

OFFICIAL MINUTES
OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF LITTLE FERRY
WORKSHOP MEETING
APRIL 14, 2015

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 Roberta Henriquez, Councilman Ronald Anzalone, Councilman Stephen Lanum, Councilman George Muller, Councilman Thomas Sarlo
Absent: Councilwoman Steinhilber

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.

OPEN TOPICS:

- DPW Roof Update

Borough Administrator Michael Capabianco said an ordinance is on tonight's agenda for introduction appropriating funds to fix the entire roof. Insurance will cover 1/3 of the cost. The anticipated cost is \$300,000 and insurance should cover \$100,000.

- NJSEA Traffic Signal Agreement

Mr. Capabianco explained that this ties in all traffic lights within the New Jersey Meadowlands Commission district. The Borough is responsible for maintenance of the poles. It will cut down on approximately 25% of the traffic. We should see a dramatic decrease in traffic on Liberty Street as the traffic light will not go to red if no one is waiting.

OPEN TOPICS continued:

- COAH 3rd Round

Borough Attorney Joseph Monaghan gave an update on the COAH 3rd Round case.

- DPW Part Timers

Mr. Capabianco said the Borough will be advertising for three or four part timers, depending upon the budget. One or two of these part timers will be paid for by a grant.

- QPA

Mr. Capabianco said he will no longer be the Borough's Qualified Purchasing Agent after May 14th as he does not have the required certification and as part of best practices, the Borough needs to hire a QPA. He proposed hiring Debbie Buchanon at an annual salary of \$10,000. He said the going rate for QPA's is \$20,000 to \$25,000. It would be a month to month appointment. Ms. Buchanon has three licenses and this helps with the Borough's best practices rating.

- Military Surplus Equipment

Mr. Capabianco said the Governor requires that before we acquire military surplus equipment, the Governing Body must first adopt a resolution approving the acquisition of military surplus equipment. A resolution is on tonight's regular meeting agenda.

- Fire Dept. – Proposed Circus & Soccer Benefit

Councilman Anzalone said the Hose Company would like to sponsor a circus on May 26th and 27th at the Value Fair parking lot. The electrical inspector will need to inspect the generator the day before the circus. The Hose Company is requesting that Borough fees, i.e. Board of Health and Building Department, be waived. Councilman Sarlo said that Cole Brothers runs the circus and they will be paying for any police overtime. Councilman Anzalone said the Fire Department is requesting that the park permit fee for use of the turf field for their soccer tournament be waived as well. The Governing Body agreed to the waiving of all Borough fees and a resolution authorizing the same will be adopted at next month's meeting.

OPEN TOPICS continued:

- Board of Governors

Council President Henriquez said it is being recommended that the Board of Governors be eliminated. They have approximately \$150,000 in funds. It was recommended that a committee be formed to review the pros and cons. The matter will be readdressed at a later date.

- Presentation by ARCADIS, U.S. Inc.

Joseph Claypoole, Principal Geologist and Joanne Iwaskiw, Permitting Technical Expert came forward and explained the reasons for the remediation. It was explained that in the 1970's, there was a facility in Moonachie that used dry cleaning solvents and stored them in underground tanks. In 1984, Safer Textiles took over the facility and ceased operations in 1986. In 1987, the underground tanks were removed. The Department of Environmental Protection is making the last user clean up the property as contamination in the soil spread. For the remediation, the site has been divided into two areas, area A and area B. The cleanup of area A was done in 2011. The investigation of area B began in approximately 2008 or 2009. There are soil borings throughout the area. Monitoring wells were installed. Groundwater has not moved for five to six years. Based on data, they came up with a combination approach to clean up the site. They inject vegetable oil in the sandy soil. Vegetable oil acts as a food source to microbe population which breaks down the contamination and turns it into a non-harmful product. For clay areas, they will bury a sheet pile barrier. It will be permanently underground to contain the contamination. 96 trees (35%) out of 274 trees on the Little Ferry side will be removed. Between Moonachie and Little Ferry, a total of 386 trees will be removed. They have a restoration plan and will replant new trees. The entire area of the site is four acres. It will take three months to pound the sheet pile underground. Construction will be done during normal construction hours being 8 a.m. to 8 pm. The closest residents are approximately 150' to 200' away. Once done, it will be monitored for years. A certain area of trees need to be removed to provide access for equipment for the sheet piling. They will recommend a structural evaluation of nearby homes prior to the start of construction in case there is any damage such as cracks. They will repair if responsible. Time line is contingent upon permits. They are hopeful to start during the fourth quarter of this year.

CITIZENS HEARING:

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: Council President Henriquez

Second by: Councilman Muller

All Ayes.

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

Motion by: Councilman Muller

Second by: Council President Henriquez

All Ayes.

CLOSED TOPICS:

- Anticipated Litigation – Contract for Waste & Recyclables

The Governing Body did not go into Closed Session until after the regular meeting.

RESOLUTION:

131. Executive Closed Session Resolution

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

PROCLAMATION:

Child Abuse Prevention and Awareness Month

RESOLUTIONS:

132. Emergency Temporary Budget Appropriations for 2015

133. Authorizing Disposal of Surplus Property

134. Authorizing the Acquisition of Military Surplus Equipment Pursuant to Senate Bill 2364

135. Authorizing Redemption of Certificate #13-00002 – Stonefield Invest Fund III LLC

136. Rejecting Bids and Authorizing Advertising for New Bids for Willow Lake Pump Station Generator

137. Refund of Overpayment Due to Homestead Rebate

138. Creating 2015 Department of Public Works Part-Time Employment Program

RESOLUTIONS continued:

139. Authorizing the Mayor and/or Borough Administrator to Execute a Traffic Signal Agreement with the New Jersey Sports and Exposition Authority (“NJSEA”) Regarding the Meadowlands Adaptive Signal System for Traffic Reduction and to Execute any other Documents Related to the MASSTR Project
140. Awarding the Quote for Park Playground Equipment for Willow Lake Park Under State Contract #A81411
141. Awarding the Proposal for Office Furniture Under State Contract #G-2004-A81714
142. Awarding the Proposal for a Volvo Tandem Axle Truck with a Dump Body, Material Spreader, Snow Plow Hitch and De-Icing System Under State Contract #83470
143. Approval of Change Order No. 1 Regarding Installation of Security Cameras and Monitoring Services
144. Adoption of 2015 Municipal Budget
145. Claims Resolution
146. Affirming the Hiring of Ms. Renee Calabrese as Administrative Assistant
147. Appointing Debbie Buchanan as Qualified Purchasing Agent
148. Appointing Arthur Rosenberger as Part-Time Computer Specialist
149. Acceptance of Resignation – Sandra Forero – Board of Health Member
150. Appointment of Margaret Fink to Board of Health
151. Permanent Appointment of Anna Morolla to Position of Tax Office Clerk
152. Refund of Planning Board Application Fee & Escrow to Dennis J. Francis
153. Resolution Adopting Rental Operating Manual Related to Little Ferry’s Affordable Housing Program
154. Requesting the Joint Insurance Fund (JIF) provide insurance coverage for the Police Athletic League (PAL)
155. Declaration of Emergency Repair – Maintenance Building Roof
156. Adoption of Bergen County Multi-Jurisdictional Hazard Mitigation Plan
157. Authorizing Destruction of Checks for Closed Accounts
158. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Johnny Zeppoli Concessions, Inc.
159. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Garden State Fireworks, Inc.
160. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Horse and Carriage Rentals, LLC
161. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Party Time Rentals, Inc.
162. Accepting the Riser Road Bypass Route Analysis Study
163. Amending Resolution No. 59 – Summer Camp Fees for 2015
164. Cancelling of Grant Receivables and Reserve Balances

RESOLUTIONS continued:

- 165. Cancelling of Miscellaneous Reserve Balance
- 166. Requesting Permission from Bergen County to Utilize Main Street, Liberty Street and Bergen Turnpike for a 5K Run/Walk on Sunday, June 7, 2015

ORDINANCE(S) FOR INTRODUCTION:

BOND ORDINANCE NO. 1435-43-15 – BOND ORDINANCE PROVIDING FOR THE INSTALLATION OF A GENERATOR AT BOROUGH HALL IN AND BY THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$300,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$225,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BOND ORDINANCE NO. 1436-44-15 – BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO LAKEVIEW FIELD IN AND BY THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$4,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,000,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BOND ORDINANCE NO. 1437-45-15 – BOND ORDINANCE PROVIDING FOR A NEW ROOF AT THE DEPARTMENT OF PUBLIC WORKS GARAGE IN AND BY THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$650,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$617,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

ORDINANCE NO. 1438-46-15 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “SWIMMING POOLS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

ORDINANCE NO. 1439-47-15 – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “LOCATION OF SWIMMING POOLS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

ORDINANCE(S) FOR FINAL ADOPTION:

ORDINANCE NO. 1430-38-15 – AN ORDINANCE REPEALING ORDINANCE 1423-31-14 ENTITLED “PARKING TIME LIMITED ON CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

ORDINANCE NO. 1431-39-15 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY. (GATES ROAD)

ORDINANCE NO. 1432-40-15 – BOROUGH OF LITTLE FERRY CALENDAR YEAR 2015 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14).

BOND ORDINANCE NO. 1433-41-15 – BOND ORDINANCE PROVIDING FOR ACQUISITION OF A VEHICLE AND EQUIPMENT IN AND BY THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$275,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$200,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

ORDINANCE NO. 1434-42-15 – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “REGIONAL PREFERENCE” 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.

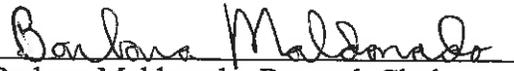
Motion by: Councilman Muller

Second by: Council President Henriquez

All ayes

Meeting adjourned at 7:00 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 April 14, 2015.


Barbara Maldonado, Borough Clerk

A G E N D A
WORKSHOP MEETING
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OF THE BOROUGH OF LITTLE FERRY
APRIL 14, 2015 AT 6:00 P.M.

CALL TO ORDER: _____ **TIME:** _____ P.M.

PLEDGE OF ALLEGIANCE: _____

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

SUNSHINE STATEMENT:

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OPEN TOPICS:

- Presentation by ARCADIS, U.S. Inc.
- Fire Dept. – Proposed Circus & Soccer Benefit
- DPW Roof Update
- NJSEA Traffic Signal Agreement
- COAH 3rd Round
- DPW Part Timers
- QPA
- Military Surplus Equipment

CITIZENS HEARING:

Motion to Open Citizens Hearing:
Invitation to Speak:
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CLOSED TOPICS:

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MOTION TO ADJOURN: _____ **TIME:** _____ **P.M.**