

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

**Monday, December 4, 2017**

Council President Anthony Sgobba called the meeting to order at 7:00 p.m. with the following members present: Marc Benitez, Maria Cordonnier, William Liess, and Chris Vancheri. Also present were Mayor James Damiano, Township Engineer Dennis Lindsay, Township Attorney Joe Wenzel, Township Administrator Charles Cuccia and Municipal Clerk Cynthia Kraus.

Absent: Police Chief Steven Post.

Township Employees present: DPW Superintendent Philip Simone.

**STATEMENT OF PUBLIC NOTICE:** Take notice that adequate notice of this meeting was 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 3, 2017; 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.

**PUBLIC COMMENT – GENERAL MATTERS**

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

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

The Council President declared the motion passed.

Dorothy O’Haire, Turnberry Road, requested a report on the status of the Flood Board and whether there would be an opportunity to discuss the changes recently made in the plans.

Council President SGOBBA stated the Council will obtain information and respond back.

Louis Fernandez, 54 Harrison Street, requested the Councilmembers present at the November 29, 2017 meeting to discuss the Peckman River provide their position on the project recommendation.

Councilmember CORDONNIER stated she had concerns regard the project’s cost and debt the Township would incur. She was uncomfortable with the duration of the project and apprehensive about the impact on the Township. Councilmember CORDONNIER also explained the presence of gates to close off the main arteries would be detrimental to attracting new residents. She stated her disappointment that much attention was given to the Locally Preferred Plan (LPP). She would have liked more consideration given to another proposal which cost significantly less. She emphasized her opinion that more information on the effects of flooding of the Peckman and an investigation of the Passaic River would be intrinsic to making a decision on either.

Councilmember Benitez was not present at the meeting.

Councilmember VANCHERI also had concerns about the project cost and that Little Falls would be expected to fund 90% where Woodland Park would be responsible for 10%. He noted his frustration that Passaic Valley is now considered a flood zone, however years ago, residents were directed to park their cars there for higher ground when flooding was expected. Councilmember VANCHERI also raised the question as to whether funds would still be available from a government and federal standpoint. He stated his opposition to flood walls throughout the Township, his concern for the effect on real estate, and the potential for Little Falls to be considered a flood town.

Mayor Damiano reiterated his concern about the cost of the project, being dubbed a flood town, the acquisition of properties which would be solely on the Township, the closure of the east-west corridors of the Township, and the loss of additional properties as far as what would be developable and non-developable.

Dorothy O’Haire, Turnberry Road, distributed information regarding the flood wall and the riverside to the Council. She urged the Council to contact the County or Senator to arrange something. She stated the flood walls are not ugly and there would be one street closure. She also insisted the Council facilitate getting the County to clean up the Peckman Preserve.

Sarah Goldstein, 260 Main Street, commended Councilmember Benitez on his contributions to the Prevention of Domestic Violence Committee. She queried whether he would be permitted to continue chairing the Committee going forward, although he was not voted onto the Council. Council President SGOBBA explained that an individual can be on the committee, however to chair a committee one must be a member of the Council.

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

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

The Council President declared the motion passed.

**Meeting of December 4, 2017**

***ACTION ITEMS:***  
**RESOLUTIONS**

It was moved by Councilmember Benitez, seconded by Councilmember Vancheri, that the following be approved:  
Bill List

**RESOLUTION [A] 17-12-4- #2**

**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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Council President SGOBBA explained the significance of Resolution A.

**ITEMS TO BE DISCUSSED:**  
**MAYOR/ADMINISTRATOR:**

1. BUDGET TRANSFER RESOLUTION-Mayor Damiano explained that as the end of the year approaches, and through the beginning of the following year until the new budget is approved, administratively transfers between different departments are permitted to enable each department to make all the bills it has incoming over the year. Mayor Damiano emphasized the budget is an estimated budget. As some departments experience an increase or decrease in expenditures, the Township is able to transfer money interdepartmentally to pay all the bills.
2. TAX REFUND RESOLUTION-Mayor Damiano stated there is a total refund for this period of 17 properties, with a total amount refunded of \$8,291.78. The resolution will be presented for action at the Regular Meeting on December 18, 2017.

**COUNCIL TOPICS FOR DISCUSSION**

At this time, Mrs. Krause read the resolution to designate Little Falls Redevelopers, LLC, as the conditional redeveloper for the Singac industrial zone. Mr. Wenzel recalled the Council had approved the Singac industrial zone as an area in need of rehabilitation and/or redevelopment. Little Falls Redevelopers, LLC, is an entity interested in conducting redevelopment in accordance with the need for rehabilitation and redevelopment in that zone, in line with a plan to be developed by the Township Planner. To begin the process, the Township must designate a conditional redeveloper. In response to Councilmember BENITEZ, Mr. Wenzel stated the properties are privately owned. The developer either owns or is in contract to own the properties in question. Councilmember BENITEZ questioned if conversations have been had with the property owners. Mr. Wenzel stated all transactions are held outside of the Township's jurisdiction. He emphasized that in no way is the Town condemning property or controlling any property. The Town's role is to effectuate a plan in line with the area and the need of the area for redevelopment. Mayor Damiano added each of the property owners was contacted by the Township Planner which assisted in formulating the plan presented to the Planning Board and Council. Mayor Damiano further added that any deal that the prior or current property owners had with the entity looking to redevelop were done entirely privately. Any purchase or sales were done entirely privately and not through the municipality.

**PUBLIC COMMENT – AGENDA ITEMS ONLY**

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

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

The Council President declared the motion passed.

Dorothy O'Haire, Turnberry Road, queried as to whether other developers bid on the area for redevelopment. Mr. Wenzel stated this entity represents someone who is an owner or in contract to own several of the lots and is interested in conducting redevelopment. Mr. Wenzel elaborated that under NJ redevelopment law, an owner of a property within a redevelopment zone can apply to become the redeveloper of the property. Someone who does not own property in the zone would need to have the authorization from the Township before they proceeded. In this circumstance it is basically an owner requesting to be designated as a redeveloper.

Louis Fernandez, 54 Harrison Street, questioned whether the selected redeveloper was the only one considered. Mr. Wenzel clarified that an owner of a parcel of land within a redevelopment zone can ask to be a redeveloper in that zone. Any owner in a redevelopment zone make that application to be a redeveloper.

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

Poll:           Ayes:           Cordonnier, Liess, 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 Vancheri, seconded by Councilmember Benitez, that the meeting be and it was adjourned at 7:34 p.m.

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Cynthia Kraus  
Municipal Clerk