

**WORKSHOP MEETING  
OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS WAS  
HELD THIS EVENING IN THE MUNICIPAL BUILDING**

**Monday, December 10, 2018**

Council President Anthony Sgobba called the meeting to order at 7:00 p.m. with the following members present: Maria Cordonnier, William Liess, Tanya Seber, Chris Vancheri and Councilmember-elect Albert Kahwaty. Also present were Mayor James Damiano, Township Attorney Joe Wenzel, Township Administrator Charles Cuccia, and Municipal Clerk Cynthia Kraus.

Absent: Township Engineer Woodney Christophe.

Township Employees present: Police Chief Steve Post and DPW Superintendent Phillip Simone.

**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. 10:4-10 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 faxed to the North Jersey Herald and 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.

**PROCLAMATION RECOGNIZING MARIANNE DE LORENZO** –Mayor Damiano read the Proclamation and honored Marianne De Lorenzo for her service to the community for over 25 years.

Mayor Damiano wished everyone a Happy Hanukah. He also announced he held a very productive meeting with the Army Corps. of Engineers on November 29, 2018 to address the Peckman River. The Mayor detailed the proposed major infrastructure improvements which include stabilizing the banks of the Peckman River and installation of an underground diversion culvert. The Army Corps of Engineers are fast tracking the project and the Mayor indicated his willingness to help move the project forward. Project funding remains to be determined. Mayor Damiano will share information as it becomes available.

**PUBLIC COMMENT – GENERAL MATTERS**

It was moved by Councilmember Cordonnier, seconded by Councilmember Liess, that the meeting be and it was opened to the public.

Poll:           Ayes:    Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
                  Nays:   None

The Council President declared the motion passed.

Raymond Kostroski, 170 Donato Drive, recalled a diversion tunnel was proposed in the same location years ago. He questioned whether backflow through the tunnel has been addressed. Mayor Damiano stated the Army Corps. of Engineers has been discussing a diversion tunnel for some time. Regarding backflow, the Mayor discussed the height of the riverbank near the parking lot where water would egress from the diversion culvert.

Andrew Baggot, 78 Franklin Road, Denville, referred to Ordinance No. 1341. He discussed several concerns regarding the elimination of parking spaces on Main Street and requested the Council postpone the vote until a meeting can be convened with business owners and residents to fully explore other options.

Mayor Damiano provided clarification to address each of the points brought forth by Mr. Baggot. Council President SGOBBA posed the possibility of accommodating business deliveries. Mayor Damiano indicated the determination would need to be made as to whether a single parking space could be designated for deliveries, which would be dependent on the width of the road in that particular area. In response to Mr. Baggot's suggestion, the Mayor explained moving the bus stop would require NJ Transit approval.

Luis Fernandez, 54 Harrison Street, requested the Council consider Mr. Baggot's suggestions. Mr. Fernandez referenced the Mayor's update regarding the Army Corps. of Engineers and questioned how long the proposed project would last. Mayor Damiano responded the proposed project was slated for a start date of 2024 with two years built into that start date for property acquisitions, however, the Mayor stated there may be only one private property that would need to be addressed. The project should take two years from end to end. Mr. Fernandez asked if the tunnel would eliminate the flood insurance in the Jackson Park area to which Mr. Simone noted FEMA would make that decision.

Rosemary Kluth, 300 Main Street Apt. 407, indicated her support of postponing the vote on Ordinance No. 1341.

Tenant at 105 Main Street, asked the Council if the needs of tenants have been considered. She has a newborn and needs to safely park to unpack her groceries. She also made recommendations for other options in that area. The Mayor discussed the width of the road presents a safety issue and impedes traffic flow. In response to the Mayor, Mr. Simone stated he did not have the measurements on hand, however, they were sent to Chuck Silverstein who noted the roadway did not qualify to meet the County standards as it was too narrow. Mayor Damiano reviewed the proposed Ordinance and the rationale for eliminating parking on the south side as opposed to the north side. Mayor Damiano requested Mr. Simone forward the measurements for an additional review, and reiterated the County has standards for whether a road should have parking on one or two sides. Councilmember CORDONNIER questioned the tenant on her ability to find parking when she needs to unload groceries or run errands. The tenant stated she usually does errands on off hours, but on average she finds spaces unused throughout the day.

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Marianne Baggot, 78 Franklin Road, Denville, owns the building at 105-107 Main Street. Mrs. Baggot read her comments which expressed removal of the parking spots would adversely affect her tenants and business. She requested the Council postpone voting on Ordinance No. 1341 to explore options. Councilmember CORDONNIER questioned how many residential rentals there are at the location, to which Mrs. Baggot stated five apartments and two storefronts.

Debra Santucci, 83 Miller Road, Kinnelon, owner of an antique center on Main Street, requested Council's reconsideration of Ordinance No. 1341, asserting the removal of parking spaces would increase demand for spots in front of her store. Council President SGOBBA responded that the Mayor and Council are diligent in examining other parking options in the Township. Mayor Damiano commented there have been plans directly behind Ms. Santucci's store, some of which are already acquired and some that need to be acquired, to install a formal municipal parking lot with a walkway to facilitate access to Main Street. The Mayor declared that amplifying parking in that area of Town is something he and the Council are diligently pursuing.

Daniel Silva, 57 Esmond Place, Tenafly, owns Fabric Factory Studio on 107 Main Street. Mr. Silva expressed his concern that parking spaces should not be eliminated, as it will make it difficult to sustain his business and customers. In response to Council President SGOBBA's inquiry as to what type of delivery vehicles park near Mr. Silva's establishment, Mr. Silva stated they are mostly Fed Ex or UPS trucks. Mayor Damiano elaborated upon the balance of allowing the businesses to operate and while providing safety.

Andrew Baggot, 78 Franklin Road, added that the canal steps are in ill repair. He requested a master plan of all the projects be displayed at the Municipal Building for public viewing.

No one further having come forward to be heard, it was moved by Councilmember Vancheri, seconded by Councilmember Liess, that the meeting be and it was closed to the public.

Poll:           Ayes:   Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
              Nays:   None

The Council President declared the motion passed.

### **ITEMS TO BE DISCUSSED:**

**MAYOR/ADMINISTRATOR:** Mayor Damiano requested Item #1 on his report and Item #4 on Mr. Simone's report be discussed in Executive Session.

1. PURCHASE OF PROPERTY ON EAST WOODCLIFFE AVENUE – Mayor Damiano requested this item be discussed during Executive Session.
2. TAX REFUND RESOLUTION/RESOLUTION CANCELLING TAXES – The Mayor explained the tax refund resolutions are customary throughout the year. Council President SGOBBA questioned how the Council would plan should an abundance of veteran exemptions occur. Mayor Damiano explained the designation process for veteran disability as well as cancellation of taxes for those whose homes have been acquired by the Township. Mayor Damiano stated it is difficult to anticipate them other than to plan to anticipate them to happen.

### **DPW SUPERINTENDENT:**

1. SNOW PLOW BIDS – Mr. Simone indicated the process by which the Township solicits snow plow proposals from contractors. A recommendation will be made to the Council in January, 2019. Councilmember SEBER queried whether the initial snowplowing is conducted by the DPW. Mr. Simone responded the Township has enough plows and manpower to manage a normal snowfall; snow plow contractors are used during snowstorms when additional help or plows are necessary.
2. FEMA FLOOD BUYOUT PROPERTY DEMOLITIONS – Mr. Simone explained the first round of FEMA flood buyouts has been completed. Preparations are being made for the next round which will include seven homes. Specifications are being developed, advertisements will be made, and bids received in January, 2019. Councilmember CORDONNIER questioned how many more homes are left after the round of seven. Mr. Simone stated there are three the Township currently owns, two closings coming up, and that the program ends in March, 2019. In response to Council President SGOBBA's query, Mr. Simone stated that most of the dirt that is used to fill in comes from the contractor. For some of the houses that have the basements, the Township has been using sand and cobbles taken out of the Peckman River, which enables the water to go into the ground easily.
3. RECYCLING MARKET BIDS – Mr. Simone distributed product examples of recycling to the Council. He stated there has been a decline in the comingling market. To decrease rejection, the DPW is in the process of developing a new recycling brochure that demonstrates what is acceptable for recycling. He explained the change in contract time frames due to the declining market, and that plastics with the number 3 and 6 will not be collected as well as plastic bags. Additionally, comingled items are preferred to be in clear bags. Mr. Cuccia questioned whether single stream recycling would be considered. Mr. Simone provided an explanation of single stream recycling and that facilities who handle it often produce a substandard product. Mr. Simone reviewed the cost to the Township for placing unacceptable items in recycling. In response to Councilmember SEBER's query of how many tons of recycling the Township has collected, Mr. Simone indicated it varies dependent on how much the material is compacted. Currently corrugated cardboard and newspaper are the only items for which the Township will get paid. Councilmember SEBER questioned the education behind eliminating certain kinds of recycling. Councilmember VANCHERI queried the specific timeframe for the cost under the bid. Mr. Cuccia elaborated that there is a limit under local public contracts law that they can increase the price. Councilmember VANCHERI recommended disseminating information on the items that will not be accepted. Mr. Simone would like to include information similar to what he disseminated to the Council to residents. Mr. Simone to forward recommendations to Mayor Damiano for review.
4. FAIRFIELD AVENUE PUMP STATION RELOCATION – Mayor Damiano requested this item be discussed during Executive Session.
5. SHARED SERVICE AGREEMENT WITH PASSAIC COUNTY FOR ROAD SALT – Mr. Simone informed the Council of the County's request to obtain salt from the Township's supply instead of

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returning to Paterson for salt replenishment. The Township would supply the manpower and equipment to load the salt onto County trucks. Mr. Cuccia added this would be conducted under the shared services agreement. The County would either replace the salt or provide reimbursement. Council President SGOBBA indicated this procedure would benefit the Township by enabling the County to keep up on salting County roads throughout the Township. Councilmember VANCHERI questioned whether discussions with the County occurred to share equipment to make sure the Township has the proper equipment. Mr. Simone stated the County does not have enough equipment to do so.

**EXECUTIVE SESSION**

It was moved by Councilmember Cordonnier, seconded by Councilmember Seber, that the Council approve the following:

**RESOLUTION [EX]**

**WHEREAS**, N.J.S.A. 10:4-12 allows for a Public Body to go into executive session during a Public Meeting; and **WHEREAS**, the Governing Body of the Township of Little Falls has deemed it necessary to go into executive session to discuss certain matters which are exempted for the Public; and

**WHEREAS**, the regular meeting of this Governing Body with reconvene;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Little Falls will go into executive session for the following reason(s) – contract matters.

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Poll: Ayes: Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

The Council entered Executive Session at 8:25 p.m.

At 8:37 p. m. the Council returned and it was moved by Councilmember Vancheri, seconded by Councilmember Liess, that the meeting return to Open Session. Council President SGOBBA explained the reason for Council to enter Executive Session was due to contractual matters.

***ACTION ITEMS:***

**RESOLUTIONS**

It was moved by Councilmember Cordonnier, seconded by Councilmember Vancheri, that the following be approved:

Bill List

**RESOLUTION [A] 18-12-10 - #1**

**BE IT RESOLVED** by the Township Council of the Township of Little Falls the Council having received the Treasurer’s certification of the availability of funds for payment of all bills presented, that payment of all bills approved by the Finance Committee be and is hereby authorized, subject to the availability of funds and subject to the appropriate and available appropriation in the line item.

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Poll: Ayes: Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

**COUNCIL TOPICS FOR DISCUSSION**

Councilmember VANCHERI reported the PBA Local 346 held their annual Breakfast with Santa, where all attendees brought a donation for Toys for Tots. He thanked Al Pinnola, PBA President, Six Brothers Diner and Falls Kitchen as well as all involved. The Transportation Committee along with Mayor Damiano, Council President SGOBBA, Mr. Simone, Lt. Briggs, and Fire Chief Sweezy, convened with the Regional Manager for Traffic Logics, to discuss speed humps. Councilmember VANCHERI suggested the Council consider the possibility of obtaining a test product in the Municipal Building parking lot to determine if it might be a possible solution. Councilmember VANCHERI met with Freeholder Lazarra regarding the proposed traffic light for Wilmore Road, Francisco Avenue, and Cedar Grove Road. Freeholder Lazarra will discuss with colleagues at the County and follow-up with more information regarding the timing, next steps, and how the County might assist with funding.

Councilmember LIESS had nothing to report.

Councilmember CORDONNIER recounted the Township tree lighting, which was a wonderful event. She also highlighted the PBA’s Breakfast with Santa, and events held at the Library which she attended as well as the Holiday House Tour, hosted by the Women’s Club.

Councilmember SEBER announced her attendance at a meeting with Mayor Damiano, Mr. Simone, and Councilmember CORDONNIER to discuss the installation of two pickle ball courts at the Recreation Center.

**PUBLIC COMMENT – AGENDA ITEMS ONLY**

It was moved by Councilmember Cordonnier, seconded by Councilmember Vancheri, that the meeting be and it was opened to the public.

Poll: Ayes: Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

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Luis Fernandez, 54 Harrison Street, requested the Council consider holding Executive Session at the end of the Meeting. Mr. Fernandez also stated his understanding that the Resolutions are not listed on the Council Agenda, and asked if the materials distributed during the meeting to Council could be provided for the public as well. Council President SGOBBA explained the Council does not hold Executive Session often. Mr. Wenzel elaborated upon the procedure for Executive Sessions, Actions Items and the opportunity for public comment. Council President SGOBBA agreed that materials should be shared with the public if appropriate.

Raymond Kostroski, 170 Donato Drive, suggested separating numbered recycling in different containers instead of comingling to reduce the possibility of a load being rejected.

No one further having come forward to be heard, it was moved by Councilmember Seber, seconded by Councilmember Vancheri, that the meeting be and it was closed to the public.

Poll:               Ayes:               Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
                      Nays:               None

The Council President declared the motion passed.

There being no further business to come before the meeting, it was moved by Councilmember Seber, seconded by Councilmember Cordonnier, that the meeting be and it was adjourned at 8:54 p.m.

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Cynthia Kraus  
Municipal Clerk