

OFFICIAL MINUTES  
OF THE MAYOR AND COUNCIL  
OF THE BOROUGH OF LITTLE FERRY  
WORKSHOP MEETING  
JULY 13, 2010

**CALL TO ORDER:** Mayor Raguseo called the meeting to order at 6:15 p.m.

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

**SUNSHINE STATEMENT:**

Adequate notice of this meeting was approved by resolution adopted by the Governing Body on January 5, 2010, 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:**

- Proposed Ordinances – Illegal Rental Units/Apartments – A discussion was held concerning this ordinance Michael Capabianco, Administrator, along with Attorney Monaghan, explained this ordinance and it was placed on the agenda for Introduction.

Massage Parlors – Mayor Raguseo said this ordinance would impose stiffer penalties for anyone in violation and it would also require background checks for employees working at massage parlors. Michael Capabianco and Borough Attorney Joseph Monaghan explained in detail what this ordinance was about. This ordinance was placed on the agenda for Introduction.

- Movie Choice for “Movie Under the Stars” – The Governing Body decided that Tooth Fairy would be the movie shown for “Movie Under the Stars”.
- 2010 Green Acres Grant Application – Michael Capabianco reported on the 2010 Green Acres Grant Application. He explained some of the projects which the Grant would entail. Some suggestions were also made by the Governing Body.
- Newspaper Honor Boxes/Newsrack Fees – The Governing Body decided to raise the application fee to \$250.00 for the initial application and \$50.00 per year for the renewal.
- Aguilar Fundraiser – Sam Aguilar requested permission to have a Car Show as a fundraiser to be held in the Valley Fair parking lot for his niece who has been diagnosed with leukemia. The Governing Body was in favor of this and hoped that it would bring a lot of revenue to the fund raising due to the fact that it would be held on the same day as “Family Fun Day”.
- Proposed Business Delinquent Tax Resolution - Mr. Capabianco recommended that any business which was delinquent for over 3 months should have their CO revoked. The Resolution is on tonight's agenda.
- Mehrhof Bathroom Project – Mr. Capabianco reported on the problems with Boswell Engineering and the difficulty with getting the plans. He spoke with Kevin Boswell who was not aware of these problems. A

- decision was made to give Boswell a little more time before considering them for termination from the project.

**CITIZENS HEARING:**

Mayor Raguseo entertained a motion to Open Citizens Hearing

Motion by: C/W Henriquez

Second by: C/W Steinhilber

All ayes

Since no one wished to speak, Mayor Raguseo entertained a motion to Close Citizens Hearing.

Motion by: C/W Henriquez

Second by: C/M Muller

All ayes

Mayor Rauseo entertained a motion to enter into Closed Session.

Motion by: C/W Henriquez

Second by: C/W Steinhilber

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

Nays: None

Absent: Schuck

Mayor Raguseo said matters of personnel and litigation were discussed in Closed Session.

**RESOLUTION:**

205. Closed Session Resolution:

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

**RESOLUTIONS:**

206. Authorizing Renewal of Liquor License No. 0230-33-006-003 – Cascal Incorporated for 2010 License Term
207. Authorizing Renewal of Liquor License No. 0230-33-009-009 – A&B Liquors LLC for 2010 License Term
208. Resolution In Support of Assembly Bill 2555 Regarding Tax Levies For Free Public Libraries
209. Authorizing Renewal of Liquor License No. 0230-33-010-002 – Rhodes Enterprises for 2010 License Term
210. Resolution Authorizing The Temporary Designation and Installation of Temporary Handicap Parking Spaces on Indian Lake Road
211. Authorizing the Temporary Creation of a Cash Change Box for Family Fun Day
212. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Zientek International Inc., d/b/a New Jersey Partyworks and Sammy's Amusements
213. Granting Approval for Block Party – Velock Drive – July 24, 2010
214. Agreement for Public Health Services – 2010
215. Establishing a Complaint Procedure As Per Title VI

RESOLUTIONS CONTINUED

216. Appointing Borough Administrator Michael Capabianco as the Title VI Compliance Officer
217. Grantee Authorizing Resolution for 2009 Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund
218. Proposed Settlement – Tax Appeal (Frank Mudry)
219. Authorizing the Use by Marvin W. Bubie of Little Ferry Borough Seal for Publication
220. Refund – Tax Overpayment Due to Tax Appeal – Block 108.02, Lot 9
221. Approval of Minutes – Workshop Meeting – June 1, 2010, Regular Meeting – June 1, 2010, Special Meeting – June 16, 2010
222. Authorizing the Borough Administrator to Begin the Process For Sale of Borough Owned Land at 21 Monnett Street, Block 71.01, Lot 14
223. Authorizing Redemption of Certificate No. 09-00004 U.S. Bank – Cust/Sass Muni V dtr.
224. Approval of Application For Raffle License – St. Margaret of Cortona Church – 50/50 Raffle
225. Ratifying Appointment of Bhailalbh Patel As Part-Time Bus Driver
226. 2011 State Aid Application – Improvement of Lakeview Avenue
227. Authorizing Borough Engineer to Prepare Quantity/Cost Estimates For 2011 Green Acres Grant
228. Approval of Application For Raffle License – St. Margaret of Cortona Church – Tricky Tray Raffle
229. Approval to Accept Highest Bids on Auctioned Unclaimed Vehicles
230. Authorizing Bids for Towing of Commercial and Non-Commercial Vehicles
231. Approval to Submit a Grant Application and Execute a Grant Agreement With the New Jersey Department of Transportation for Lakeview Avenue
232. Endorsing Night Time Construction For Road Improvement Project To Eliminate Existing Route 46 Traffic Circle
233. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Fun Time Entertainment LLC
234. Appointment of Additional Part-Time Jr. Counselor and Sub/Vacation Relief
235. Green Acres Enabling Resolution
236. Claims List
237. Appointment – Edward Karran – “Reserve Member” of Little Ferry Hook and Ladder Company No. 1
238. Appointment – Kelvin Fernandez – “Reserve Member” of Little Ferry Hook and Ladder Company No. 1
239. Authorizing the Borough Administrator or His Designee to Suspend or Revoke Any Permit Issued to a Business Whose Property Taxes are Delinquent
240. Approval to Submit a Grant Application and Execute a Grant Contract With the New Jersey Department of Transportation for the State Aid Improvement of Lakeview Avenue from Bergen Turnpike to Summit Place Project
241. Temporary Capital Budget
242. Authorizing Renewal of Liquor License No. 0230-33-017-004 – Minado Inc.
243. Appointing Ms. Donna Doran as Substitute Counselor for the 2010 Summer Recreation Program Needs Enrollee

**ORDINANCES(S) FOR INTRODUCTION:**

ORDINANCE NO. 1305-15-10 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “RENTAL UNITS AND APARTMENTS, ILLEGAL” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY”

Public Hearing for Ordinance No. 1305-15-10 shall be held on August 10, 2010 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

ORDINANCE NO. 1306-16-10 – AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “MASSAGE AND SOMATIC THERAPIES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY”

Public Hearing for Ordinance No. 1306-16-10 shall be held on August 10, 2010 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

BOND ORDINANCE NO. 1307-17-10 – AN ORDINANCE OF THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE IMPROVEMENTS OF MEHRHOF PARK RESTROOMS IN THE BOROUGH OF LITTLE FERRY AND APPROPRIATING \$125,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$118,750 IN BONDS OR NOTES OF THE BOROUGH OF LITTLE FERRY TO FINANCE THE SAME.

Public Hearing for Ordinance No. 1307-17-10 shall be held on August 10, 2010 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption

BOND ORDINANCE NO. 1308-18-10- AN ORDINANCE OF THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR THE INSTALLATION OF TRAFFIC LIGHTS AT LIBERTY AND WASHINGTON AVENUES IN THE BOROUGH OF LITTLE FERRY AND APPROPRIATING \$150,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$142,500 IN BONDS OR NOTES OF THE BOROUGH OF LITTLE FERRY TO FINANCE THE SAME.

Public Hearing for Ordinance No. 1308-18-10 shall be held on August 10, 2010 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption

BOND ORDINANCE NO. 1309-19-10 – AN ORDINANCE OF THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, NEW JERSEY PROVIDING FOR IMPROVEMENTS TO INDIAN LAKE PARK IN THE BOROUGH OF LITTLE FERRY AND APPROPRIATING \$196,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$186,200 IN BONDS OR NOTES OF THE BOROUGH OF LITTLE FERRY TO FINANCE THE SAME.

Public Hearing for Ordinance No. 1309-19-10 shall be held on August 10, 2010 at 7:00 p.m. Upon completion of the Public Hearing, the Ordinance shall be considered for final adoption.

**ORDINANCES FOR FINAL PASSAGE:**

ORDINANCE NO. 1299-09-10 – AN ORDINANCE REPEALING ORDINANCE NO. 1277-09-09 ENTITLED “AN ORDINANCE AMENDING CHAPTER 134, LAND USE, OF THE CODE OF THE BOROUGH OF LITTLE FERRY, BERGEN COUNTY, NEW JERSEY, TO ESTABLISH A NEW RF RIVERFRONT DEVELOPMENT INCLUSIONARY OVERLAY ZONE ENCOMPASSING BLOCKS 5.01 AND 25”.

ORDINANCE NO. 1304-14-10 – A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$24,000 FOR THE REPLACEMENT OF FENCING AT LAKEVIEW PARK TO BE UNDERTAKEN BY THE BOROUGH OF LITTLE FERRY AND TO APPROPRIATE \$24,000 FROM CAPITAL SURPLUS.

Since there being 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 7:10 p.m.

Minutes transcribed by Deputy Borough Clerk Patricia Lazzaro and respectfully submitted by Borough Clerk Barbara Maldonado. I hereby certify the foregoing Minutes to be a true account of the Workshop Meeting of the Mayor and Council held on July 13, 2010.

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Barbara Maldonado, Borough Clerk