

OFFICIAL MINUTES  
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF LITTLE FERRY  
WORKSHOP MEETING  
JUNE 5, 2007

CALL TO ORDER: Mayor Quirico called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Quirico led the Pledge of Allegiance

ROLL CALL: Present: Mayor Thomas Quirico, Councilwoman Roberta Henriquez, Councilman George Muller, Councilwoman Patricia Navarro, Councilman Mauro Raguseo, Councilman Thomas Sarlo, Councilwoman Sue Schuck  
Absent: None

SUNSHINE STATEMENT:

Meeting authorization was called by the Governing Body of the Borough of Little Ferry, with notification of said meeting transmitted to The Record and Star Ledger on May 17, 2007 giving notice that a Workshop Meeting has been scheduled for June 5, 2007 at 6:00 p.m. or as soon thereafter as the matter may be heard in the Council Chambers, Municipal Building, 215-217 Liberty Street, Little Ferry, New Jersey at which time formal action may or may not be taken as provided by the Open Public Meetings Act. A copy of meeting notice and agenda were filed in the Borough Clerk's Office and have been posted on the bulletin board outside the Clerk's Office

CORRESPONDENCE: Letter from Lynn E. Spain, Director of Little Ferry Blood Association, dated 4/2/07, Re: Use of Council Chambers for Blood Drive. Use of Council Chambers was approved for June 19<sup>th</sup>.

Letter from Braking the Cycle, dated 5/29/07, Re: Bicycle Ride to Benefit HIV/AIDS Services. Approval was given for the bicycle ride through town.

PRESENTATION/DISCUSSION: Elizabeth McKenzie, Land Use Consultant. Ms. McKenzie gave a presentation regarding the Waterfront Development. She said she was here to get input from the Governing Body regarding the Waterfront Development. She said she would like to hear from the Governing Body about some of the issues, which are relevant to writing a zoning ordinance. She said it would help if the public also gave their input on this ordinance. Councilman Raguseo said that he believed this process needs to be as open as possible. He said the community needs to be involved and have their voices and concerns heard. Ms. McKenzie said it would be important to make sure all future meetings regarding this project are advertised so the public is well aware and able to give their input. Councilwoman Henriquez gave her opinion on heights and parking on this project. Councilwoman Henriquez said she concurred with Councilman Raguseo that the community needs to be involved and understand the development of the Waterfront. Councilwoman Schuck said she was concerned about some zoning issues. Attorney Monaghan said there is a legitimate basis for having a different zoning regulation for the purpose of developing the Waterfront, which would not spill over into other residential areas in Little Ferry. Councilwoman Navarro said she had concerns regarding 8 story buildings because the Little Ferry Fire Department is not currently equipped to go up that high in case of a fire. She also had security concerns. Councilwoman Navarro also gave her wish list for the Waterfront. Councilman Sarlo said the Borough of Little Ferry will be on the cutting edge with this project and the Borough will need to be very careful with this development. He said it would be a very challenging job, which could affect the school zoning. Councilman Sarlo also addressed many other issues which he was concerned about, especially density and height issues. Councilman Muller said his main concern is the aesthetic value of

Little Ferry. He said the residents of Little Ferry would need to be reassured that Little Ferry would not change. He said the community does need to grow and it will be very important to make the residents aware of how this will benefit the Borough of Little Ferry. He also said he was concerned about the firefighting issues. He felt he would not like to see any structure over 6 stories. Mayor Quirico said the mixed use and residential component are important issues to be addressed. He said six and eight story structures are the types of structures, which do bring ratables to the town.

Since there were no further questions to be addressed, Mayor Quirico entertained a motion to Open Citizens Hearing:

Motion by: C/W Henriquez

Second by: C/M Raguseo

All ayes

#### CITIZENS HEARING:

Donald Nuckel, 10 River St., Apt. 176, came forward to speak. He said he was very pleased with Ms. McKenzie's ideas. He said the Borough has a problem with the NJ Meadowlands Commissions. He said he felt Little Ferry should not be subject to follow all their regulations and receives nothing in return. He also offered his help to make sure the Borough of Little Ferry is able to fairly develop the Waterfront.

Ira Weiner, Law Firm of Beattie Padovano, came forward to speak. He said Mayor Quirico is absolutely right in his views about the development of the Waterfront. This Waterfront Development is the best possible development for the town in terms of more school children. He said the Waterfront is the best possible place for the type of development, which will be proposed. He suggested that the Mayor and Council keep an open mind about the plans. He said if the town brings in more ratables it will also help the schools and enable the town to buy new fire equipment.

Bernie Sobolewski, 153 Eckel Road, came forward to speak. He said the development of the Waterfront and the decisions which will be made can contribute to the success of the community. He asked Ms. McKenzie and the Governing Body questions regarding the project. Mr. Sobolewski said the plan must be aesthetically pleasing. He said the Marina which would give access to the water is very important. Councilwoman Henriquez told Mr. Sobolewski that if something could be developed along the river which is so appealing to a developer it will follow all the way down the river which will give a very nice effect. Mr. Sobolewski said he feels this project is a golden opportunity for the Borough of Little Ferry.

Donald Nuckel, came forward again to comment on the Marina. He said if the Borough wants to have a Marina the Nuckel Family has the riparian rights. He said the Nuckel Family owns a half-mile of the riverfront. Mr. Nuckel said this is a federal right, which his family has and asked the Governing Body to take into consideration using this right.

Attorney Monaghan asked Ms. McKenzie if she planned on meeting with the Planning Board. She said she definitely did. She told Attorney Monaghan that it was her intention to have a public meeting with the Mayor and Council and Planning Board together before she would even draft a zone which would then be presented.

Robert Arzinger, 15 Jefferson St., came forward to speak. He said he is the Waterfront Commissioner. He said that as the Waterfront Commissioner he is really excited about this project. He said the only way he can stay in Little Ferry is with the town receiving ratables. He said bringing in ratables would allow older people to stay in the town they love. He said he really hopes this project goes forward.

Since there was no one else wishing to speak, Mayor Quirico entertained a motion to Close Citizen Hearing:

Motion by: C/W Henriquez

Second by: C/M Raguseo

All ayes.

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

RESOLUTIONS.

1. Authorizing the Execution of a Contract Agreement between the Borough of Little Ferry and Garden State Fireworks, Inc.
2. Appointment of Olga Villacres as Senior Van Bus Driver
3. Refund of Tax Overpayment – Dennis & Kathleen Provost
4. Refund of Tax Overpayment – LSI Tax Service
5. Approval of Change Order No. 1 – Building Demolition – 143 Mehrhof Road
6. Authorizing the Execution of a Municipal Snow Plowing Agreement with the County of Bergen
7. Authorizing Borough Engineer to Prepare the Necessary Documents for NJDOT 2008 State Aid Applications
8. Proposed Settlement – Tax Appeal – Williamstowne Manor, Inc.
9. Proposed Settlement – Tax Appeal – Liberty Bell Village, LLC
10. Refund of Building Permit – All American Siding & Window Designers
11. Release of Escrow – Mr. & Mrs. Lee
12. Appointment of Additional Temporary Summer D.P.W Employee
13. Temporary Capital Budget Resolution
14. Emergency Temporary Appropriation – Capital Improvement Fund
15. Acceptance of Resignation – Joseph Wisneski – Full-Time Civilian Police Dispatcher
16. Joseph Wisneski 100% Disability Veteran Deduction

ORDINANCE(S) FOR INTRODUCTION:

ORDINANCE NO. 1229-10-07 – AN ORDINANCE ADDING AN ORDINANCE ENTITLED ‘RETIREMENT’ OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN AND STATE OF NEW JERSEY.

ORDINANCE NO. 1232-13-07 – BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS TO MEHRHOF PARK IN, BY AND FOR THE BOROUGH OF LITTLE FERRY, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE AN AMOUNT NOT TO EXCEED \$1,140,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE GRANTS, AND TO AUTHORIZE THE ISSUANCE OF ONE MILLION FIVE THOUSAND TWO HUNDRED AND FIFTY DOLLARS (\$1,005,250) IN BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

ORDINANCES FOR FINAL PASSAGE: (None)

PRIVATE SESSION:

Mayor Quirico entertained a motion to go into Private Session.

Motion by: C/W Henriquez

Second by: C/M Raguseo

All ayes

Return from Private Session:

Roll Call: Present: Mayor Quirico, Councilwoman Henriquez, Councilman Muller, Councilwoman Navarro, Councilman Raguseo, Councilman Sarlo, Councilwoman Schuck

Absent: None

RESOLUTION:

143. Executive Session Resolution

Mayor Quirico said matters of personnel and litigation were discussed and no action was taken.

Since there was not other business to be discussed, Mayor Quirico entertained a motion to adjourn.

Motion by: C/W Schuck

Second by: C/M Raguseo

All ayes

Meeting adjourned at 8:50 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 the best of my knowledge a true account of the Workshop Meeting of the Mayor and Council held on June 5, 2007.

-----