

OFFICIAL MINUTES  
OF THE MAYOR AND COUNCIL  
OF THE BOROUGH OF LITTLE FERRY  
WORKSHOP MEETING  
OCTOBER 13, 2015 AT 6:00 P.M.

**CALL TO ORDER:** Mayor Raguseo called the meeting to order at 6:09 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, Councilwoman Peggy Steinhilber

Absent: None

**UNSHINE 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:**

- American Sokol Sandy Permit Fees

Craig Rogers was present and spoke on behalf of American Sokol. Mr. Rogers said that if the Borough waives its building department permit fees, then the Department of Community Affairs will waive theirs. Mayor Raguseo said that the Borough waived Sandy related permit fees soon after Sandy struck. The Borough also approved an extension on the time frame for the waiving of the permit fees. Sokol did not apply for the permits during that period as it was awaiting a grant to make the necessary repairs. The grant has now been received. Mr. Rogers said the grant was awarded in May, 2014 in the amount of \$50,000. They were originally expecting \$100,000. American Sokol hired an architect who said that many things had to be brought up to code. They are putting in new bathrooms, new hardware and different doorways for proper exiting. Mr. Rogers said it is all related to Sandy. Mayor Raguseo said American Sokol is a community organization which does a lot for the community and recommended their building department permit fees be waived. Construction Code Official Richard Bolan said that it was his understanding that a direct replacement is a

**OPEN TOPICS continued:**

restoration and therefore the permit fees would be waived by the State. If it is an improvement/upgrade, then it wouldn't be waived. The consensus of the Governing Body was to add a resolution to the regular meeting agenda waiving American Sokol's building permit fees.

- Hook & Ladder Explorer Program

Borough Administrator Michael Capabianco said Hook & Ladder Company No. 1 would like to create an Explorer Program whereby the membership could be at the age of 15. The Department provided the Governing Body with a copy of their guidelines/by-laws for this program. The Governing Body agreed to add a resolution to the regular meeting agenda authorizing the Explorer Program. The program would be contingent upon approval of the Borough's Risk Manager.

**CITIZENS HEARING:**

Mayor Raguseo entertained a Motion to Open Citizens Hearing:

Motion by: Council President Henriquez

Second by: Councilwoman Steinhilber

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: Councilman Lanum

All Ayes.

**CLOSED TOPICS:**

- Litigation – Former DPW Employee
- Personnel

**RESOLUTION:**

307. Executive Closed Session Resolution

Mayor Raguseo entertained a Motion to enter into Private Session.

Motion by: Councilman Muller

Second by: Councilman Lanum

All ayes.

Return from Closed Session:

Motion by: Councilwoman Steinhilber

Second by: Councilman Lanum

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

Absent: None

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

**RESOLUTIONS:**

308. Approval of Minutes – September 8, 2015 Workshop & Regular Meeting
309. Accepting the Completed 2015 Best Practices Checklist Survey Results
310. Rejecting Bid for Grass Clippings Disposal Service
311. Ratifying Refund of Overpayment for Property Taxes to Royale Realty
312. Authorizing the Execution of a Memorandum of Agreement Between the Borough of Little Ferry and the Bergen County Utilities Authority
313. Appointments to Little Ferry First Aid Corps
314. Appointment – Jonathan Bonilla – “Reserve Member” of Little Ferry Fire Department, Hook & Ladder Company No. 1
315. Authorizing Curfew – Cabbage Night and Halloween Night – 2015
316. Taking Over Annual Fees Associated with New Fire Hydrant Along Route 46
317. Amending Resolution No. 221 to Change Date of Hose Company No. 1 Boot Drive
318. Authorizing the Execution of a Developer’s Agreement Between the Borough of Little Ferry and 205 Bergen Turnpike, LLC
319. Authorizing the Borough to Enter into a Grant Agreement with Bergen County Community Development Block for Main Street Sanitary Sewer Rehabilitation
320. Approving Renewal of Liquor License for Rhodes Enterprises Inc.
321. Resolution for Municipalities to Confirm Endorsement of Community Development Projects
322. Authorizing the Mayor to Approve Application for Blue Light Permit for Member of the Fire Department
323. Cancelling Balances of Completed General Capital Improvement Authorizations

**RESOLUTIONS continued:**

- 324. Claims Resolution
- 325. Authorizing Remington, Vernick & Arango Engineers to Perform Engineering Services for the 2016 Road Improvement Program
- 326. Reinstating Raymond Cilli to Position of Laborer with the Little Ferry Department of Public Works
- 327. Generator Award – Warshauer Generator LLC
- 328. Approval of Change Order No. 4 Regarding Indian Lake Path Restoration Project
- 329. Approval of Final Payment and Release of Retainage Regarding Indian Lake Path Restoration Project
- 330. Release of Performance Bond and Acceptance of Two (2) Year Maintenance Regarding Indian Lake Path Restoration Project
- 331. Authorizing the filing of Various Post Sandy Planning Assistance Grant Applications

**ORDINANCE(S) FOR INTRODUCTION:**

**ORDINANCE NO. 1449-57-15** – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “REGISTRAR SCHEDULE OF FEES” 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. 1446-54-15** – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “HOURS OF BUSINESS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

**ORDINANCE NO. 1447-55-15** – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “ABANDONED PROPERTIES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY AND PROVIDING FOR THE REGISTRATION OF ABANDONED PROPERTIES AND PROPERTIES PENDING FORECLOSURE.

**ORDINANCE(S) FOR FINAL ADOPTION continued:**

**ORDINANCE NO. 1448-56-15** – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “STREET OPENINGS” 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: Councilwoman Steinhilber

All ayes

Meeting adjourned at 7:02 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 October 13, 2015.

  
\_\_\_\_\_  
Barbara Maldonado, Borough Clerk

A G E N D A  
WORKSHOP MEETING  
OF THE MAYOR AND COUNCIL  
OF THE BOROUGH OF LITTLE FERRY  
OCTOBER 13, 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:**

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:**

- American Sokol Sandy Permit Fees
- Hook & Ladder Explorer Program

**CITIZENS HEARING:**

Motion to Open Citizens Hearing:

Invitation to Speak:

Motion to Close Citizens Hearing:

**CLOSED TOPICS:**

- Litigation – Former DPW Employee
- Personnel

**RESOLUTION:**

307. Executive Closed Session Resolution

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

**RESOLUTIONS:**

308. Approval of Minutes – September 8, 2015 Workshop & Regular Meeting
309. Accepting the Completed 2015 Best Practices Checklist Survey Results
310. Rejecting Bid for Grass Clippings Disposal Service
311. Ratifying Refund of Overpayment for Property Taxes to Royale Realty
312. Authorizing the Execution of a Memorandum of Agreement Between the Borough of Little Ferry and the Bergen County Utilities Authority
313. Appointments to Little Ferry First Aid Corps
314. Appointment – Jonathan Bonilla – “Reserve Member” of Little Ferry Fire Department, Hook & Ladder Company No. 1
315. Authorizing Curfew – Cabbage Night and Halloween Night – 2015
316. Taking Over Annual Fees Associated with New Fire Hydrant Along Route 46
317. Amending Resolution No. 221 to Change Date of Hose Company No. 1 Boot Drive
318. Authorizing the Execution of a Developer’s Agreement Between the Borough of Little Ferry and 205 Bergen Turnpike, LLC
319. Authorizing the Borough to Enter into a Grant Agreement with Bergen County Community Development Block for Main Street Sanitary Sewer Rehabilitation
320. Approving Renewal of Liquor License for Rhodes Enterprises Inc.
321. Resolution for Municipalities to Confirm Endorsement of Community Development Projects
322. Authorizing the Mayor to Approve Application for Blue Light Permit for Member of the Fire Department
323. Cancelling Balances of Completed General Capital Improvement Authorizations
324. Claims Resolution
325. Authorizing Remington, Vernick & Arango Engineers to Perform Engineering Services for the 2016 Road Improvement Program
326. Reinstating Raymond Cilli to Position of Laborer with the Little Ferry Department of Public Works
327. Generator Award – Warshauer Generator LLC
328. Approval of Change Order No. 4 Regarding Indian Lake Path Restoration Project
329. Approval of Final Payment and Release of Retainage Regarding Indian Lake Path Restoration Project

**RESOLUTIONS continued:**

- 330. Release of Performance Bond and Acceptance of Two (2) Year Maintenance Regarding Indian Lake Path Restoration Project
- 331. Authorizing the filing of Various Post Sandy Planning Assistance Grant Applications

**ORDINANCE(S) FOR INTRODUCTION:**

**ORDINANCE NO. 1449-57-15** – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “REGISTRAR SCHEDULE OF FEES” 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. 1446-54-15** – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “HOURS OF BUSINESS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

**ORDINANCE NO. 1447-55-15** – AN ORDINANCE ADDING AN ORDINANCE ENTITLED “ABANDONED PROPERTIES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY AND PROVIDING FOR THE REGISTRATION OF ABANDONED PROPERTIES AND PROPERTIES PENDING FORECLOSURE.

**ORDINANCE NO. 1448-56-15** – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “STREET OPENINGS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

**MOTION TO ADJOURN:** \_\_\_\_\_ **TIME:** \_\_\_\_\_ **P.M.**

**BOROUGH OF LITTLE FERRY**

	Aye	Nay	Absent	Abstain	No Vote
Anzalone	X				
Henriquez	X				
Lanum	X				
Muller	X				
Sarlo	X				
Steinhilber	X				
Raguseo (Tie Only)					
Vote Total	6	0	0	0	0

DATE: October 13, 2015

RESOLUTION #: 307

MOTION BY: C/M Muller

SECOND BY: C/M Lanum

**RE: EXECUTIVE CLOSED SESSION RESOLUTION**

---

BE IT RESOLVED by the Mayor and Council of the Borough of Little Ferry as follows:

1. That the Governing Body, pursuant to N.J.S.A. 10:4-12, shall exclude the public from the next portion of this meeting in order to permit the Governing Body to discuss: (Check one or more)

N.J.S.A. 10:4-12 (b) (1) -----  
-----

A matter required by law to be confidential

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 (b) (2) -----  
-----

A matter in which the release of information would impair a right to receive funds from the United States Government

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 (b) (3) -----  
-----

A matter which would constitute an unwarranted invasion of privacy

PURPOSE: \_\_\_\_\_

N.J.S.A. 10: 4-12-(b) (4) -----  
-----

A collective bargaining agreement

PURPOSE: \_\_\_\_\_

N.J.S.A. 10: 4-12- (b) (5) -----  
-----

A matter involving the Expenditure of public funds For the acquisition of real property

PURPOSE: \_\_\_\_\_

N.J.S.A 10: 4-12 – (b) (5) -----  
-----

A matter involving the setting of banking notes or investment of public funds

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 – (b) (6) -----  
-----

Tactics and Techniques utilized in protecting the safety and property of the public

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 – (b) (6) -----  
-----

An investigation of the violation or possible violation of law

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 (b) (7) -----  
--X-----

Pending or anticipated litigation or Contract negotiations.

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4- 12 (b) (7)      -----  
-----  
A matter falling within the  
Attorney-Client Privilege

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:4-12 (b) (8)      -----  
---X---  
A matter involving public  
employees/public officers

PURPOSE: \_\_\_\_\_

N.J.S.A. 10:-12 (b)      -----  
-----  
Deliberations following  
public hearing of the  
Governing Body that might  
Result in a civil penalty,  
Suspension or loss of  
License or permit

PURPOSE: \_\_\_\_\_

2. The time when and the circumstances under which the discussion conducted in closed session can be disclosed to the public shall be made only by the Borough Council on a case-by-case basis after a recommendation from the municipal review committee (MRC) taking into consideration the interest in maintaining confidentiality set forth in N.J.S.A. 10:4-12 and the interest in prompt disclosure set forth in N.J.S.A. 10:4-14 and shall be based upon a finding that public disclosure of the matters discussed at such closed session will not be detrimental to the public interest.

Barbara Maldonado  
Barbara Maldonado,  
Borough Clerk

Mauro Raguseo  
Mauro Raguseo, Mayor