

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

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 D. 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 published in 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: - Amendment to 2010 Municipal Budget

- Proposed Green Acres Application for General Park
Improvements at Lakeview Park

Mayor Raguseo entertained a motion to open Public Hearing on the two above listed topics.

Motion by: C/M Muller

Second by: C/W Henriquez

All ayes

Since no one wished to speak, Mayor Raguseo entertained a motion to close Public Hearing to the Public.

Motion by: C/W Henriquez

Second by: C/W Steinhilber

All ayes

REPORTS:

COUNCILWOMAN HENRIQUEZ reported that all bills have been reviewed by the Finance Department and are ready for payment. The Fire Department's Wet Down was a success.

COUNCILMAN ANZALONE gave the DPW report for the month of July. He reported on all DPW projects for the month. He also spoke about the Green Initiative Program.

COUNCILWOMAN STEINHILBER reported that the Summer Recreation Program is going well. She thanked the Little Ferry Police Department and the School for the use of their building.

COUNCILMAN SARLO gave the police report for the month of June. The department answered 2,536 calls and assisted with 72 First Aid calls. A total of 512 summonses were issued and the department responded to 122 calls for service to Teterboro. Councilman Sarlo reported that phase one of the final appropriation to upgrade the entire Borough's communication system has passed.

COUNCILMAN MULLER reported progress.

ATTORNEY MONAGHAN addressed in detail the second reading of Ordinance No. 1299-09-10 which pertains to a COAH lawsuit.

KEN JOB, BOROUGH ENGINEER, reported that the Route 46 circle elimination circle project will begin in the Fall. The Mayor and Council have been asked to pass a resolution which will permit night time construction. Night time construction will speed up the project and help with the traffic flow in the day. He also reported that the Department of Transportation is accepting applications for 2011 State Aid and he will be submitting an application for the improvement of Lakeview Avenue from Bergen Turnpike to Summit Circle. Mr. Job gave an update of the continuing problem with Faustini property on Main Street. He said he still has not received a survey from Mr. Faustini. He said it is now a legal matter. Attorney Monaghan suggested adding a resolution on tonight's agenda which would authorize the Construction Code Official to revoke the CO for Faustini's property on Main Street.

Attorney Monaghan also requested that a resolution be added to tonight's agenda which would authorize police testing through the New Jersey Police Association. Mayor Raguseo said there may be a large wave of retirements in the Police Department next year. The testing would allow for a list which would be good for two years in case there is a need to replace officers.

Mayor Raguseo entertained a motion to add Resolution Nos. 244 and 245.
Motion by: C/W Henriquez
Second by: C/W Steinhilber
All ayes

CITIZENS HEARING:

Mayor Raguseo entertained a motion to open Citizens Hearing.
Motion by: C/W Henriquez
Second by: C/M Muller
All ayes

Bernie Sobolewski, 153 Eckel Road, spoke in detail about a project which would help make improvements to the Losen Slote Park. He asked if the Mayor and Council would be interested in setting up a meeting. Mayor Raguseo said he would be interested in a meeting. Mayor Raguseo said more information would be needed and he asked Mr. Sobolewski to get in touch with Michael Capabianco, the Borough Administrator.

Eileen DeLeeuw, 11 Chapman Drive, came forward to speak. She spoke about an unsafe curb on Monroe Street which is for the handicapped. Mayor Raguseo said he would have it looked into. She spoke about some ordinances which were on the agenda for introduction. She said she thought restrooms were included in the original grant money for the improvements to Mehrhof Park. She questioned Bond Ordinance No. 1307-17-10 which provides for improvements to Mehrhof Park restrooms. Mr. Capabianco explained that it was a reimbursement bond and he also explained how a reimbursement bond works. She also wanted to know if South Hackensack was bonding for this project too since they share the field with our Borough for the soccer program. Mr. Capabianco told Ms. DeLeeuw that there is no cost to the taxpayer for this bond and that South Hackensack did not have to bond for the restrooms. Mr. Job then explained to Ms. DeLeeuw about Bond Ordinance No. 1308-18-10 in reference to the installation of a traffic light at

Liberty and Washington Avenues. She expressed her concern about bonding and how it affects the taxpayers. Mayor Raguseo said unfortunately, bonding is sometimes very necessary. She also complained about the street sweeper not being utilized enough. DPW Superintendent William Holley said the sweeper is being used on a regular basis.

George Stauble, 9 Chapman Drive, came forward to speak. He wanted to know the status of the New Jersey Meadowlands Commission tax sharing program. Mayor Raguseo explained to Mr. Stauble that the legislation is before the Senate. Mayor Raguseo spoke in reference to the dividing of Teterboro and explained what towns would get certain sections. He told Mr. Stauble that Little Ferry would receive about 1.5 million dollars in ratables. He said Little Ferry would no longer be responsible to pay the Meadowlands Commission. Mayor Raguseo said that the legislation would make sure that everything being done is constitutional and is therefore slowing down the process. A public hearing is scheduled for after the summer. Mr. Capabianco also gave a detailed explanation of the dividing of Teterboro and how Little Ferry would be the lead agency. Mr. Stauble also spoke about grant money for getting rid of the mile a minute weeds. Mayor Raguseo said he would look into this matter.

Maryann Walker, 42 Prospect Ave, came forward to speak. She felt the law concerning overnight parking in the streets needed to be looked at more carefully, especially on weekends when residents have out of town guests. Chief Verdi suggested coming in before a party and letting the police know they will be having guests and they will be leaving their cars in the street. Chief Verdi and Attorney Monaghan said once a ticket is issued you must come to Court to appeal it. She also complained about the parking situation on Hester Street and Washington Ave. on Sundays because of the Church. She said it is not a safe corner. Chief Verdi said if the cars are parked legally, they can park on both sides of the street. She also complained about a sewer blockage on her property which was not responded to in a timely manner. Ms. Walker said she had to make three calls to get someone to her house. Mayor Raguseo said it would be looked into. Ms. Walker complained about a house on Hester Street which is not being maintained. Mayor Raguseo told Ms. Walker to give the address to the Borough Administrator. Mr. Capabianco also told Ms. Walker that a resolution will be passed to expedite the clean up of properties.

Susan Bernard, 60 Union Ave., came forward to speak. She complained about being what she felt was harassed regarding her property and the maintenance of it. She felt she is not able to enjoy her property the way she prefers to enjoy it. Mr. Capabianco explained to Ms. Bernard the codes which needed to be followed and the recommendations of the Building Department.

Bernie Sobolewski came forward to speak again. He spoke about the New Jersey Meadowlands Commission and the fee which Little Ferry is paying. He also spoke about the dividing of Teterboro and the parcels which Little Ferry would receive. He spoke again about the Losen Slote Park project. Mr. Sobolewski asked Mr. Capabianco if he could give him an approximate amount of the tax increase for 2011. Mr. Capabianco said that was impossible at this time. There are too many uncertainties at this point.

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 Henriquez

All ayes

ORDINANCE(S) FOR FINAL PASSAGE:

ORDINANCE NO. 1299-09-10

Clerk Read Ordinance by Title Only

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”

Mayor Raguseo entertained Motion to Open Public Hearing on Ordinance No.
1299-09-10

Motion by: C/W Henriquez

Second by: C/W Steinhilber

All ayes

Since no one wished to speak on Ordinance No. 1299-09-10, Mayor Raguseo
entertained a motion to Close Public Hearing on Ordinance No. 1299-09-10

Motion by: C/W Henriquez

Second by: C/M Sarlo

All ayes

Mayor Raguseo entertained a motion to Vote on Final Adoption of Ordinance No.
1299-09-10 with notification of said adoption published in The Record.

Motion by: C/W Henriquez

Second by: C/M Anzalone

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

Nays: None

Absent: Schuck

ORDINANCE NO. 1304-14-10

Clerk Read Ordinance by Title Only:

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.

Mayor Raguseo entertained a Motion to Open Public Hearing on Ordinance No.
1304-14-10.

Motion by: C/W Henriquez

Second by: C/M Anzalone

All ayes

Since no one wished to speak on Ordinance No. 1304-14-10, Mayor Raguseo
entertained a motion to Close Public Hearing on Ordinance No. 1304-14-10

Motion by: C/W Henriquez

Second by: C/M Muller

Mayor Raguseo entertained a motion to Vote on Final Adoption of Ordinance No.
1304-14-10 with notification of said adoption published in The Record.

Motion by: C/W Henriquez

Second by: C/M Muller

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

Nays: None

Absent: Schuck

RESOLUTIONS & ORDINANCES FOR INTRODUCTION:

NOTE: Resolutions and Ordinances for Introduction will be voted upon as one unit as part of the consent agenda.

Mayor Raguseo entertained a motion to vote on Resolution Nos. 206 through 245, tabling Resolution No. 232 and Introduction of Ordinance Nos. 1305-15-10, 1306-16-10, 1307-17-10, 1308-18-10 and 1309-19-10.

Motion by: C/W Henriquez

Second by: C/W Steinhilber

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

Nays: None

Absent: Schuck

RESOLUTIONS

206. Authorizing Renewal of Liquor License No. 0230-33-006-003 – Cascad 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
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

RESOLUTIONS CONTINUED:

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 for Special Need Enrollee
244. Authorizing Police Testing through New Jersey Police Association
245. Authorizing Construction Code Official to Revoke CO at Faustini Property – Main Street

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

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 9:02 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 Regular meeting of the Mayor and Council held on July 13, 2010.

Barbara Maldonado, Borough Clerk

