

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

**Monday, May 7, 2018**

Council President Anthony Sgobba called the meeting to order at 7:03 p.m. with the following members present: Maria Cordonnier, William Liess, Tanya Seber, and Chris Vancheri. Also present were Mayor James Damiano, Township Attorney Joe Wenzel, and Township Administrator Charles Cuccia.

Absent: Township Engineer Christopher Wright and Municipal Clerk Cynthia Kraus.

Township Employees present: DPW Superintendent Philip Simone, Police Chief Steven Post.

**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.

**FOOD ALLERGY AWARENESS PROCLAMATION** – Mayor Damiano read the Proclamation for Food Allergy Awareness Week from May 14, 2018 through May 18, 2018 in the Township of Little Falls.

**PUBLIC COMMENT – GENERAL MATTERS**

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.

Dorothy O’Haire, Turnberry Road, expressed concern regarding the culverts near the Peckman River and Peckman preserve. She noted contact was made with the DEP to confirm what party was responsible for maintenance of that area and urged the Council to address the issue. Councilmember SEBER requested clarification on the area of concern.

Mayor Damiano stated that this is the first time he has heard that there are problems with the two streams in that area. The Mayor indicated he would reach out to the County to request maintenance. Mayor Damiano added that further discussions have occurred with Woodland Park to purchase the track hoe to perform excavation and removal of the shoals. Some final modifications are being made to the grant that was previously submitted to ensure that it can be used on any of the tributaries. Mayor Damiano stated there are a number of steps that must be done prior to removal the shoals and debris. In the meantime, Mayor Damiano will reach out to the County to see if the County will address the culverts. In response to Ms. O’ Haire’s question as to whether a response was obtained regarding Tulip Meadows, Council President SGOBBA stated the Council will get back to her.

Tim Brophy, 1317 Surf City, on behalf of his daughter Debra Brophy of 100 Center Avenue, described how new construction next door to his daughter’s home has resulted in water flowing onto his daughter’s property. He requested the Council take action as the dirt needs to be removed and graded to its original condition. Councilmember VANCHERI requested the address of the house in concern, to which Mr. Brophy stated was 94 Center Avenue. Mayor Damiano stated his awareness of the issues presented and noted it has been referred to the Building Department and the Division of Soil Erosion at the State for NJ. At this time, a response from the State is pending.

Luis Fernandez, Harrison Street, expressed his opinion that the Township is losing a sense of the community by building big complexes and buildings. Councilmember CORDONNIER requested specific locations of his concern to which Mr. Fernandez referred to Paterson Avenue. Councilmember CORDONNIER expressed her opinion on the location, and stated when issues come up the Council will try to address them. Council President SGOBBA stated the Council is here to make sure the Township is here for today and the future. He explained that all the projects have to go through due process and the Planning Board, where there are opportunities for the public to have input.

Al Attianese, 27 Dewey Avenue, questioned who owns the properties on Paterson Avenue referred to by Mr. Fernandez. Mr. Attianese queried what proposals have been put forward as to what kind of a development would occur on that particular site. Council Presidents SGOBBA stated no applications to date have come to the Planning Board. Mayor Damiano added that to date, the owner has pulled demo permits.

Eva Visperas, 50 Lincoln Avenue, discussed her concerns regarding the proposal for the parking lot near School No. 1. She explained that four spaces would be needed if the buses were moved and the Old Police Station spots were used. She suggested alternative ways to gain parking for teachers and referenced the process used by Upper Montclair at the Mt. Hebron School. Ms. Visperas expressed her opinion on the importance of the children to have room for play and exercise. She referred to a NJIT study that was done at the request of the NJ Department of Education discussing playground design and outdoor space with regards to standards for space for children on the playground. She provided Mr. Cuccia with her supporting documentation. Mayor Damiano acknowledged her

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comments, stated that he was not sure that the open spaces Ms. Visperas indicated on Ridge Avenue and the Old Police Station would necessarily account for every single teacher that is currently parking. He added that should the Old Police Station be used as something else in the future, those spaces will not be available. Mayor Damiano explained that the only at issue the Council and the Board of Education have voted on was whether or not to allow the two attorneys for the Board of Education and the Council to have any discussion on the topic whatsoever. Since that time, there has been minimal discussion, and with any real discussion occurring at a public meeting. Mayor Damiano acknowledged Ms. Visperas comments were noted and explained he saw it as space that could be utilized, however, it is only at the point of discussion and he could not be sure the Council is completely on board. The Mayor indicated that he is open to discussion and, along with the Council, will decide what the best route is for the community.

Lucille Clifford, 159 Main Street, stated that it is difficult to park for the Library when the teachers are parking in the Old Police Station from 8 am – 3:30 pm. Councilmember SEBER questioned whether Ms. Clifford had difficulty parking at the Civic Center. She stated that the parking at the Civic Center is for Civic Center events and perhaps one spot could be utilized. Councilmember VANCHERI suggested relocating the dumpster near the Old Police Station to open up two more spots. Mr. Simone stated the Mayor has directed him to move the dumpster. Councilmember CORDONNIER referred to Ms. Visperas’ reference to Montclair’s management of teacher parking on Mt. Hebron Avenue, and commented that it should not be assumed that residents are happy with permit parking for teachers. Councilmember CORDONNIER noted that on Ridge Avenue, Center Avenue, and Stevens Avenue there are houses that do not have enough driveway space to hold multiple cars. It may present an unfair burden on residents in that area if permit parking on the street for teachers were instituted. Councilmember CORDONNIER also suggested monitoring how much the playground is currently being used. Lastly, she acknowledged the concerns enumerated by Ms. Clifford and challenges regarding the Library parking.

Elsa Mcsherley, 53 Lincoln Avenue, stated she thinks most people do not understand the school parking proposal. Ms. Mcsherley indicated the children were instructed not to play on the grass area because it is too dangerous, and that is why the children are not seen playing there during school hours. Council President SGOBBA stated the Council does not dictate to the Board of Education of where they allow the children to play. He welcomed Ms. Mcsherley to attend the Board of Education meetings and express her concerns.

No one further having come forward to be heard, it was moved by Councilmember Vancheri, seconded by Councilmember Cordonnier, 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.

**RESOLUTIONS**

It was moved by Councilmember Vancheri, seconded by Councilmember Cordonnier, that the meeting be and it was opened to the public for discussion on Resolution A and Resolution B.

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

The Council President declared the motion passed.

Mayor Damiano explained that Resolution A is the designation that the State provides pursuant to N.J.S.A. 4A:53 and 55. Statutes allow for emergencies and special emergencies, and in this case, how a special emergency is funded. The Mayor elaborated that a special emergency allows the Township to pay for an expenditure over a period of five years rather than having to fund it in the year the Township passes a resolution. Examples of items that fall into this category include tax maps, master plans, engineering studies, etc. The Mayor emphasized that this does not meet DCA approval and is not required to be filed with the Director of the Division is because it does not exceed the limit of 3% of the current year’s annual budget. The Council is authorizing up to a potential of \$150,000, although the Mayor stated the estimates thus far without complication have indicated an amount closer to \$100,000. No interest will be incurred during the five year payment period. The Township is not borrowing funds. The Township will be allowed to appropriate in the budget the average cost of the total project over the five year period. Mayor Damiano elaborated that, essentially, the Township’s own surplus will be utilized to pay upfront and then be replaced in the budget over the next five years. The Mayor then provided the rationale to update the tax maps, including the ability to update the tax map almost in real time, to incorporate sanitary system and storm sewers to provide a better picture of the Township’s infrastructure, and to promote transparency.

It was moved by Councilmember Seber, seconded by Councilmember Liess, to approve Resolution A and Resolution B.

New Digital Tax Map

**RESOLUTION [A] 18-05-07 #1  
SPECIAL EMERGENCY RESOLUTION – NJS 4A:4-53, AND 55 PREPARATION OF A NEW DIGITAL TAX MAP INCLUDING VARIOUS OTHER OVERLAYS AS STORM AND SANITARY SEWER**

**WHEREAS**, it has been found necessary to make an Emergency Appropriation to meet certain extraordinary expenses to be incurred, for the Preparation of a New Digital Tax Map including various other overlays as Storm and Sanitary Sewer and,

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**WHEREAS**, NJS40A:4-53 provides that it shall be lawful to make such appropriation, which appropriation and shall be provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-fifth of the amount authorized pursuant to this act.

**NOW, THEREFORE BE IT RESOLVED**, (by not less than two-thirds of all governing body members affirmatively concurring) that in accordance with the provisions of NJS 40A:4-55:

1. An emergency appropriation is hereby made for *Preparation of Tax Map* in the total amount of \$150,000.00
2. That the emergency appropriation shall be provided for in the budgets of the next succeeding years by the inclusion of not less than \$30,000.00
3. That the statement required by the Local Finance Board has been filed with the Clerk and a copy will be transmitted to the Director of the Division of Local Government Services
4. That two (2) certified copies of this resolution will be filed with the Director of the Division of Local Government Services; however, no approval is required from the Division.

### Bill List

#### **RESOLUTION [B] 18-05-07 #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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Poll: Ayes: Cordonnier, Liess, Seber, Vancheri, and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

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

#### ***DPW SUPERINTENDENT:***

1. **CONEY ROAD AND VERANDA AVENUE PROJECT** – Mr. Simone stated this project has been under discussion for some time. He reported the Township was awarded a CBDG grant for \$80,000 in 2017. The engineering estimate for the project is approximately \$310,000. Mr. Simone explained that these will be the last two streets to complete the section in that area, which was started approximately 15 years ago. Mr. Simone requested the Council introduce a bond ordinance to cover this project. In response to Councilmember CORDONNIER's request for a project description, Mr. Simone stated it will include replacement of the curbing with Belgian block curbing, drainage improvements, sidewalk replacement, installation of handicap ramps, sidewalk installation were none is present, and milling and paving of the roadway. In response to Councilmember VANCHERI's query on when the grant expires, Mr. Simone did not provide a specific end date, however, he explained the County prefers the Township move forward with the project and has since reached out to Mr. Lindsay to seek the status.
2. **PARKING PERMIT FEES**- Mr. Simone reported signs have been erected by School No. 1 which designate parking only for Little Falls School Board of Education during a specified time period. Signage has also been obtained for the Old Police Station, Civic Center, 35 Stevens Avenue and the Morris Canal parking lot. Mr. Simone referenced Ordinance No. 1206 adopted by the Council, which listed permit fees. According to the Ordinance the permit fee is \$200 per year per vehicle. Mr. Simone recommended the Council amend the Ordinance to take the fee out and put the fee in Section 71, where the fee can be regulated accordingly with a resolution. Mr. Simone discussed the need to determine how to implement permits and would like to resolve the issue prior to installing signs. Councilmember VANCHERI questioned when the Ordinance was passed, commented that the amount of the permit may be too high and encouraged the Council to lower the permit fee. Councilmember SEBER queried whether an individual could pay in installments, however, Mayor Damiano stated it may become more difficult with regards to bookkeeping in the municipality. The Mayor indicated he spoke with Chief Post and the Police Department will handle the administrative side of issuing and enforcing permits. Councilmember SEBER concurred with Councilmember VANCHERI that the fee may be a financial hardship. In response to Councilmember VANCHERI's query, Mayor Damiano stated the Ordinance was adopted by Council on February 23, 2015. He agreed with Mr. Simone's point, to move the fees out of the Ordinance so that in the event the Council decided to modify the amount of the permit fee, it could be easily changed by the Council by resolution. Discussion ensued as to what the actual permit would look like. Councilmember CORDONNIER questioned whether the permit would be connected to a specific license plate. Chief Post stated the best type of permit and wording of the permit are still under discussion. Mr. Simone asked if Council would accept an ordinance change to eliminate the permit fee and state that the fee will be established in Section 71. Council President SGOBBA stated the Ordinance can be placed on the Agenda for the next Regular Meeting. Mayor Damiano inserted that residency requirements may want to be considered. Council President SGOBBA requested the Councilmembers reach out to him with their comments such that the Ordinance can be prepared for presentation at the next Meeting.

### **COUNCIL TOPICS FOR DISCUSSION**

Councilmember VANCHERI reported progress on the Boys Scouts storage container has been delayed since the contact at PSE&G has been on vacation. Police Chief Post will contact the individual to schedule moving the container to the DPW yard. Once moved, the Scouts will arrange for a time period to come in to repaint the container. Councilmember VANCHERI spoke with Chuck Silverstein who requested additional information on the intersection of Francisco Avenue, Wilmore Road, and Cedar Grove Road to determine if he will make the decision to recommend a traffic light. Councilmember VANCHERI reminded everyone there are two more weeks until the Memorial Day parade. Plans are coming together and the Committee is getting more participation. The parade will commence at 10am on May 26, 2018 followed by a Memorial Day ceremony.

Councilmember CORDONNIER announced the Township's first Art Walk was successful. She thanked all who participated and came to enjoy the event, particularly, the Mayor and Mr. Cuccia, Phil Simone and the DPW, Sgt. Gianduso, Lt. Minella, Chief Post and the Police Department, the Little Falls Business Association, the Little Falls ABC, the Little Falls Library and the Little Falls Historical Society. She noted a big attraction of the Art Walk was

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the Historical Society’s display. Councilmember CORDONNIER also reported she had the pleasure of being invited to a ceremony honoring contributions by Education Foundations throughout NJ sponsored by the NJ Education Foundation Partners. Little Falls Superintendent Tracey Marinelli was honored at the ceremony.

Councilmember LIESS reported the senior activities are going well. The Ice Cream Social will be held on May 16, 2018 with entertainment by the children. He reported he will be meeting with the Memorial Day Parade Committee tomorrow.

Councilmember SEBER announced the Municipal Alliance held a fifth and sixth grade dance at the Recreation center with over 150 students in attendance. A food drive was also held where donations went to local food pantries. Councilmember SEBER explained the pink banners on the front lawn of the Municipal Building are to draw attention to Paint the Town Pink, a community effort with Hackensack Meridian Health to promote the importance of mammography and women’s health. Businesses will also decorate their windows and hang pink ribbons.

Council President SGOBBA stated he and the Mayor did a walkthrough of the Old Police Station. They are awaiting the report from the Engineer on the structural capability of the building. Council President SGOBBA also reported he has been working on the sign ordinance and has met with Mr. Cuccia, Mr. DiMaria of Code Enforcement, and Mr. Kilpatrick from the Planning Board, to discuss the sign ordinance going forward. He is hoping to have a draft proposal for the Council to review in the near future.

**PUBLIC COMMENT – AGENDA ITEMS ONLY**

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.

Dorothy O’Haire, Turnberry Road, questioned whether paper copies of the tax map would be available for the public. Mr. Cuccia stated the maps could be made available for the public for a nominal fee.

Ms. O’Haire stated she observed large trucks traversing Cedar Grove Road from Main Street, and questioned whether the truck ordinance was passed. Mayor Damiano stated the ordinance was passed, however, the County required a number of modifications to it over a long period of time. The most recent modification included modifying the truck route to Stevens Avenue, which, in speaking with Chief Post, presents several issues. Further discussions continue with the County to change the route as the current proposal to use Stevens Avenue is not practical.

Arnold Korotkin, 181 Long Hill Road, discussed parking permits, and questioned whether there any provisions such as a refund for individuals who move out of town, whether rates for residents vs. non-residents differ, and whether the Township would consider hang tag permits with a bar code to scan to determine if the car is appropriately parked. Mr. Korotkin thanked Councilmember Seber for her comments on women’s health and recommended a book titled “Our Bodies Ourselves.” Mr. Korotkin queried whether the meetings are videotaped and posted on website. Mayor Damiano explained how to access the recorded meetings online by going to the Township website, clicking on the Government tab, the Township Council column, then on the videos link, which will come to the Township’s Youtube page where all the meeting videos are posted.

Mr. Korotkin discussed obtaining traffic data on accidents throughout the Township to plan appropriately. Councilmember Vancheri stated encouraged Mr. Korotkin to attend the next Transportation Committee meeting on May 17, 2018 where Corporal Moncato will be present.

Mr. Korotkin announced eight residents are part of a group called Little Falls Buds and participate in an event sponsored by Montclair Art Museum called Art in Bloom. The group is participating in an upcoming event on beginning on May 16, 2018 where they are asked to design a floral design to compliment a painting. Mr Korotkin invited everyone to attend.

Council President SGOBBA stated he was unsure whether the Police Department has the capability of using a scanner for enforcement of parking permits, but the Council would take the suggestion under consideration, as well as resident vs. non-residents fees and the possibility of refunds. With regard to traffic data, Council President SGOBBA indicated the Township has the capability of conducting a study when situations arise. He was unsure of the data availability for the entire township, but for some intersections when there are issues such as moving forward with a grant or considering a traffic light, data is ascertained.

Luis Fernandez, Harrison Street, expressed his opinion that the Council should entertain charging teachers and residents the same parking fee for municipal lots.

No one further having come forward to be heard, it was moved by Councilmember Cordonnier, 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.

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There being no further business to come before the meeting, it was moved by Councilmember Cordonnier, seconded by Councilmember Vancheri, that the meeting be and it was adjourned at 8:27 p.m.

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Cynthia Kraus  
Municipal Clerk