OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
REGULAR MEETING
AUGUST 11, 2015

CALL TO ORDER: Mayor Raguseo called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE: Councilman Anzalone led the Pledge of Allegiance.

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

SUNSHINE STATEMENT:

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 2, 2015, 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: None

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS:

Councilman Lanum reported progress.

Councilman Anzalone gave the Fire Department report for the month of July. The Department responded to 17 alarms – 3 auto, 1 carbon monoxide, 3 false, 2 mutual aid, 2 stove, 1 brush, 2 electrical, 1 hazmat, 1 silent and 1 waterflow alarm. The Department conducted 4 training drills. The Department, along with a task force from the South Bergen Mutual Aid, sent 1 pumper from the Hose Company to North Brunswick overnight to aid them in their multi day alarm of a large commercial building. He reported that the Department of Public Works has been repainting all traffic lines and all parking lot and traffic lines at the schools. Ongoing repairs are being done at the Boys Club building. The DPW garage is being emptied out so work on the new roof can begin next month. All trees on

REPORTS continued:

Main St. were replaced by PSE & G and planters will be spread out along Main St. Paving at Indian Lake will be completed this week and the path will be backfilled along the edges to bring it up to grade. Wood chips were replaced at Bailey Park and Mehrhof Road Park and work has begun at the Main St. tot park. The installation of the gazebo at the Main St. park is complete. Street sign work has been ongoing and the Department will be stepping up on catch basin cleanings with fall on the way. Councilman Anzalone spoke in reference to the DOT project on Route 46. He said that water flows from Woodland to Route 46. He said that the catch basins on Route 46 catch a lot of that water. He was concerned with water being locked in since the new catch basins are approximately 2' higher. Borough Administrator Michael Capabianco said he emailed the DOT's engineer and they will be looking at the grading issues. Mayor Raguseo said this project is supposed to help all side streets with drainage and he wanted to ensure that if there is a problem, that it be caught now.

Councilwoman Steinhilber reported that the last day of the Summer Recreation Program is August 21st. She said that she has received positive feedback on the program. She reported progress otherwise.

Councilman Sarlo reported progress.

Councilman Muller reported that all vouchers have been signed and deemed payable. He reported progress otherwise.

Borough Engineer Kenneth Job reported that the pre-construction meeting for Willow Lake Tot Park was held. The contractor is the same contractor who is doing the Lakeview Park Walking Trail project. Once he is finished with Lakeview Park, he will begin the Willow Lake Tot Park project. The Williams/Niehaus Ave. sewer realigning project is complete. The DOT has announced it is accepting applications for the 2016 Trust Fund. He recommended the Borough resubmit for Paroubek Street. Mayor Raguseo said the repaving of Woodland Ave. has been delayed as we are awaiting for the utility opening for the newly proposed Autozone. Mr. Job said he is just waiting for the Autozone to get its sanitary sewer permit. Their cut off time period is once the curbs and ramps are done on Brandt and Woodland. They must finish by then. Mayor Raguseo said that the 90 day time period has passed for the hole created by United Water on Eckel Rd. Mr. Job agreed and said it is United Water's repair and they are responsible. The Mayor requested Mr. Job follow up with United Water as he was concerned with ruts and areas around the hole.

REPORTS continued:

Mayor Raguseo reported that the Borough received a grant for backflow preventers to be placed at 6 locations in the Borough for flood control.

Councilman Anzalone questioned when the pump station by the former Route 46 circle will be on line. Mr. Job said the contractor is behind scheduled. It was to be completed by April 15th. Mr. Capabianco said it may be finished possibly by next month.

Mr. Job said that in reference to the grade issue Councilman Anzalone brought up earlier, the matter was brought up with the DOT and they assured him this was taken into account when preparing the project.

ADMINISTRATOR'S REPORT: None

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:
Motion by: Councilman Muller
Second by: Councilman Sarlo
All Ayes.

Foster Lowe, 3 River St., came forward and questioned the purpose of Resolution No. 275. Mr. Capabianco said some of the bleachers at Lakeview Field are broken and this Bergen County Open Space grant would replace some of them. Mr. Lowe questioned what the $30,000 mentioned in Bond Ordinance No. 1444-52-15 was originally appropriated for. Mr. Capabianco said is was originally appropriated for a DPW truck but was no longer needed as the price for the truck came in less than expected. A crack was found on Niehaus Ave., therefore the money was moved over to pay for the repair.

Javier Valencia, 35 Park St., came forward and complained that the last street on Woodland Ave. did not have a handicapped ramp. Mr. Job said that the Borough will be putting in a handicapped ramp once the project is complete. Mr. Job said the ramp must meet ADA requirements or the Borough will not receive any funding from the DOT.

Elise Wrede, 464B Liberty St., Unit 206, came forward and questioned why the Borough's website does not list meeting dates and the agenda for tonight's meeting. Mr. Capabianco said he will ensure the meeting dates are posted. Mayor Raguseo mentioned that the dates are on the Borough's calendar which is sent to all Borough residents. He thanked Ms. Wrede for her suggestions.

CITIZENS HEARING continued:

George Stauble, 9 Chapman Dr., came forward and asked the status of the Losen Slote cleanup and the results on the dirt. Mayor Raguseo said the results are not yet in. The DPW is now working on summer projects and will then start cleaning the Losen Slote pipe. Mayor Raguseo explained what the project involved and the stages of the Losen Slote cleanup being done by the County. Mr. Stauble asked if there were any plans to put approximately 200 apartments on Bergen Turnpike. Mayor Raguseo said he has not heard of or seen any plans relating to 200 apartments on Bergen Turnpike. There is no project before the Planning Board. He said he heard several properties have been purchased in the vicinity. He said he is excited about the prospect of cleaning up eyesores in that area. Mr. Stauble said he was concerned with a large apartment complex affecting the Borough's school system and creating the need for additional taxes. Mayor Raguseo said that studies show that when you have high end apartments, families with children are not the majority living in these types of apartments. It would bring in a large amount of tax revenue. Councilman Sarlo reiterated the Mayor's comments. Mr. Stauble said he was concerned that some of these areas are in the Meadowlands District and then the Borough might not have any say on the matter. Councilman Sarlo said the Borough can take its zoning power back from the Meadowlands. The Borough's planner is reviewing if it is a benefit for the Borough to remain in the Meadowlands District. Mayor Raguseo said the one reason we have remained is because we did not want to affect the CRS rating for those in the Meadowlands area. He said that smart development is the only way to reduce taxes. He said the Borough does not have a spending plan, but rather a revenue problem. Mr. Stauble questioned why some taxes went up and some went down. Mayor Raguseo explained how the process works. Mr. Stauble questioned where the money that use to go towards the Meadowlands Tax Sharing is being used for now. Mayor Raguseo said that some of the funds went towards tax reduction and debt reduction. He explained that the Governing Body only controls 37% of tax money received. Councilman Sarlo said that some of the funds went towards capital as well so the Borough does not have to keep bonding.

Bernie Sobolewski, 153 Eckel Road, came forward and spoke about tax appeals. He said that he filed an appeal in the past because he felt he was over assessed and paying more than his fair share. He questioned the way the Senior Tax Freeze Program worked as his wife felt they were not getting full reimbursement. Mayor Raguseo said it is a state program and not a Borough program. Mr. Sobolewski asked if there was a case # for the illegal construction at 129 Mehrhof Rd. Mr. Capabianco said the case was heard in Municipal Court last night. He said he would have to check with the Code Enforcement Officer to get a docket #. Once he receives it, he said he would email it to Mr. Sobolewski. Mr. Sobolewski asked what the Borough's bonding amount was. Mr. Capabianco said it was 11.8

CITIZENS HEARING continued:

million. Mr. Sobolewski commented that this was good as it was lower than the past. Mr. Sobolewski asked what kind of flood control devices the Borough would be receiving and where they would be located. Mr. Capabianco said one would be on Industrial Ave. and four would be along the Hackensack River area. He said the devices are rubber duck bill and in a cage so they won't get knocked open. The County will own and maintain them as part of a County project. It is their design and they have taken into consideration what we are asking for.

Since there was no one else wishing to speak, Mayor Raguseo entertained a Motion to Close Citizens Hearing:
Motion by: Councilman Muller
Second by: Councilman Lanum
All Ayes.

ORDINANCE(S) FOR FINAL PASSAGE:

ORDINANCE NO. 1443-51-15 – A CAPITAL ORDINANCE APPROPRIATING THE SUM OF $70,000 FOR ACQUISITION AND INSTALLATION OF PLAYGROUND EQUIPMENT, FENCING AND OTHER MATERIALS FOR IMPROVEMENT AT VARIOUS PLAYGROUNDS WITHIN THE BOROUGH OF LITTLE.

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No. 1443-51-15
Motion by: Councilman Lanum
Second by: Councilman Sarlo
All Ayes.
Since no one wished to speak on Ordinance No. 1443-51-15, Mayor Raguseo entertained a motion to Close Public Hearing.
Motion by: Councilwoman Steinhilber
Second by: Councilman Sarlo
All Ayes.
Mayor Raguseo entertained a Motion to Vote on Final Adoption of Ordinance No. 1443-51-15 with notification of said adoption published in The Record.
Motion by: Councilman Lanum
Second by: Councilman Sarlo
Roll Call: Ayes: Anzalone, Lanum, Muller, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

ORDINANCE(S) FOR FINAL PASSAGE continued:

BOND ORDINANCE NO. 1444-52-15 – ORDINANCE REAPPROPRIATING $30,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR THE SANITARY SEWER PUBLIC IMPROVEMENTS ON NIEHAUS AVENUE AND WILLIAMS AVENUE IN AND BY THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY.

Mayor Raguseo entertained a Motion to Open Public Hearing on Bond Ordinance No. 1444-52-15
Motion by: Councilman Lanum
Second by: Councilman Muller
All Ayes.
Since no one wished to speak on Bond Ordinance No. 1444-52-15, Mayor Raguseo entertained a motion to Close Public Hearing.
Motion by: Councilwoman Steinhilber
Second by: Councilman Lanum
All Ayes.
Mayor Raguseo entertained a Motion to Vote on Final Adoption of Bond Ordinance No. 1444-52-15 with notification of said adoption published in The Record.
Motion by: Councilwoman Steinhilber
Second by: Councilman Lanum
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. 268 – 280 and Introduction of Ordinance No. 1445-53-15:
Motion by: Councilman Lanum
Second by: Councilwoman Steinhilber
Roll Call: Ayes: Anzalone, Lanum, Muller – abstained on Resolution No. 271, Sarlo, Steinhilber
Nays: None
Absent: Henriquez

268. Approval of Change Order No. 1 Regarding Rehabilitation of Niehaus Ave. and Williams Ave. Sanitary Sewer Mains Utilizing Community Development Funds

RESOLUTIONS continued:

269. Appointment of Crossing Guard – Oranzio Spinnelli
270. Appointment of Crossing Guard – Joseph Kaplan
271. Approval of Minutes – Workshop Meeting – July 14, 2015 & Regular Meeting – July 14, 2015
272. Approving Renewal of Liquor License for Riverside BKL Inc., t/a Soho Seafood
273. Approving Renewal of Liquor License for Amrut Gopal Corp., t/a Vinny's Discount Liquor & Bar
274. Approving Renewal of Liquor License for Petersilge Velock Post 809 VFW
275. Grantee Authorizing Resolution – Lakeview Field Bleachers
276. Bergen County Department of Health Services – 2015 Municipal Alliance to Prevent Substance Abuse
277. Claims Resolution
278. Rejecting Bids and Authorizing Advertising for New Bids for DPW Roof Replacement
279. Establishing Clothing Allowances as a Compensation Item
280. Authorizing the Execution of a Developer's Agreement Between the Borough of Little Ferry and Autozone, Northeast, LLC

ORDINANCE(S) FOR INTRODUCTION:

ORDINANCE NO. 1445-53-15 – AN ORDINANCE ADDING AN ORDINANCE ENTITLED "SEXUALLY ORIENTED BUSINESS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

Public Hearing for Ordinance No. 1445-53-15 shall be held on September 8, 2015 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: Councilwoman Steinhilber
Second by: Councilman Lanum
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 August 11, 2015.

Barbara Maldonado

Barbara Maldonado, Borough Clerk