll Call: Ayes: Anzalone, Henriquez, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: None

RESOLUTIONS:

192. Refund Tax Overpayment – Corelogic Tax Service

193. Authorizing Borough Engineer to Provide Various Surveying Services for Revising & Updating the Tax Map

194. Authorizing Redemption of Certificate #11-00002 Stonefield Investment Fund II LLC

195. Authorizing Redemption of Certificate #13-00004 – U.S. Bank TLSG

196. Cancellation of Prior Year Outstanding Check – 9/13

RESOLUTIONS continued:

197. Resolution Authorizing the Mayor and Clerk to Execute an Amendment to a Temporary and Permanent Utility Easement Agreement between Gates Realty Corp., Successor in Interest to Linde Holdings, LLC f/k/a Linde Holdings, Inc. a Delaware Limited Liability Company and Dimitrios Markopoulos and Markopoulos Developers, LLC and the Borough of Little Ferry
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215. A Resolution Authorizing Filing of FEMA Grants
216. Approving 2014 Temporary Summer Recreation Program Counselors (Seven Week Program)
217. Approving Renewal of Liquor Licenses – July 1, 2014 – June 30, 2015
218. Requesting the Passage of Assembly Bill 3392 Otherwise Known as the “New Jersey Meadowlands Tax Relief Act”
219. Awarding Bid for Gates Road Improvements

ORDINANCES FOR INTRODUCTION:

BOND ORDINANCE NO. 1401-09-14 – BOND ORDINANCE OF THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING BOND ORDINANCE #1394-02-14, FINALLY ADOPTED MARCH 11, 2014, IN ITS ENTIRETY.

Public Hearing for Bond Ordinance No. 1401-09-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1402-10-14 – ARTICLE 700: SUPPLEMENTAL REGULATIONS

Public Hearing for Bond Ordinance No. 1402-10-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1403-11-14 – SCHEDULE C: AREA AND YARD REQUIREMENTS FOR CONDITIONAL USES

Public Hearing for Bond Ordinance No. 1403-11-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1404-12-14 – SOLAR ENERGY FACILITIES

Public Hearing for Bond Ordinance No. 1404-12-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1405-13-14 – ESTABLISHMENTS OF ZONES – (TO BE REINTRODUCED)

ZONING ORDINANCE NO. 1406-14-14 – DELETING CHAPTER 35, SECTION 115 – R & D

Public Hearing for Bond Ordinance No. 1406-14-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1407-15-14 – MISCELLANEOUS ZONING REGULATIONS: VEHICLE MAINTENANCE AND STORAGE

ORDINANCES FOR INTRODUCTION continued:

ZONING ORDINANCE NO. 1407-15-14 continued:

Public Hearing for Bond Ordinance No. 1407-15-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1408-16-14 – PUBLIC FACILITIES ZONE

Public Hearing for Bond Ordinance No. 1408-16-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

**ZONING ORDINANCE NO. 1409-17-14 – DELETING CHAPTER 35,
SECTION 114 – I-G GENERAL INDUSTRIAL ZONE**

Public Hearing for Bond Ordinance No. 1409-17-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1410-18-14 – I-L LIGHT INDUSTRIAL ZONE

Public Hearing for Bond Ordinance No. 1410-18-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

**ZONING ORDINANCE NO. 1411-19-14 – WIRELESS
TELECOMMUNICATIONS TOWERS AND ANTENNAS**

Public Hearing for Bond Ordinance No. 1411-19-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

**ZONING ORDINANCE NO. 1412-20-14 – TERMINOLOGY AND
DEFINITIONS**

Public Hearing for Bond Ordinance No. 1412-20-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ORDINANCES FOR INTRODUCTION continued:

ZONING ORDINANCE NO. 1413-21-14 – R-B ONE FAMILY
RESIDENTIAL ZONE

Public Hearing for Bond Ordinance No. 1413-21-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1414-22-14 – B-H HIGHWAY AND
REGIONAL BUSINESS ZONE

Public Hearing for Bond Ordinance No. 1414-22-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ZONING ORDINANCE NO. 1415-23-14 – B-N NEIGHBORHOOD
BUSINESS ZONE

Public Hearing for Bond Ordinance No. 1415-23-14 shall be held on July 8, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

Since there was no other business to be discussed, Mayor Raguseo entertained a Motion to Adjourn.

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes

Meeting adjourned at 8:30 p.m.

Minutes transcribed and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify that the foregoing Minutes are a true account of the Regular Meeting of the Mayor and Council held on June 10, 2014.

Barbara Maldonado, Borough Clerk

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
WORKSHOP MEETING
AUGUST 12, 2014 AT 6:00 P.M.

CALL TO ORDER: Mayor Raguseo called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE: Mayor Raguseo led the Pledge of Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald Anzalone, Councilman Stephen Lanum, Councilman George Muller, Councilman Thomas Sarlo, Councilwoman Peggy Steinhilber
Absent: Councilwoman Roberta Henriquez

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 7, 2014, approved unanimously and transmitted to The Record and Star Ledger as provided by the Open Public Meeting's Act. A copy of meeting notice was filed outside of the Borough Clerk's Office and has been posted on the bulletin board outside of the Borough Clerk's Office.

OPEN TOPICS:

- Shop-Rite Help Bag Hunger Event

Mayor Raguseo said this event is for a good cause and urged the Council Members to participate in the event as he will be doing.

- Salary Ordinance

Mr. Capabianco said he revised the proposed ordinance to show a range of 10% below and 10% above the current salary of each employee. This will save on advertising every year.

- Zoning Ordinances

Mr. Capabianco recommended changing the lot size in both residential districts from 75 X 100 to 45 X 100 to be more conforming. This would allow for sun porches, decks, etc. Since this is a substantial change, the ordinance will have to again be reviewed by the Planning Board. Borough Attorney Joseph Monaghan said this pertains to one family homes only.

OPEN TOPICS continued:

Council President Anzalone said some residents are inquiring when the no parking signs will be posted on the streets that recently went to one side parking only. Police Chief Ralph Verdi said that the proper language for the signs was given to the DPW Superintendent who is working on ordering the signs.

Councilman Sarlo said that the auto repair shop located in South Hackensack, close to Little Ferry's border, has bags of garbage outside and the dumpster is overflowing. He asked if the Township of South Hackensack could be contacted about this. Mr. Capabianco will contact them.

Councilman Sarlo said that space is limited to house the recently obtained humvees, trailers, etc. He said the Police Chief has proposed the idea of using half of the parking lot for the hockey rink and possibly fencing them in a secure area. Council President Anzalone mentioned parking them by the DPW salt shed. Mr. Capabianco said there is an issue with security. He said he would place funds in next year's capital budget for approximately 12' high fencing with razor edge by the DPW.

Council President Anzalone said Planning Board Members are complaining about the two auto body shops in the Borough blocking sidewalks while working.

Beth McManus of Clarke Caton Hintz, the Borough's Planner, was present and explained that the zoning ordinances on this evening's agenda are a follow up to the 2013 Master Plan report adopted by the Planning Board. The zoning ordinances are to modernize the Borough's zoning regulations and make more compatible between business and residential. They are to make sure commercial developments are aesthetically appealing and friendly to residential uses as they can be very close, i.e. buffers, landscaping and to help businesses thrive and improve the quality of life for residents. Ms. McManus went over the changes to the Highway Business zone.

Mayor Raguseo asked Ms. McManus to explain to those in the audience at the regular meeting that the Governing Body is making these changes to enhance the Borough and not to hurt anyone, especially existing businesses.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: C/W Steinhilber

Second by: C/M Muller

All ayes.

CITIZENS HEARING continued:

Since there was no one wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:

Motion by: C/W Steinhilber
Second by: C/M Muller
All Ayes.

RESOLUTION:

256. Closed Session Resolution

Mayor Raguseo entertained a Motion to enter into Private Session:

Motion by: C/W Steinhilber
Second by: C/M Muller
All ayes.

Return from Closed Session:

Motion by: C/M Muller
Second by: C/W Steinhilber

Roll Call: Present: Mayor Raguseo, Council President Anzalone, Councilman Lanum, Councilman Muller, Councilman Sarlo, Councilwoman Steinhilber
Absent: Councilwoman Henriquez

AGENDA ITEMS: RESOLUTION(S) – ORDINANCE(S) FOR CONSIDERATION AT REGULAR MEETING:

RESOLUTIONS:

- 257. Authorizing Payment for Tax Collection Courses
- 258. Authorizing Redemption of Certificate #12-00002 – U.S. Bank for Pro Cap II LLC
- 259. Ratifying Appointment of Additional Alternate Summer Recreation Program Counselor – Courtney Coyle
- 260. Appointment – GianCarlo Mosquera – “Reserve Member” of Little Ferry Hose Co. No. 1
- 261. Approval of Minutes – Workshop Mtg. – 4/1/14, Workshop Mtg. – 4/8/14, Regular Mtg. – 4/8/14, Special Mtg. – 6/25/14, Workshop Mtg. – 7/15/14 & Regular Mtg. – 7/15/14
- 262. Resolution Confirming Appointments of Office of Emergency Management Coordinator & Deputy Coordinators
- 263. Claims Resolution

RESOLUTIONS continued:

264. Awarding a Contract to Clough Harbour and Associates (CHA) to Conduct An Energy Audit through the New Jersey Board of Public Utilities (BPU) Local Government Energy Audit Program (LGEA)
265. Authorizing Redemption of Certificate #13-0001 Stonefield Investment Fund III LLC
266. Release of Escrow – Gerber
267. Release of Escrow – Torres
268. Authorizing Execution of Shared Services Agreement with Ridgefield Park Regarding Annual Sponsorship of the Little Ferry/Ridgefield Park Junior Police Academy
269. Hiring of Shine Engineering to Perform Electrical Engineering Services in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program
270. Ratifying Issuance of Entertainment Licenses
271. Appointing Phoenix Advisors LLC as the Borough's Financial Advisor
272. Adoption of 2014 Municipal Budget
273. Hiring of Job & Job Engineering to Perform Electrical Engineering Services in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program
274. Authorizing Borough Administrator to Submit a Formal Grant Application and Sign all Applicable Program Paperwork in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program

ORDINANCE(S) FOR INTRODUCTION:

ORDINANCE NO. 1416-24-14 – AN ORDINANCE AMENDING CHAPTER 10 SECTION 5 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY (corrects 1st offense violation amount)

ORDINANCE(S) FOR FINAL ADOPTION:

ZONING ORDINANCE NO. 1402-10-14 – ARTICLE 700: SUPPLEMENTAL REGULATIONS

ORDINANCE(S) FOR FINAL ADOPTION continued:

TO BE TABLED - ZONING ORDINANCE NO. 1403-11-14 – SCHEDULE C: AREA AND YARD REQUIREMENTS FOR CONDITIONAL USES

ZONING ORDINANCE NO. 1404-12-14 – SOLAR ENERGY FACILITIES

TO BE TABLED - ZONING ORDINANCE NO. 1405-13-14 – ESTABLISHMENTS OF ZONES

ZONING ORDINANCE NO. 1406-14-14 – DELETING CHAPTER 35, SECTION 115 – R & D RESEARCH AND DEVELOPMENT ZONE

ZONING ORDINANCE NO. 1407-15-14 – MISCELLANEOUS ZONING REGULATIONS: VEHICLE MAINTENANCE AND STORAGE

ZONING ORDINANCE NO. 1408-16-14 – PUBLIC FACILITIES ZONE

ZONING ORDINANCE NO. 1409-17-14 – DELETING CHAPTER 35, SECTION 114 – I-G GENERAL INDUSTRIAL ZONE

ZONING ORDINANCE NO. 1410-18-14 – I-L LIGHT INDUSTRIAL ZONE

ZONING ORDINANCE NO. 1411-19-14 – WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS

ZONING ORDINANCE NO. 1412-20-14 – TERMINOLOGY AND DEFINITIONS

TO BE TABLED - ZONING ORDINANCE NO. 1413-21-14 – R-B ONE FAMILY RESIDENTIAL ZONE

TO BE TABLED - ZONING ORDINANCE NO. 1414-22-14 – B-H HIGHWAY AND REGIONAL BUSINESS ZONE

ZONING ORDINANCE NO. 1415-23-14 – B-N NEIGHBORHOOD BUSINESS ZONE

Since there was no other business to be discussed, Mayor Raguseo entertained a Motion to Adjourn.

Motion by: C/W Steinhilber

Second by: C/M Lanum

All ayes

Meeting adjourned at 7:13 p.m.

Minutes transcribed and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify that the foregoing Minutes are a true account of the Workshop Meeting of the Mayor and Council held on August 12, 2014.



Barbara Maldonado, Borough Clerk

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
REGULAR MEETING
AUGUST 12, 2014

CALL TO ORDER: Mayor Raguseo called the meeting to order at
7:18 p.m.

PLEDGE OF ALLEGIANCE: Council President Anzalone led the Pledge of
Allegiance.

ROLL CALL: Present: Mayor Mauro Raguseo, Council President Ronald
Anzalone, Councilman Stephen Lanum, Councilman
George Muller, Councilman Thomas Sarlo,
Councilwoman Peggy Steinhilber
Absent: Councilwoman Roberta Henriquez

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the
Governing Body on January 7, 2014, approved unanimously and
transmitted to The Record and Star Ledger as provided by the Open Public
Meeting's Act. A copy of meeting notice was filed outside of the Borough
Clerk's Office and has been posted on the bulletin board outside of the Borough
Clerk's Office.

CORRESPONDENCE:

**PRESENTATION: PUBLIC HEARING ON LAND USE ORDINANCE
CHANGES**

Mayor Raguseo told those in attendance that none of the changes will hurt their
current situation. It will be a benefit.

Beth McManus of Clarke Caton Hintz, the Borough's Planner, gave a
presentation on the changes to the Land Use Ordinances. Copy of presentation is
attached. Ms. McManus said that 95% of the changes affect commercial districts.
The changes are a result of a follow up to the 2013 Master Plan report adopted by
the Planning Board. Ms. McManus went over each ordinance and what the
changes represent. She said that nonconforming uses can remain.

Mayor Raguseo entertained a Motion to open the Public Hearing on the
presentation:

Motion by: C/M Muller

Second by: C/M Lanum

All ayes.

Pete Carnevale, 14 Monnett Street, came forward and questioned if anything in particular prompted these changes. Ms. McManus said she was not aware of anything in particular. She said it will make properties more marketable by allowing more uses.

Elise Wrede, 464B Liberty Street, came forward and requested a copy of the presentation. Borough Administrator Michael Capabianco said he will post the presentation on the Borough's website.

Mario Petruzelli, 13 Monnett Street, came forward and questioned the ordinance which would pertain to the Falcon Jet property. Ms. McManus said the ordinance would not affect their current situation. Should they need to go before the Planning Board for a change, then it could affect their property.

Jackie Ferrante, 201-205 Washington Ave., came forward and asked if she would be forced to put up a wall/fence around her parking area on Washington and Hester. Ms. McManus said no changes would be imposed at this time. Should someone who had property in the areas affected by changes go before the Planning Board for site plan approval, then at that time the ordinance would affect their property and they would have to comply with the ordinance or seek relief from the Planning Board.

Ms. Tashjian, 10 Lamker Court, came forward and said she owns property on Main Street and asked a similar question as Ms. Ferrante. Ms. McManus gave the same response.

Mr. Patel, 7 Robby Road, came forward and questioned Ordinance. No. 1410. Mayor Raguseo said the point is to clean up eyesores and attract better development which would hopefully aid with taxes and improve quality of life issues.

Since there was no one else wishing to speak, Mayor Raguseo entertained a Motion to Close the Public Hearing:

Motion by: C/M Muller

Second by: C/M Lanum

All Ayes.

NEW BUSINESS: None

OLD BUSINESS: None

PUBLIC HEARING ON AMENDMENT TO 2014 BUDGET:

Mayor Raguseo entertained a Motion to open the Public Hearing on the amendment to the 2014 Budget:

Motion by: C/M Muller
Second by: C/W Steinhilber
All ayes.

Since there was no one wishing to speak, Mayor Raguseo entertained a Motion to Close the Public Hearing on the amendment to the 2014 Budget:

Motion by: C/M Muller
Second by: C/W Steinhilber
All Ayes.

REPORTS:

Councilwoman Steinhilber reported that next Friday is the last day to register for the Summer Recreation program, otherwise she reported progress.

Councilman Sarlo gave the police report for the month of July. During the month, the Little Ferry Police Department answered 1,653 calls. The department assisted at 64 first aid calls and 8 fire calls. A total of 39 accidents were reported and 27 reports were taken on the street. The department issued a total of 480 summonses. A total of 169 parking summonses, 310 moving summonses, 0 radar summons and 1 false alarm summons were issued. The department responded to a total of 4 domestic violence calls. A total of (3) 9-1-1 calls were answered by the department and 11 adults and 3 juveniles was arrested. Councilman Sarlo said that newly appointed Police Officer Jennifer Ali has started her training at the police academy. The accreditation program is on target.

Councilman Muller reported that the Borough's accident frequency report reflects a low percentage, a bonus for the Borough. All vouchers have been signed and deemed payable. He commended the Summer Recreation Program for the numerous events it is sponsoring for the children.

Council President Anzalone reported that in addition to its regular weekly duties, the Department of Public Works has continued repairing and rebuilding catch basins, as well as cleaning basins and storm water lines. The DPW has begun painting crosswalks. Some of the crosswalks will not be painted this year due to the amount of road construction from the gas main work. The sanitary line on

REPORTS continued:

Grand Street has been repaired and so has the fountain and fence at Indian Lake. He mentioned that there is a resolution on tonight's agenda awarding a contract to Clough Harbour and Associates (CHA) to perform energy audits on Borough Hall, the Library, DPW facility, Indian Lake Fieldhouse, Indian Lake Snack Shed and the Senior Center/First Aid Building. This is a free program paid for by the BPU's Local Government Energy Audit.

Councilman Lanum mentioned that Susan Gerber, Secretary to the Building Department, Assessor's Office and Planning/Zoning Board will be retiring at the end of this month. He said that he, along with Councilwoman Henriquez, met with the officers of the Senior Citizens Organization in reference to internal issues they are having. Councilman Lanum reported that in reference to the Community Rating System, (CRS), that State has identified the Borough as a candidate for an expedited review and anticipate acquiring a rating as early as this fall. The properties in the Meadowlands District are currently at an 8 which is a 10% discount on flood insurance rates. The properties outside of the Commissioner's jurisdiction, are anticipated to receive a 7 which would be a 15% reduction.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: C/W Steinhilber

Second by: C/M Anzalone

All ayes.

Elise Wrede, 464B Liberty St., came forward and questioned why the Minutes of Mayor and Council meetings and Board meetings are not posted on the Borough's website. Mr. Capabianco said the Board of Health has been having issues with not having a quorum for the adoption of their Minutes. Ms. Wrede recommended the appointment of alternate members to the Board. She claimed that the Board can appoint its own alternates. Mayor Raguseo said he would have the Borough Attorney look into this. Mr. Capabianco said that when the Borough switched over to a new website, the Minutes of the Mayor and Council meetings were not brought over for some reason. Hopefully by September the Minutes will be posted. Ms. Wrede questioned the issuance of dog licenses as she felt there are too many unlicensed dogs in the Borough. Council President Anzalone said the number of licensed dogs has gone up over last year. She recommended the licensing of cats.

Since there was no one else wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:

Motion by: C/M Muller
Second by: C/W Steinhilber
All ayes.

ORDINANCES FOR FINAL PASSAGE:

Mayor Raguseo entertained a Motion to Table Ordinance Nos. 1403-11-14, 1405-13-14, 1413-21-14 and 1414-22-14:

Motion by: C/M Muller

Second by: C/M Sarlo

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

ZONING ORDINANCE NO. 1402-10-14 – ARTICLE 700: SUPPLEMENTAL REGULATIONS

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1402-10-14

Motion by: C/M Anzalone

Second by: C/W Steinhilber

All ayes

Since no one wished to speak on Ordinance No. 1402-10-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/M Sarlo

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1402-10-14 with notification of said adoption published in The Record.

Motion by: C/M Sarlo

Second by: C/W Steinhilber

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

TABLED - ZONING ORDINANCE NO. 1403-11-14 – SCHEDULE C: AREA AND YARD REQUIREMENTS FOR CONDITIONAL USES

ZONING ORDINANCE NO. 1404-12-14 – SOLAR ENERGY FACILITIES

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1404-12-1.

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1404-12-14 continued:

Motion by: C/M Muller

Second by: C/W Steinhilber

All ayes

Since no one wished to speak on Ordinance No. 1404-12-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/W Steinhilber

Second by: C/M Anzalone

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1404-12-14 with notification of said adoption published in The Record.

Motion by: C/M Sarlo

Second by: C/W Steinhilber

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

TABLED - ZONING ORDINANCE NO. 1405-13-14 – ESTABLISHMENTS OF ZONES

ZONING ORDINANCE NO. 1406-14-14 – DELETING CHAPTER 35, SECTION 115 – R & D RESEARCH AND DEVELOPMENT ZONE

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1406-14-14

Motion by: C/M Anzalone

Second by: C/M Muller

All ayes

Since no one wished to speak on Ordinance No. 1406-14-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Sarlo

Second by: C/M Muller

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1406-14-14 with notification of said adoption published in The Record.

Motion by: C/M Sarlo

Second by: C/M Muller

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1406-14-14 continued:

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

ZONING ORDINANCE NO. 1407-15-14 – MISCELLANEOUS ZONING REGULATIONS: VEHICLE MAINTENANCE AND STORAGE

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1407-15-14

Motion by: C/W Steinhilber

Second by: C/M Anzalone

All ayes

Since no one wished to speak on Ordinance No. 1407-15-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Sarlo

Second by: C/M Anzalone

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1407-15-14 with notification of said adoption published in The Record.

Motion by: C/W Steinhilber

Second by: C/M Muller

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

ZONING ORDINANCE NO. 1408-16-14 – PUBLIC FACILITIES ZONE

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1408-16-14

Motion by: C/W Steinhilber

Second by: C/M Anzalone

All ayes

Since no one wished to speak on Ordinance No. 1408-16-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/W Steinhilber

Second by: C/M Sarlo

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1408-16-14 with notification of said adoption published in The Record.

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1408-16-14 continued:

Motion by: C/M Sarlo
Second by: C/W Steinhilber
Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

**ZONING ORDINANCE NO. 1409-17-14 – DELETING CHAPTER 35,
SECTION 114 – I-G GENERAL INDUSTRIAL ZONE**

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1409-17-14

Motion by: C/M Sarlo
Second by: C/W Steinhilber
All ayes

Since no one wished to speak on Ordinance No. 1409-17-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/W Steinhilber
Second by: C/M Sarlo
All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1409-17-14 with notification of said adoption published in The Record.

Motion by: C/M Sarlo
Second by: C/W Steinhilber
Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

ZONING ORDINANCE NO. 1410-18-14 – I-L LIGHT INDUSTRIAL ZONE

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1410-18-14

Motion by: C/W Steinhilber
Second by: C/M Sarlo
All ayes

Peter Garlasco, 9 Robby Road, came forward and questioned the changes in this ordinance. Mr. Monaghan said there will only be one industrial zone which would allow uses that exist today that didn't in the past. It allows for more modern types of uses. Mr. Capabianco said that if a new developer came in, this

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1410-18-14 continued:

would require them to add additional buffering which is better for the residents. Mr. Garlasco requested that bushes that were removed by the DPW to clean Borough property be replaced. He said he has no privacy now. Councilman Sarlo said it would not make sense to replace the bushes at this time since the County is going to be entering the property for ditch cleaning. Mayor Raguseo said it is anticipated that the County will start this project in September. He also complained of standing water for which he had contacted the Mosquito Commission. He said the pitch of the property next to his is creating the water on his property.

Since no one else wished to speak on Ordinance No. 1410-18-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/M Anzalone

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1410-18-14 with notification of said adoption published in The Record.

Motion by: C/W Steinhilber

Second by: C/M Sarlo

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

**ZONING ORDINANCE NO. 1411-19-14 – WIRELESS
TELECOMMUNICATIONS TOWERS AND ANTENNAS**

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1411-19-14

Motion by: C/W Steinhilber

Second by: C/M Sarlo

All ayes

Since no one wished to speak on Ordinance No. 1411-19-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Muller

Second by: C/M Anzalone

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1411-19-14 with notification of said adoption published in The Record.

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1411-19-14 continued:

Motion by: C/W Steinhilber
Second by: C/M Sarlo
Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

ZONING ORDINANCE NO. 1412-20-14 – TERMINOLOGY AND DEFINITIONS

ZONING ORDINANCE NO. 1412-20-14 continued:

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1412-20-14

Motion by: C/W Steinhilber
Second by: C/M Sarlo

All ayes

Since no one wished to speak on Ordinance No. 1412-20-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/M Sarlo
Second by: C/W Steinhilber

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1412-20-14 with notification of said adoption published in The Record.

Motion by: C/M Sarlo
Second by: C/W Steinhilber

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

TABLED - ZONING ORDINANCE NO. 1413-21-14 – R-B ONE FAMILY RESIDENTIAL ZONE

TABLED - ZONING ORDINANCE NO. 1414-22-14 – B-H HIGHWAY AND REGIONAL BUSINESS ZONE

ZONING ORDINANCE NO. 1415-23-14 – B-N NEIGHBORHOOD BUSINESS ZONE

ORDINANCES FOR FINAL PASSAGE continued:

ZONING ORDINANCE NO. 1415-23-14 continued:

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1415-23-14.

Motion by: C/W Steinhilber

Second by: C/M Sarlo

All ayes

Since no one wished to speak on Ordinance No. 1415-23-14, Mayor Raguseo entertained a motion to Close Public Hearing.

Motion by: C/W Steinhilber

Second by: C/M Sarlo

All ayes

Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1415-23-14 with notification of said adoption published in The Record.

Motion by: C/W Steinhilber

Second by: C/M Sarlo

Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

RESOLUTION(S) & ORDINANCE(S) FOR INTRODUCTION:

Mayor Raguseo entertained a motion to vote on Resolution Nos. 257 – 274 and Introduction of Ordinance No. 1416-24-14:

Motion by: C/W Steinhilber

Second by: C/M Anzalone

Roll Call: Ayes: Anzalone, Lanum – except abstained on Res. No. 261, Muller, Sarlo, Steinhilber

Nays: None

Absent: Henriquez

RESOLUTIONS:

257. Authorizing Payment for Tax Collection Courses

258. Authorizing Redemption of Certificate #12-00002 – U.S. Bank for Pro Cap II LLC

259. Ratifying Appointment of Additional Alternate Summer Recreation Program Counselor – Courtney Coyle

260. Appointment – GianCarlo Mosquera – “Reserve Member” of Little Ferry Hose Co. No. 1

RESOLUTIONS continued:

261. Approval of Minutes – Workshop Mtg. – 4/1/14, Workshop Mtg. – 4/8/14, Regular Mtg. – 4/8/14, Special Mtg. – 6/25/14, Workshop Mtg. – 7/15/14 & Regular Mtg. – 7/15/14
262. Resolution Confirming Appointments of Office of Emergency Management Coordinator & Deputy Coordinators
263. Claims Resolution
264. Awarding a Contract to Clough Harbour and Associates (CHA) to Conduct An Energy Audit through the New Jersey Board of Public Utilities (BPU) Local Government Energy Audit Program (LGEA)
265. Authorizing Redemption of Certificate #13-0001 Stonefield Investment Fund III LLC
266. Release of Escrow – Gerber
267. Release of Escrow – Torres
268. Authorizing Execution of Shared Services Agreement with Ridgefield Park Regarding Annual Sponsorship of the Little Ferry/Ridgefield Park Junior Police Academy
269. Hiring of Shine Engineering to Perform Electrical Engineering Services in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program
270. Ratifying Issuance of Entertainment Licenses
271. Appointing Phoenix Advisors LLC as the Borough's Financial Advisor
272. Adoption of 2014 Municipal Budget
273. Hiring of Job & Job Engineering to Perform Electrical Engineering Services in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program
274. Authorizing Borough Administrator to Submit a Formal Grant Application and Sign all Applicable Program Paperwork in Regards to the Installation of a Generator at the Municipal Complex from Funds to be Awarded Through the Hazard Mitigation Grant Program (HMGP) Lifeline/Life Safety Energy Resilience Program

ORDINANCE(S) FOR INTRODUCTION:

ORDINANCE NO. 1416-24-14 – AN ORDINANCE AMENDING CHAPTER 10 SECTION 5 OF THE REVISED GENERAL ORDINANCES OF THE

ORDINANCE(S) FOR INTRODUCTION:

ORDINANCE NO. 1416-24-14 continued:

BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY (corrects 1st offense violation amount).

Public Hearing for Ordinance No. 1416-24-14 shall be held on September 9, 2014 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

Since there was no other business to be discussed, Mayor Raguseo entertained a Motion to Adjourn.

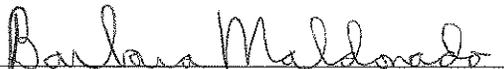
Motion by: C/M Lanum

Second by: C/M Anzalone

All ayes

Meeting adjourned at 8:25 p.m.

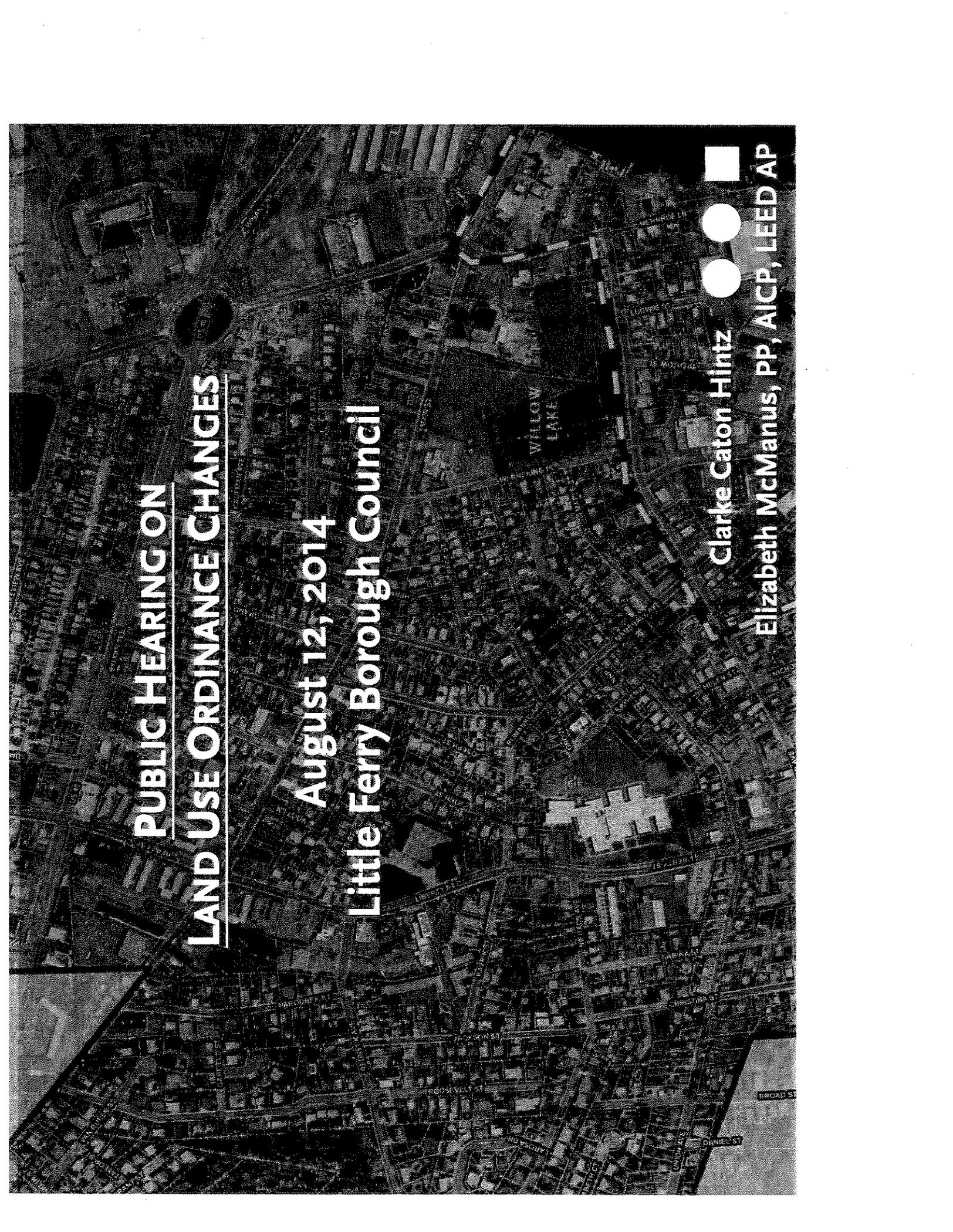
Minutes transcribed and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify that the foregoing Minutes are a true account of the Regular Meeting of the Mayor and Council held on August 12, 2014.


Barbara Maldonado, Borough Clerk

PUBLIC HEARING ON
LAND USE ORDINANCE CHANGES

August 12, 2014
Little Ferry Borough Council

Clarke Caton Hintz ● ● ■
Elizabeth McManus, PP, AICP, LEED AP



Process

- October 2013: Reexamination Report adopted by the Planning Board
- July 6, 2014: Ordinances introduced
- July 16, 2014: Planning Board review
- Three ordinances not advancing:
 - RB district changes (No. 1413-21-14 & 1403-11-14)
 - BH district changes (No. 1414-22-14)

Nonconformities – What are the Impacts?

Existing uses made nonconforming

- May legally remain in place
- Must receive variance relief to expand or otherwise change the site or building

Existing site conditions made nonconforming (setbacks, parking location, etc.)

- May legally remain in place
- Must conform or receive variance relief at the next application before Planning or Zoning Board

Ordinance No. 1410-18-14

IL Light Industrial District

- Changes the name of the IR Restricted Industrial District to the IL Light Industrial District
- Modernizes permitted uses to better reflect location and market conditions
- Creates new conditional uses, including outdoor storage
- Revises bulk standards to reflect existing conditions
- Provides parking and loading standards
 - Must be screened from a roads, residential uses and public uses

Ordinance No. 1409-17-14

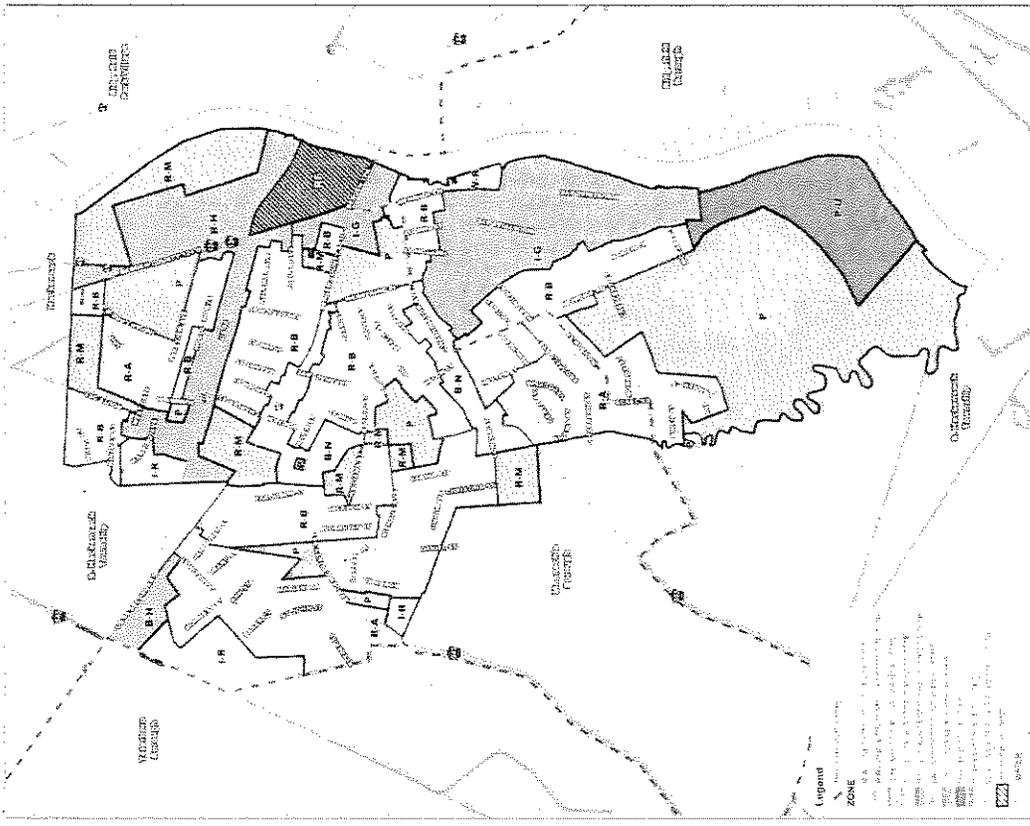
IG General Industrial District

- Eliminates the IG District
- These lands are rezoned to the new IL District



Proposed Zoning

Scale: 1" = 100' (Not to Scale)



Existing Zoning

Scale: 1" = 100' (Not to Scale)

Ordinance No. 1415-23-14

BN Neighborhood Business District

- Prohibits outdoor storage
- Permits outdoor sales
- Provides parking and loading standards
 - Must be screened from a roads, residential uses and public uses

Ordinance No. 1406-14-14 RD Research & Development District

- Eliminates the RD District from the zoning ordinance
- No lands were ever designated as this district on the zoning map

Ordinance No. 1408-16-14

P Public Facilities District

- Adds outdoor storage as a permitted accessory use

Ordinance No. 1405-13-14

Establishment of Zones

- Deletes the IG and RD districts from the list of zone districts

Ordinance No. 1411-19-14

Wireless Telecommunications

- Updates references to the IR and IG districts to refer to the IL Light Industrial District

Ordinance No. 1402-10-14

Supplemental Standards

- Prohibits parking between building and street
- Encourages shared access and parking
- Outdoor storage standards
- Outdoor sales standards
- Standards for refuse enclosures
- Outdoor lighting standards

Ordinance No. 1404-12-14

Solar Energy Facilities

- Provides standards for where permitted
 - Roof mounted
 - Parking canopy facilities

Ordinance No. 1402-20-14

Terminology & Definitions

- All changes support the other ordinances – defines uses and terminology
- Adds 38 definitions
- Deletes 2 definitions
- Alters 1 definition

Ordinance No. 1407-15-14

Miscellaneous Zoning

- Requires vehicle maintenance and storage activities to take place on the lot of the principal use
- Prohibits vehicle maintenance and storage activities on residential streets
- Limits vehicle access points to one for each building along each road frontage.

Questions?

Elizabeth McManus, PP, AICP, LEED AP

