

TOWNSHIP COUNCIL MEETING AGENDA

MONDAY, DECEMBER 17, 2018

7:00 P.M.

SALUTE TO THE FLAG

STATEMENT OF PUBLIC NOTICE - TAKE NOTICE THAT ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED IN ACCORDANCE WITH N.J.S.A. 10:4-8 AND N.J.S.A. 10:4-10 AS FOLLOWS: A NOTICE OF THE MEETING WAS PROMINENTLY POSTED ON THE BULLETIN BOARD AT THE MUNICIPAL BUILDING, LOCATED AT 225 MAIN STREET, LITTLE FALLS, N.J. ON JANUARY 2, 2018. A COPY OF THE NOTICE WAS MAILED TO THE NORTH JERSEY HERALD & NEWS AND THE RECORD ON THE SAME DATE. ADDITIONALLY, A COPY OF THE NOTICE WAS FILED IN THE OFFICE OF THE TOWNSHIP CLERK ON SAID DATE.

ROLL CALL

MINUTES

APPROVAL OF MINUTES FROM THE WORKSHOP MEETING OF DECEMBER 10, 2018
AND THE REGULAR MEETING OF NOVEMBER 26, 2018

REMARKS FROM THE CHAIR

COUNCIL MEMBER REPORTS

MAYOR'S REPORT

MAYOR'S APPOINTMENT OF ANN KAHWATY TO THE LITTLE FALLS LIBRARY BOARD FOR A FIVE-YEAR TERM EXPIRING 5/31/23 WITH ADVICE AND CONSENT OF THE COUNCIL

ATTORNEY'S REPORT

PUBLIC COMMENT - AGENDA ITEMS ONLY

ANYONE WISHING TO ADDRESS THE TOWNSHIP COUNCIL MAY DO SO THROUGH THE COUNCIL PRESIDENT. PLEASE GIVE YOUR NAME AND ADDRESS FOR THE RECORD. COMMENTS ARE TO BE LIMITED TO THREE MINUTES, HOWEVER, IF APPROPRIATE, YOU MAY BE GRANTED ADDITIONAL TIME IN THE SOLE DISCRETION OF THE COUNCIL PRESIDENT.

CONSENT AGENDA

ALL ITEMS ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED WITH A SINGLE MOTION. FOR ANY ITEMS UNDER REQUISITIONS THE TREASURER HAS SUPPLIED A CERTIFICATION OF THE AVAILABILITY OF FUNDS.

REPORTS

MUNICIPAL CLERK'S REPORT FOR THE MONTH OF NOVEMBER 2018

MUNICIPAL CLERK'S DOG/CAT LICENSE REPORT FOR THE MONTH OF NOVEMBER 2018

TAX COLLECTOR'S REPORT FOR THE MONTH OF NOVEMBER 2018

RECREATION CENTER REPORT FOR THE MONTH OF NOVEMBER 2018

CIVIC CENTER REPORT FOR THE MONTH OF NOVEMBER 2018

POLICE DEPARTMENT REPORT FOR THE MONTH OF NOVEMBER 2018

CONSTRUCTION REPORT FOR THE MONTH OF NOVEMBER 2018

APPLICATIONS

LITTLE FALLS FIRE DEPARTMENT AUXILIARY APPLICATION, DYLAN HIRSCHMANNER,
STARMOND AVENUE, CLIFTON, EAGLE HOSE CO. #1

LITTLE FALLS FIRE DEPARTMENT AUXILIARY APPLICATION, RONALD CAMPBELL,
PROSPECT STREET, ENTERPRISE FIRE CO. #2

BLUE LIGHT PERMIT, JOE CASILLO, GORDON AVENUE, TOTOWA, LITTLE FALLS FIRE
DEPARTMENT

RESOLUTIONS

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AND AUTHORIZING THE
TREASURER TO ISSUE VARIOUS CHECKS IN THE TOTAL AMOUNT OF \$5,393.81 ON
SEVERAL PROPERTIES IN THE YEAR 2018 DUE TO TAX ASSESSOR'S APPROVAL OF 100%
DISABLED VETERAN EXEMPTION [A]

RESOLUTION AUTHORIZING THE TREASURER TO ISSUE A CHECK IN THE AMOUNT OF
\$485.62 TO REFUND TAX OVERPAYMENT IN THE YEAR 2018 DUE TO FEMA BUYOUT
CLOSING [B]

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES IN THE TOTAL AMOUNT
OF \$1,479.22 ON SEVERAL PROPERTIES DUE TO FEMA BUYOUT CLOSINGS IN THE YEAR
2018 [C]

RESOLUTION AUTHORIZING THE TREASURER TO ISSUE VARIOUS CHECKS TOTALING
\$4,086.63 TO REFUND TAX OVERPAYMENTS IN THE YEAR 2018 ON SEVERAL PROPERTIES
DUE TO OVERPAYMENTS [D]

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICE AGREEMENT WITH
THE COUNTY OF PASSAIC FOR THE STORAGE AND LOADING OF ROCK SALT [E]

RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE
TOWNSHIP OF LITTLE FALLS AND LITTLE FALLS REDEVELOPERS URBAN RENEWAL, LLC
[F]

RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE
TOWNSHIP OF LITTLE FALLS AND LITTLE FALLS TOWNHOME REDEVELOPERS URBAN
RENEWAL, LLC [G]

BILL LIST [H]

NEW BUSINESS

SECOND READING AND PUBLIC HEARING OF ORDINANCE #1338, AN ORDINANCE ENTITLED, "ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE CHAPTER 7 ENTITLED, TRAFFIC".

SECOND READING AND PUBLIC HEARING OF ORDINANCE #1339, AN ORDINANCE ENTITLED, "ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE CHAPTER 7, ENTITLED 'TRAFFIC'".

SECOND READING AND PUBLIC HEARING OF ORDINANCE #1340, AN ORDINANCE ENTITLED, "ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE CHAPTER 71, 'FEES'".

SECOND READING AND PUBLIC HEARING OF ORDINANCE #1342, AN ORDINANCE ENTITLED, "ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE CHAPTER 7, ENTITLED 'TRAFFIC'".

SECOND READING AND PUBLIC HEARING OF ORDINANCE #1343, AN ORDINANCE ENTITLED, "AN ORDINANCE AUTHORIZING AND DIRECTING THAT TITLE AND POSSESSION OF CERTAIN REAL PROPERTY SITUATED IN TAX BLOCK 110, LOT 23, LOCATED WITHIN THE TOWNSHIP OF LITTLE FALLS, COUNTY OF PASSAIC AND STATE OF NEW JERSEY, BE ACQUIRED BY EMINENT DOMAIN OR PURCHASE OR GIFT".

PUBLIC COMMENT - GENERAL MATTERS

ANYONE WISHING TO ADDRESS THE TOWNSHIP COUNCIL MAY DO SO THROUGH THE COUNCIL PRESIDENT. PLEASE GIVE YOUR NAME AND ADDRESS FOR THE RECORD. COMMENTS ARE TO BE LIMITED TO THREE MINUTES, HOWEVER, IF APPROPRIATE, YOU MAY BE GRANTED ADDITIONAL TIME IN THE SOLE DISCRETION OF THE COUNCIL PRESIDENT.

ADJOURN

RESOLUTION [A] 18-12-17 # _____

WHEREAS, the following property in the Township of Little Falls, New Jersey has overpaid real estate taxes in 2018 due to Tax Assessor approving a 100% Disabled Veteran; and

WHEREAS, the Tax Assessor granted the 100% disabled veteran exemption as of April 11, 2018. The Tax Collector shall cancel the pro-rated 2018 taxes in the total amount of \$5,393.81 and refund; and

WHEREAS, the Tax Collector is requesting that the Township Council direct the Treasurer to refund said amounts overpaid listed below;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Little Falls, County of Passaic, State of New Jersey that the following listed tax refunds be made by the Township Treasurer:

<u>Tax Year & Qtr.</u>	<u>Block Lot</u>	<u>Taxpayer/ Location</u>	<u>Payee</u>	<u>Reason</u>	<u>Amount</u>
2018/3-4	6/7	Nicholas BM & Kathleen M Archer 707 Main St	Corelogic Centralized Refunds PO Box 9202 Coppell, TX 75019-9760	O/P 100% Dis Vet	\$3,711.05
2018/2	6/7	Nicholas BM & Kathleen M Archer 707 Main St	Nicholas BM & Kathleen M Archer 707 Main St Little Falls, NJ 07424	O/P 100% Dis Vet	<u>1,682.76</u>
TOTAL CANCELATION & REFUND =					\$5,393.81

APPROVED: _____

cc: Finance Dept.
Tax Collector
Dept.

RESOLUTION [B] 18-12-17 # _____

WHEREAS, the following property in the Township of Little Falls, New Jersey has overpaid real estate taxes in 2018 due to FEMA buyout closing; and

WHEREAS, the Tax Collector is requesting that the Township Council direct the Treasurer to refund said amount overpaid listed below;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Little Falls, County of Passaic, State of New Jersey that the following listed tax refund be made by the Township Treasurer:

<u>Tax Year & Qtr.</u>	<u>Block Lot/Q</u>	<u>Taxpayer/ Location</u>	<u>Payee</u>	<u>Reason/ Closing Date</u>	<u>Amount</u>
2018/4	86/41	Kevin & Theresa Nendze 25 Riverview Circle	Kevin & Theresa Nendze 181 Long Hill Rd Unit M-6 Little Falls, NJ 07424	O/P FEMA 11/28/18	\$ 485.62
Total Refund					\$ 485.62

APPROVED: _____

cc: Finance Dept.
Tax Collector
Dept.

RESOLUTION (C) 18-12-17# _____

CANCELATION OF TAXES DUE TO FEMA BUYOUT CLOSING & TOWNSHIP PURCHASE OF PROPERTY (TOWNSHIP EXEMPT):

WHEREAS, the Township of Little Falls purchased the following properties in the Year 2018; and

WHEREAS, the 2018 taxes have been pro-rated from the closing dates; and

WHEREAS, the Township is requesting that their portion of the taxes be made exempt from the closing date and be canceled by our Tax Collector as follows:

<u>BLOCK/LOT QUAL.</u>	<u>OWNER/ LOCATION/ CLOSING DATE/ REASON</u>	<u>CANCEL 2018 TAX AMOUNT</u>
86/41	Kevin & Theresa Nendze 25 Riverview Circle November 28, 2018 FEMA Buyout	\$ 485.62 (2018/4)
110/23	Maria & Manuel Santiago 56-58 Stanley Street November 26, 2018 Township Purchase	<u>993.60</u> (2018/4)
Total amount to be canceled/ Township exempt		\$1,479.22

APPROVED: _____

cc: Finance Dept.
Tax Collector
Dept.

RESOLUTION [D] 18-12-17 # _____

WHEREAS, the following properties in the Township of Little Falls, New Jersey have overpaid real estate taxes in 2018; and

WHEREAS, the Tax Collector is requesting that the Township Council direct the Treasurer to refund said amounts overpaid listed below;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Little Falls, County of Passaic, State of New Jersey that the following listed tax refunds be made by the Township Treasurer:

<u>Tax Year & Qtr.</u>	<u>Block Lot/Q</u>	<u>Taxpayer/ Location</u>	<u>Payee</u>	<u>Reason</u>	<u>Amount</u>
2018/4	40/15	Shaker to Kogan 92 Bradford Av	Appellate Land Service Ltd. 6901 Jericho Tpke, Suite 100 Syosset, NY 11791	O/P	\$2,208.94
2018/4	71/98	James J & Janice Mazzerina 390 Main St	James J & Janice Mazzerina 192 S Willaim Cook Blvd Manahawkin, NJ 08050	O/P	10.54
2018/4	69/45	David R & Carol Mae Ryle Seyer 55 William St	David R & Carol Mae Ryle Seyer 127 Florence Lane Manahawkin, NJ 08050	O/P	57.49
2018/4	81/2	Diane Hodge/Trustee John B Scavone 58 Zeliff Av	Diane Hodge/Trustee John B Scavone 19 Ripplewood Drive Lake Hopatcong, NJ 07849	O/P	10.70
2018/4	84/36	Mariel Cuevas 70 Louis St	Corelogic Centralized Refunds PO Box 9202 Coppell, TX 75019-9760	O/P VLF	250.00

<u>Tax Year & Qtr.</u>	<u>Block Lot/Q</u>	<u>Taxpayer/ Location</u>	<u>Payee</u>	<u>Reason</u>	<u>Amount</u>
2018/4	110/23	Maria & Manuel Santiago 56-58 Stanley St	Maria & Manuel Santiago 11 Canterbury Lane Hopkinton, MA 01748	O/P Town Purchase	\$ 993.60
2018/4	165/15	Robert P Wall Jr 10 Martin Pl	Robert P Wall Jr 10 Martin Pl Little Falls, NJ 07424	O/P	22.10
2018/4	173/14.01	Angelo & Giovanna Iudici 1 Stewart Av	Angelo & Giovanna Iudici 1 Stewart Av Little Falls, NJ 07424	O/P HR	499.00
2018/4	177/39	June Smith 71 Jacobus Av	June Smith 71 Jacobus Av Little Falls, NJ 07424	O/P	20.66
2018/4	251/14	ACA Realty, CO GP 41 Oak Hill Rd	ACA Realty, CO GP PO Box 808 Lyndhurst, NJ 07071	O/P	13.60
Total Refunds					\$4,086.63

APPROVED: _____

cc: Finance Dept.
Tax Collector
Dept.

RESOLUTION (E) 18-12-17 - # _____

**RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT
FOR BETWEEN THE TOWNSHIP OF LITTLE FALLS AND THE
COUNTY OF PASSAIC FOR THE STORAGE AND LOADING OF ROCK SALT**

WHEREAS, the Township of Little Falls and the County of Passaic seek to enter into a Shared Service Agreement wherein the Township of Little Falls will provide storage, use, and loading of rock salt into Passaic County Road Department vehicles during a snow storm; and

WHEREAS, the Passaic County Road Department will provide the Township with the total quantity of rock salt used no later than 48 hours after a snow storm event.

WHEREAS, the Governing Body of the Township of Little Falls recognizes that the implementation of a Shared Service Agreement to provide these services is in the best interest of the taxpayers of the respective municipalities.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Little Falls hereby authorizes the execution of a Shared Service Agreement with the County of Passaic commencing January 1, 2019 and ending on December 31, 2023, subject to the approval of the Township Attorney.

APPROVED: _____

cc: Administrator
DPW Supt.
Twp. Attorney
County of Passaic
Contract File

**TOWNSHIP OF LITTLE FALLS
RESOLUTION [F] 18-12-17 - # _____**

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, TO AUTHORIZE MAYOR AND TOWNSHIP CLERK TO EXECUTE A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF LITTLE FALLS AND LITTLE FALLS REDEVELOPERS URBAN RENEWAL LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the Township Council (“Council”) of the Township of Little Falls (“Township”), by Resolution No. [H] 16-10-17-#8 dated October 17, 2016, authorized the Township Planning Board (“Board”) to investigate whether to designate the Singac Industrial Zone, which consists of property identified on the Tax Maps of the Township of Little Falls as Block 77, Lots 1, 2, 2.01, 3, 4, 5, 6, 6.02, 7, 8, 8.01, 9, 17, 18, 20, and 20.01 (“Zone”) as an “area in need of redevelopment” and/or “an area in need of rehabilitation”; and

WHEREAS, the Board retained Jeffrey L. Janota, P.P., AICP of H2M (“Planner”) to investigate whether all of the properties contained within the Zone were eligible to be designated as an “area in need of redevelopment” and/or an “area in need of rehabilitation”; and

WHEREAS, in a report entitled “Singac Industrial Zone Area in Need of Redevelopment & Area in Need of Rehabilitation Preliminary Investigation Report” and dated July 21, 2017 (“Report”), the Planner concluded that all of the properties contained within the Zone satisfied the criteria of N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5 for the Zone to be designated as an “area in need of redevelopment”; and

WHEREAS, the Planner further concluded that all of the properties contained within the Zone satisfied the criteria of N.J.S.A. 40A:12A-14 for the Zone to be designated as an “area in need of rehabilitation”; and

WHEREAS, on August 3, 2017, the Board held a public hearing and reviewed the aforementioned Report of the Planner and reported back to the Council, by Resolution memorialized on September 7, 2017, that the Board found, based upon the expert testimony and Report by the Planner, that the eligibility criteria for designation of the Zone as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, and an “area in need of rehabilitation” pursuant to N.J.S.A. 40A:12A-14 had been met; and

WHEREAS, Board concurred with Planner that all of the properties contained within the Zone should be designated as an “area in need of redevelopment” and an “area in need of rehabilitation”; and

WHEREAS, on September 25, 2017, by Resolution No. [F] 17-09-25-#6, after presentation by the Planner, Council accepted the report and designated the Zone as “area in need of redevelopment” and an “area in need of rehabilitation”; and

WHEREAS, consistent with its approval of the designation of the Zone, Council directed that a Redevelopment Plan be prepared by Planner pursuant to N.J.S.A. 40A:12A-7.f of the Redevelopment Law; and

WHEREAS, the Council adopted Ordinance No. 1330 on August 27, 2018 approving a Redevelopment Plan for the Zone in accordance with N.J.S.A. 40A:12A-7; and

WHEREAS, JMF Acquisitions, LLC (“JMF”) is the contract purchaser of the properties comprising a portion of the Redevelopment Area identified as “Proposed Lot 3.01” (the “Project Site”); and

WHEREAS, JMF will assign the purchase contracts to its affiliate, Little Falls Redevelopers Urban Renewal LLC (“Redeveloper”), to enable Redeveloper to acquire fee title to the Project Site prior to the initiation of redevelopment activities; and

WHEREAS, on December 18, 2017, by Resolution No. [E] 17-12-18-#5, the Council designated Redeveloper as a conditional redeveloper of the Redevelopment Area; and

WHEREAS, Redeveloper was formerly known as Little Falls Redevelopers LLC prior to changing its name and converting to an urban renewal entity pursuant to the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1, et seq.*; and

WHEREAS, the Redeveloper now intends to construct on the Project Site an approximately 185-unit multi-family residential building with parking garage and surface parking area of approximately 290 parking stalls and with related site improvements, and Redeveloper has requested that it be designated by the Township as the official “redeveloper” of the Project Site; and

WHEREAS, the Council has determined that the Redeveloper possesses the proper qualifications, financial resources and capacity to implement and complete the Project in accordance with the Redevelopment Plan, and all other applicable laws, ordinances and regulations; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Council has determined that it is in the best interest of the Township and its residents to enter into this Redevelopment Agreement with the Redeveloper, which Redevelopment Agreement designates Redeveloper as the “redeveloper” of the Redevelopment Area, as that term is defined in the LRHL, and which specifies the respective rights and responsibilities of the Township and the Redeveloper with respect to the Project.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Little Falls, as follows:

- (1) The Redeveloper is hereby designated as the Redeveloper of the Project Site.
- (2) The Mayor and Township Clerk are hereby authorized to execute the Redevelopment Agreement in the form annexed hereto, subject to such changes, omissions or amendments, as deemed necessary and appropriate after consultation with counsel.
- (3) The Mayor is further authorized to take any and all actions and to execute such other documents as may be necessary to effectuate the terms of the Redevelopment Agreement, as deemed appropriate in consultation with counsel.
- (4) The Township Clerk is directed to forward two (2) executed copies of the Redevelopment Agreement to the Township Attorney so that he may retain one (1) copy for his records and forward one (1) copy to counsel for the Redeveloper.

**TOWNSHIP OF LITTLE FALLS
RESOLUTION [G] 18-12-17 - # _____**

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, TO AUTHORIZE MAYOR AND TOWNSHIP CLERK TO EXECUTE A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF LITTLE FALLS AND LITTLE FALLS TOWNHOME REDEVELOPERS URBAN RENEWAL LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the Township Council (“Council”) of the Township of Little Falls (“Township”), by Resolution No. [H] 16-10-17-#8 dated October 17, 2016, authorized the Township Planning Board (“Board”) to investigate whether to designate the Singac Industrial Zone, which consists of property identified on the Tax Maps of the Township of Little Falls as Block 77, Lots 1, 2, 2.01, 3, 4, 5, 6, 6.02, 7, 8, 8.01, 9, 17, 18, 20, and 20.01 (“Zone”) as an “area in need of redevelopment” and/or “an area in need of rehabilitation”; and

WHEREAS, the Board retained Jeffrey L. Janota, P.P., AICP of H2M (“Planner”) to investigate whether all of the properties contained within the Zone were eligible to be designated as an “area in need of redevelopment” and/or an “area in need of rehabilitation”; and

WHEREAS, in a report entitled “Singac Industrial Zone Area in Need of Redevelopment & Area in Need of Rehabilitation Preliminary Investigation Report” and dated July 21, 2017 (“Report”), the Planner concluded that all of the properties contained within the Zone satisfied the criteria of N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5 for the Zone to be designated as an “area in need of redevelopment”; and

WHEREAS, the Planner further concluded that all of the properties contained within the Zone satisfied the criteria of N.J.S.A. 40A:12A-14 for the Zone to be designated as an “area in need of rehabilitation”; and

WHEREAS, on August 3, 2017, the Board held a public hearing and reviewed the aforementioned Report of the Planner and reported back to the Council, by Resolution memorialized on September 7, 2017, that the Board found, based upon the expert testimony and Report by the Planner, that the eligibility criteria for designation of the Zone as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5, and an “area in need of rehabilitation” pursuant to N.J.S.A. 40A:12A-14 had been met; and

WHEREAS, Board concurred with Planner that all of the properties contained within the Zone should be designated as an “area in need of redevelopment” and an “area in need of rehabilitation”; and

WHEREAS, on September 25, 2017, by Resolution No. [F] 17-09-25-#6, after presentation by the Planner, Council accepted the report and designated the Zone as “area in need of redevelopment” and an “area in need of rehabilitation”; and

WHEREAS, consistent with its approval of the designation of the Zone, Council directed that a Redevelopment Plan be prepared by Planner pursuant to N.J.S.A. 40A:12A-7.f of the Redevelopment Law; and

WHEREAS, the Council adopted Ordinance No. 1330 on August 27, 2018 approving a Redevelopment Plan for the Zone in accordance with N.J.S.A. 40A:12A-7; and

WHEREAS, JMF Acquisitions, LLC (“JMF”), an affiliate of Redeveloper, is the contract purchaser of the properties comprising a portion of the Redevelopment Area identified as “Proposed Lot 3.02” (the “Project Site”); and

WHEREAS, on December 18, 2017, by Resolution No. [E] 17-12-18-#5, the Council designated another affiliate of Redeveloper, Little Falls Redevelopers Urban Renewal LLC, as a conditional redeveloper of the Redevelopment Area; and

WHEREAS, Little Falls Redevelopers Urban Renewal LLC was formerly known as Little Falls Redevelopers LLC prior to changing its name and converting to an urban renewal entity pursuant to the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1, et seq.*; and

WHEREAS, JMF will assign the purchase contracts to its affiliate, Little Falls Redevelopers Urban Renewal LLC, to enable it to acquire fee title to the Project Site prior to the initiation of redevelopment activities; and

WHEREAS, Little Falls Redevelopers Urban Renewal LLC will convey the Project Site to Redeveloper; and

WHEREAS, the Redeveloper now intends to construct on the Project Site approximately 102 stacked townhomes with related site improvements, and Redeveloper has requested that it be designated by the Township as the official “redeveloper” of the Project Site; and

WHEREAS, the Council has determined that the Redeveloper possesses the proper qualifications, financial resources and capacity to implement and complete the Project in accordance with the Redevelopment Plan, and all other applicable laws, ordinances and regulations; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Council has determined that it is in the best interest of the Township and its residents to enter into this Redevelopment Agreement with the Redeveloper, which Redevelopment Agreement designates Redeveloper as the “redeveloper” of the Redevelopment Area, as that term is defined in the LRHL, and which specifies the respective rights and responsibilities of the Township and the Redeveloper with respect to the Project.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Little Falls, as follows:

- (1) The Redeveloper is hereby designated as the Redeveloper of the Project Site.
- (2) The Mayor and Township Clerk are hereby authorized to execute the Redevelopment Agreement in the form annexed hereto, subject to such changes, omissions or amendments, as deemed necessary and appropriate after consultation with counsel.
- (3) The Mayor is further authorized to take any and all actions and to execute such other documents as may be necessary to effectuate the terms of the Redevelopment Agreement, as deemed appropriate in consultation with counsel.
- (4) The Township Clerk is directed to forward two (2) executed copies of the Redevelopment Agreement to the Township Attorney so that he may retain one (1) copy for his records and forward one (1) copy to counsel for the Redeveloper.

ORDINANCE NO. 1338

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
LITTLE FALLS IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY,
AMENDING THE TOWNSHIP CODE CHAPTER 7 ENTITLED TRAFFIC**

WHEREAS, the Township of Little Falls ("Township") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Township's Code of General Ordinances ("Code") currently provide vehicular traffic excluded from certain streets in the Township; and

WHEREAS, the municipal council ("Municipal Council") of the Township has determined to amend Chapter 7 entitled Traffic Section 7-20 Stop Intersections to add an additional street as follows;

7-20 Stop Intersections

Pursuant to the provisions of N.J.S.A. 39:4-140, the intersections described are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Union Avenue and Railroad Avenue- Stop sign to be installed on Railroad Avenue.

1. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.
2. This Ordinance shall take effect upon its final passage by the Municipal Council, and approval by the Mayor and publication as required by law.

PASSED: _____

ATTEST:

APPROVE:

Cynthia Kraus, Municipal Clerk

James Belford Damiano, Mayor

ORDINANCE NO. 1339

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
LITTLE FALLS IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY,
AMENDING THE TOWNSHIP CODE CHAPTER 7 ENTITLED TRAFFIC

WHEREAS, the Township of Little Falls ("Township") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Township's Code of General Ordinances ("Code") currently provide vehicular traffic excluded from certain streets in the Township; and

WHEREAS, the municipal council ("Municipal Council") of the Township has determined to amend Chapter 7 entitled Traffic Section 7-22 Turns Prohibited;

7-22 Turns Prohibited

No person shall make a turn at any location listed and only in the manner described.

Intersection/Location:

Muller Place and Newark Pompton Turnpike.

Turn Prohibited:

Left Turn

Movement Prohibited:

At the intersection of Muller Place and Newark Pompton Turnpike, left turn Prohibited from Muller Place onto Newark Pompton turnpike.

1. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.
2. This Ordinance shall take effect upon its final passage by the Municipal Council, and approval by the Mayor and publication as required by law.

PASSED: _____

ATTEST:

APPROVE:

Cynthia Kraus, Municipal Clerk

James Belford Damiano, Mayor

ORDINANCE NO. 1340

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS
IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE
TOWNSHIP CODE CHAPTER 71 FEES**

WHEREAS, the Township of Little Falls ("Township") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Township's Code of General Ordinances ("Code") currently provides for the regulation of its Fees in the Township;

WHEREAS, the municipal council ("Municipal Council") of the Township has determined to amend Chapter 71 of the Code entitled Fees; and

WHEREAS, the Municipal Council has determined to amend said Chapter of the Code as follows:

71-2 Fees Schedule

Chapter 143 PARKS AND RECREATION FACILITIES

Township Recreation Programs will be scheduled by the Recreation Department. Facilities, Fields and Parks use not scheduled for Township programs and events may be available for rental by outside organizations, approval by the Township is required.

All Rentals require a Certificate of Insurance in the amount of 1 Million Dollars naming the Township of Little Falls as the named Insured, filed in the office of the Township Clerk 7 days prior to the event.

Facility Rental: (1-hour Minimum)

Civic Center	\$ 25.00/hr.
Recreation Center Gym	\$25.00/hr.
Recreation Multipurpose Room	\$10.00/hr.

Athletic Field Rental: (2-hour Minimum)

Paterson Avenue Fields	\$50.00
Amity Fields	\$25.00
Louis Street Fields	\$25.00
Inwood Field	\$25.00
Saviteri Field	\$25.00
Tennis Courts	\$25.00
Tennis Courts with lighting	\$50.00

Lighting charges begin at sunset (Lighting Charge\$75.00/hr.) and are added to the Field rental fee.

Park Permits for Special events

Wilmore Road Park	\$200.00
Wilmore Park Garbage Removal and Clean up	\$100.00
Morris Canal Park	\$200.00
Morris Canal Park Garbage Removal and Clean up	\$100.00

Senior programs authorized by the Township of Little Falls
Shall be required to pay a proctoring fee in place of a rental.

Proctoring Fees for these programs are: \$8.00/hr./per program

Township Parade Permits	\$500.00
Municipal Property Public Assembly permits in designated locations, plus, the cost of traffic and safety personnel.	\$500.00

136. XI. Consistency, Severability and Repealer

(A) If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall

not be invalidated.

(B) All ordinances or parts of ordinances, which are inconsistent with any provisions of this ordinance, are hereby repealed as to the extent of such inconsistencies.

(C) No provision of this ordinance shall be construed to impair any common law or statutory cause of action, or legal remedy there from, of any person for injury or damage arising from any violation of this ordinance or from other law.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Little Falls, Passaic County, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Municipal Council hereby amends Chapter 71 of the Code entitled Fees of the Code of the Township of Little Falls.
3. It is the intent of the Municipal Council to incorporate the additions and/or supplements contained in this Ordinance in to the Code. All of the remaining provisions in Chapter 71 of the Code entitled Fees of the Code shall remain unchanged and have full force and legal effect. All other ordinances enacted and inconsistent herewith are hereby modified pursuant to the terms of this Ordinance.

4. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

5. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

6. This Ordinance shall take effect after twenty (20) days of its final passage by the Municipal Council, upon approval by the Mayor and publication as required by law.

PASSED: _____

ATTEST:

APPROVE:

Cynthia Kraus, Municipal Clerk

James Belford Damiano, Mayor

ORDINANCE NO. 1342

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, COUNTY OF PASSAIC, STATE OF NEW JERSEY, FURTHER AMENDING THE TOWNSHIP OF LITTLE FALLS CODE CHAPTER 7, ARTICLE I, SECTION 7-11, "PARKING TIME LIMITED ON CERTAIN STREETS"

WHEREAS, due to concerns regarding the health and safety of motorists and pedestrians in the Township, the municipal council of the Township (the "Municipal Council") seeks to amend the provisions of the current code section; and

WHEREAS, in furtherance of the proposed amendment to the Township Code of General Ordinances (the "Code") concerning the parking vehicles on the Township Roadways; and

WHEREAS, the Municipal Council has determined to amend Chapter 7, Article I, Section 7-11 of the Township Code to read as follows;

NOW THEREFORE, BE IT ORDINANED by the Municipal Council of the Township of Little Falls, Passaic County, State of New Jersey, as follows:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Municipal Council hereby amends Chapter 7, Article I, Section 7-11 of the Township Code to read as follows:

§ 7-11 Parking time limited on certain streets. [1]

A.

No person shall park a vehicle for longer than the time limit between the hours listed on any day (except Saturdays, Sundays and public holidays) upon any of the streets or parts of streets described.

Name of Street	Sides	Time Limit	Hours	Location
Woods Road	Both	2 Hrs.	9:00am to 4:00pm	Entire Length

B. Any violation of this section shall be punishable by a fine of \$50 per offense. No appearance in Municipal Court shall be required for the payment of this fine.

3. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

4. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

5. This Ordinance shall take effect after twenty (20) days of its final passage by the Municipal Council, upon approval by the Mayor and publication as required by law.

PASSED: _____

ATTEST:

APPROVE:

Cynthia Kraus, Municipal Clerk

James Belford Damiano, Mayor

ORDINANCE NO. 1343

AN ORDINANCE AUTHORIZING AND DIRECTING THAT TITLE AND POSSESSION OF CERTAIN REAL PROPERTY SITUATED IN TAX BLOCK 110, LOT 23 LOCATED WITHIN THE TOWNSHIP OF LITTLE FALLS, COUNTY OF PASSAIC AND STATE OF NEW JERSEY BE ACQUIRED BY EMINENT DOMAIN OR PURCHASE OR GIFT

WHEREAS, the "Local Lands and Buildings Law", N.J.S.A. 40A: 12-5 provides that a municipality may acquire "any real property ...[b]y purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement"; and

WHEREAS, Maria Santiago and Manuel Santiago, wife and husband, are the owner of record of certain land situated in the Township of Little Falls (hereinafter referred to as "the Township") and designated as Tax Block 110, Lot 23 or a portion thereof, and being more commonly known as 56-58 Stanley Street, in the Township of Little Falls (hereinafter referred to as the "the Property"); and

WHEREAS, the Township has determined that the Property be acquired for public use for the general welfare and benefit of the community for the development of the residents' needs; and

WHEREAS, the acquisition of such property will fulfill a primary goal of the Township with regard to the potential development of parking facilities in and about the center of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Little Falls, County of Passaic, State of New Jersey, as follows:

**SECTION ONE
AUTHORIZATION TO ACQUIRE LAND**

Pursuant to the provisions of the "Local Lands and Buildings Law," N.J.S.A. 40A:12-1 et seq., and N.J.S.A. 40:61-11, the Township of Little Falls is hereby authorized and directed to acquire by purchase or gift, the hereinafter described real property provided that the owner of record expresses the desire to convey the said real property to the Township or, in the alternative, the Township is hereby authorized to take, or condemn the real property hereinafter described pursuant to the provisions of the "Eminent Domain Act of 1971", N.J.S.A. 20:3-1 et. seq., as follows: Tax Block 110, Lots 23 or a portion thereof, owned by Maria Santiago and Manual Santiago for the public use and to be maintained as such.

**SECTION TWO
AUTHORITY OF AGENTS**

The Mayor, Township Administrator, Township Engineer, Township Attorneys and such other officials, employees and agents of the Township of Little Falls, specifically including, but not limited to professional appraisers, environmental experts, consulting engineers, surveyors and similar professionals as are appropriate, are hereby authorized and directed to execute such documents and to perform all other acts necessary to negotiate or take, condemn (including the institution of any necessary legal action to acquire the real property including but not limited to action to gain necessary access to the real property for related purposes) or to acquire title to the real property for public use and the Mayor and Township Clerk are hereby authorized and directed to execute any and all documents necessary for the acquisition of said real property.

**SECTION THREE
COST OF ACQUISITION**

The appropriate disbursing officers of the Township of Little Falls are hereby authorized and directed to pay the purchase price of \$327,500 as fair and just compensation to the owner of record of the property as well as to pay in addition the Township's share of costs connected with title reports, appraisal reports, attorney's fees, professional consultant's fees, and other costs necessary for the general acquisition or acquisition by way of condemnation of the real property.

NOW, THEREFORE, BE IT FURTHER ORDAINED that:

1. Ordinances, resolutions and regulations or parts of ordinances, resolutions and regulations inconsistent herewith are hereby repealed to the extent of such inconsistency; and

2. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portion of the Ordinance; and

3. This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

PASSED: _____

ATTEST:

APPROVE:

Cynthia Kraus, Municipal Clerk

James Belford Damiano, Mayor