

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

Monday, August 10, 2020

Council President Sgobba called the meeting to order at 7:00 p.m. with the following members present: Maria Cordonnier, Albert Kahwaty, Tanya Seber, and Christopher Vancheri. Also present were Mayor James Damiano, Township Attorney Joseph Wenzel, Township Engineer Tom Lemanowicz, Township Administrator Charles Cuccia, and Township Clerk Cynthia Kraus.

Absent: None.

Township Employees present: Police Chief Steve 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. 10:4-8 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 9, 2020. 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. **This meeting is being conducted under the circumstances surrounding the COVID-19 health situation. No public will be allowed to attend the meeting in person. A Youtube link to view this meeting can be accessed on the Township website at www.lfnj.com. Electronic provisions have been established for the public to participate during the public comment portion of the meeting.**

ROLL CALL – Council President Sgobba, Mayor Damiano and Township Administrator Charles Cuccia were present in person. Councilmember Maria Cordonnier, Councilmember Albert Kahwaty, Councilmember Tanya Seber, Councilmember Christopher Vancheri, Attorney Joseph Wenzel, Municipal Clerk Cynthia Kraus, and Police Chief Steve Post and Tom Lemanowicz attended the meeting remotely.

PUBLIC COMMENT – ALL MATTERS

Anyone wishing to address the Township Council may do so by sending an email to CKRAUS@LFNJ.COM. The email must provide your name and address for the record. At this time there will be a ten-minute recess, which will allow the public to send comments and questions via email. At the end of the recess, the Meeting will reconvene and all proper emails will be read into the record. The Council President will determine if a response is needed and if so, shall direct said response. Once the process is complete, we will return to the regular order of business.

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

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

The Council President declared the motion passed.

At this time, Council President SGOBBA announced there will be a ten-minute recess such that questions from the public can be emailed to the Clerk. The Council recessed at 7:02 PM and returned to session at 7:12 PM.

Renea Shapiro, Little Falls ABC, thanked everyone for attending the summer concert series/market and reminded everyone that masks must be worn. The DPW was thanked for all the work done for the Township and especially the recent debris removal. The Little Falls ABC suggested placement of billboards to update residents on redevelopment in the Township. Mayor Damiano explained billboards are usually displayed by the developer not the Township.

Luis Fernandez – 54 Harrison Street, questioned when the Municipal Building would be opened to public for Council Meetings and whether the lighting referenced in Resolution C was recently done. Mayor Damiano stated the Municipal Building is open every day of the week during normal business hours. All visitors must wear a mask, answer several screening questions related to COVID-19 and the number of residents allowed in at any given time is limited. Regarding Council Meetings, Mayor Damiano responded that not having virtual Council Meetings has to do with safety concerns not elections. The Mayor encouraged Mr. Fernandez to email any concern at any time. Mayor Damiano addressed Resolution C noting that lighting was done several years ago. However, the conduit from the previous lighting system was not installed properly and was damaged during the recent construction, resulting in the Change Order on the Agenda tonight.

Anthony Testa, -22 Hopson Avenue, expressed his support of the turf field project.

Jennifer Russo requested a status update on several properties. Mayor Damiano explained there are some plans being circulated and under review, and further elaborated on the process of redevelopment with regard to the property on Paterson Avenue. The Mayor did not have information on the gas station/nail salon near Main Street. Regarding the contamination at Duva field, Mayor stated the contractor discovered the contamination through borings. The Mayor stated the soil was contaminated with arsenic and PCBs and explained the difficulty in determining the origin of contamination. In response to Ms. Russo's query whether a traffic study was conducted

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regarding redevelopment projects, the Mayor noted an extensive traffic study was conducted and presented to the Planning Board for the Singac Redevelopment project.

Luis Fernandez, 54 Harrison Street, questioned whether residents of Jackson Park are at risk considering the contamination of PCBs and arsenic. Mr. Lemanowicz, Township Engineer, explained the soil testing process and stated he would follow-up with the LSRP to question if the substances would leach.

As no further emails were received for comment, it was moved by Councilmember Seber, seconded by Councilmember Vancheri, that the meeting be and it was closed to the public.

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

The Council President declared the motion passed.

Mayor Damiano reviewed outages and road closures experienced by the Township due to the recent storm and expressed his dissatisfaction with the response time of PSE&G. He commended the DPW’s pre-storm preparation and post storm response. Mayor Damiano discussed the topic of school reopening and emphasized that all concerns and issues have been brought to the appropriate school administrators. The Mayor expressed his concern regarding a substantial decrease in revenue across departments and potential decrease in future State aid.

ITEMS TO BE DISCUSSED:

MAYOR/ADMINISTRATOR:

1. RESOLUTION APPROVING CHANGE ORDER FOR PICKLEBALL COURT CONSTRUCTION – Mayor Damiano highlighted the details of the Change Order.
2. RESOLUTION APPROVING CHANGE ORDER FOR DUVA FIELD STORAGE BUILDING- Mayor Damiano highlighted the details of the Change Order.
3. RESOLUTION APPROVING CHANGE ORDER FOR DUVA TURF FIELD – Mayor Damiano highlighted the details of the change order.
4. RESOLUTION RENEWING LIQUOR LICENSES
5. RESOLUTION CANCELLING TAXES ON A PROPERTY – Mr. Cuccia explained the resolution.

ACTION ITEMS:

At this time, per Council President SGOBBA’s request, Chief Post’s provided input on the street closure requested by the American Legion Post #121.

CORRESPONDENCE: REQUEST FROM AMERICAN LEGION POST #121 REQUESTING A TEMPORARY ROAD CLOSURE OF VAN NESS AVENUE FROM ALIDA STREET TO TULIP CRESCENT FOR AMERICAN LEGION POST #121 BARBECUE ON AUGUST 22, 2020 FROM 12:00 P.M. TO 7:00 P.M. AND ALSO FOR A PIG ROAST FUNDRAISING EVENT ON SEPTEMBER 19, 2020 FROM 12:00 P.M. TO 7:00 P.M.

RESOLUTIONS

It was moved by Councilmember Cordonnier, seconded by Councilmember Vancheri to approve the following:

Cancellation of Taxes Due to Error on 2020 Extended Tax Duplicate
RESOLUTION [A] 20-08-10 - #1

WHEREAS, as a result of an error in the 2020 Extended Tax Duplicate there is a need to correct the assessed valuation for Block –226 Lot –5, James D & Marian Cestone 23 Jackson Street, Little Falls New Jersey from \$777,200 to \$382,700; and

WHEREAS, as a result of the 2020 assessed valuation correction there is a need to correct the Estimated 2020 property tax levy from \$24,994.75 to \$12,307.91

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Little Falls that the required tax cancellation be made:

<u>Block Lot</u>	<u>Owner & Location</u>	<u>Tax Cancellation</u>
226 5	James D & Marian Cestone 23 Jackson Street, Little Falls New Jersey	\$6,343.56

Change Order for Duva Field Project

RESOLUTION [B] 20-08-10 - #2
AUTHORIZING CHANGE ORDERS #1 FOR THE DUVA FIELD PICKLEBALL COURT

WHEREAS, the Township of Little Falls, pursuant to a competitive bidding contract, awarded a contract to Halcon Inc. for the construction of a Pickleball Court and site improvements at Duva Field 160 Paterson Avenue, Little Falls New Jersey for the original sum of \$460,340.00; and

WHEREAS, by memorandum dated July 27, 2020, the Township Engineer recommended that the contract be amended to change bid items in the base bid as follows; and

PCO-1 – Quantity Field Adjustments: The Pickleball project included the stripping of topsoil and the replacement of topsoil and seed when the project was completed. These work items are no longer required as the stripping of topsoil is part of the turf project and the topsoil/seed is replaced by the turf. Further, the trench drain system, intended to intercept runoff from the smaller ballfield, is no longer required due to the undrain system associated with the synthetic turf.

Not related to the synthetic turf project, we have also eliminated a new storm drain inlet in Oak Place. The intent of this inlet was to intercept both surface water and a sump pump discharge. Due to other underground utilities in the area, this inlet was found to be not practical (\$35,265.00)

WHEREAS, the change orders total (\$35,265.00), and will be used for Pickleball Court and site improvements Project; and

WHEREAS, funds for the above referenced Change Orders #1 have been provided for as part of the Township Capital ordinances and

WHEREAS, based on the forgoing the Township Council has determined that it is necessary and appropriate to approve Change orders #1 in the amount of (\$35,265.00) which represents a change of -7.66% on the original Contract amount;

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Little Falls, in the County of Passaic, that the Mayor and the Township Clerk be, and they are authorized to execute Change Orders #1 to the contract with Halcon Inc. Funds for the Change Orders

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are to be charged to the accounts in the Capital Program or as otherwise determined by the Chief Financial Officer’s pending certification of funds.

Change Order for Duva Field Turf Project

**RESOLUTION [C] 20-08-10 - #3
AUTHORIZING CHANGE ORDERS #2 FOR THE DUVA FIELD TURF PROJECT**

WHEREAS, the Township of Little Falls, pursuant to a cooperative purchasing contract, (#060518-SII) awarded a contract to Athletic Fields of America for the installation of a Turf Field at Duva Field 160 Paterson Avenue, Little Falls New Jersey for the original sum of \$3,631,907.00; and

WHEREAS, by memorandum dated August 6, 2020, the Township Engineer recommended that the contract be amended to change bid items in the base bid as follows; and

PCO-13 – Relocate Electrical Conduit –
The wiring for the existing field lighting was not installed to the depth currently required by code. Some of it was less than a foot below the surface. As such, It was destroyed during the earthwork operations. This change order increases the contract amount by \$83,032.16.

PCO-15 – Foul poles and Spots Equipment –
This work Includes the new foul poles and new concrete pads for additional bleachers along Paterson Avenue. This change order increases the contract amount by \$18,308.79.

PCO-16 – T/D Contaminated Soils –
Soil testing discovered regulated materials in the soil to be removed from the site. This change order increases the contract amount by \$78,666.90.

PCO-17-Goal Post Credit-
The contractor assumed that the football field would retain the goal posts. Goal posts are not desired. This change order removed them from the proposal. This change order decreases the contract amount by (\$11,101.55)

WHEREAS, change orders total \$513,838.50, and will be used for the improvements to Duva Field Turf Project; and

WHEREAS, funds for the above referenced Project Change Orders #13, 15, 16, and 17 have been provided for as part of the Township Capital ordinances; and

WHEREAS, based on the forgoing the Township Council has determined that it is necessary and appropriate to approve Change orders #13, 15, 16, and 17 in the amount of \$168,906.30. Total change orders represent a change of 14.14% on the original Contract amount;

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Little Falls, in the County of Passaic, that the Mayor and the Township Clerk be, and they are authorized to execute Change Orders #13,15,16, and 17 to the contract with Athletic Fields of America. Funds for the Change Orders are to be charged to the accounts in the Capital Program or as otherwise determined by the Chief Financial Officer’s pending certification of funds.

Change Order for Duva Field Storage Building

**RESOLUTION [D] 20-08-10 - #4
AUTHORIZING CHANGE ORDERS #2 FOR THE DUVA FIELD STORAGE BUILDING**

WHEREAS, the Township of Little Falls, pursuant to a competitive bidding contract, awarded a contract to AB Contracting for the construction of a storage building at Duva Field 160 Paterson Avenue, Little Falls New Jersey for the original sum of \$199,899.00; and

WHEREAS, by memorandum dated August 5, 2020, the Township Engineer recommended that the contract be amended to change bid items in the base bid as follows; and

PCO-2–Tree Removal: Accommodate adjusted electrical panel location which was relocated from the original spec. \$1,802.80.

WHEREAS, the change orders total \$6,472.03, and will be used for the improvements to Storage Building Project; and

WHEREAS, funds for the above referenced Change Orders # 2 have been provided for as part of the Townships Capital ordinances; and

WHEREAS, based on the forgoing the Township Council has determined that it is necessary and appropriate to approve Change orders #2 in the amount of \$1,802.80. All authorized change orders represents a change of 3.23% on the original Contract amount;

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Little Falls, in the County of Passaic, that the Mayor and the Township Clerk be, and they are authorized to execute Change Orders #2 to the contract with AB Contracting. Funds for the Change Orders are to be charged to the accounts in the Capital Program or as otherwise determined by the Chief Financial Officer’s pending certification of funds.

Renewal of Plenary Retail Consumption/Plenary Retail Distribution/Club Licenses

**RESOLUTION [E] 20-08-10 - #5
TOWNSHIP OF LITTLE FALLS
PASSAIC COUNTY NEW JERSEY**

BE IT RESOLVED by the Little Falls Township Council as follows:

WHEREAS, applications for renewal of PLENARY RETAIL CONSUMPTION, PLENARY RETAIL DISTRIBUTION and CLUB LICENSES have been filed as follows:

<u>License No.</u>	<u>License and/or t/a name</u>	<u>Fee</u>
1605-33-002-004	Brinker New Jersey Inc. t/a Chili’s Southwest Grill & Bar Rte. 46 @ Browertown Road	\$2,200.00
1605-33-009-007	Mansion Caterers, Inc. t/a The Falls 215 Newark Pompton Tpke.	“
1605-33-014-010	Rare the Steakhouse LLC t/a Rare the Steakhouse LLC 440 Main Street	“
1605-33-015-007	GMS Diner Corp t/a Six Brothers Diner Route 46E @ Clove Road	“
1605-33-003-010	Sear Restaurant Corp. t/a Sear 1 Newark Pompton Turnpike	“
1605-33-008-004	Little Falls Beverages and Bar Inc. t/a Little Falls Discount Liquors 315 Main Street	“
1605-31-016-001	Singac Memorial Post 108, Inc. American Legion Post 108 591 Main Street	\$165.00

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and **WHEREAS**, it appears that all of the said applications are in satisfactory form; that the applicants have complied with all necessary requirements; that all applications are for renewals by the same persons for the same stands; and that no objections, in writing or otherwise, have been made or filed to any of said applications; and

WHEREAS, the Township Council is familiar with all of the aforementioned applicants and the places for which they apply and sees no objection to any;

NOW, THEREFORE, BE IT RESOLVED that the above-listed applications be and the same are hereby granted; and **BE IT FURTHER RESOLVED** that licenses be issued accordingly, to become effective on July 1, 2020 and expire on June 30, 2021.

Bill List

RESOLUTION [F] 20-08-10 - #6

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.

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

The Council President declared the motion passed.

COUNCIL TOPICS FOR DISCUSSION

Councilmember KAHWATY commended the work of the DPW, Police and Fire Departments on their response to the recent storm. Movie nights will start this week at 7:00 PM at Wilmore Road Park. Social distancing rules will apply; face masks must be worn for the entire event. Two additional movie nights will occur on August 19th and August 26th.

Councilmember VANCHERI reiterated appreciation of the efforts of the DPW, Police, Fire, OEM and grounds crew from Passaic Valley High School in response to the storm. A summation of meetings with residents of Van Pelt Place and Jacobus Avenue regarding speed humps and four way stop signs was provided. Councilmember VANCHERI discussed plans for additional stop signs on other streets in the Township. Lastly, he encouraged residents to register their children for Track and Field through the Recreation website.

Councilmember CORDONNIER reported a tent has been erected so that senior activities can be held. She thanked the Recreation Department and especially Nadine Heinis for her dedication to the seniors and senior events. She thanked the Township Departments for their response to the recent storm. Councilmember CORDONNIER discussed challenges with the December Census deadline and reported the Township is at approximately 70% compliance.

Councilmember SEBER thanked all departments that responded to the storm. She reminded residents the Farmers Market will continue through October. The Library continues to conduct a virtual book club on Zoom and that service expansion is being considered. The Municipal Alliance is on summer break. The Town wide garage sale is tentatively planned for Saturday, September 12, 2020. The 5K may be rebooked in the Spring.

There being no further business to come before the meeting, it was moved by Councilmember Cordonnier, seconded by Councilmember Seber, that the meeting be and it was adjourned at approximately 8:12 p.m.

Cynthia Kraus
Municipal Clerk