

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

**Monday, November 19, 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.

**PANCREATIC CANCER AWARENESS MONTH PROCLAMATION-** Mayor Damiano requested the reading of the Proclamation be delayed to toward the latter end of the meeting.

**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.

No one having come forward to be heard, it was moved by Councilmember Cordonnier, seconded by Councilmember Seber, 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:**

1. TAX REFUND RESOLUTION/RESOLUTION CANCELLING TAXES –Mayor Damiano reported the annual refunds to date this year are \$42,161.11 which is less than 1% of the total taxes collected by the municipality. A good number of them are a result of FEMA buyouts.
2. BUDGET TRANSFER RESOLUTION – The Mayor explained it is customary to transfer funds throughout the budget to cover all the expenses as the year end approaches. This was also discussed at length in October as well.
3. PROPOSED ORDINANCE TO AMEND CHAPTER 71, RECREATION FEES – Mayor Damiano discussed the areas that fall under Recreation fees. The amendment will create a fee schedule to allow for the rental of the Civic Center as well as fields throughout the municipality. Park permits would be able to be pulled for special events as well. The fee schedule will eliminate discretion and would be associated with use. The Mayor then reviewed the fee schedule. Councilmember CORDONNIER questioned whether fees would be different for residents versus non-resident or out of town organizations. Mayor Damiano clarified that the only reduced fees are for the senior programs. Councilmember VANCHERI expressed his opinion that the LFAC and LFFPA be given priority consideration regarding use of the fields, to which Mayor Damiano confirmed that Little Falls programs would get first priority.
4. PROPOSED ORDINANCE TO AMEND CHAPTER 7, PROHIBITING LEFT TURN FROM MULLER PLACE ONTO NEWARK POMPTON TURNPIKE – In light of several recent Planning Board applications and discussions, the proposed ordinance was developed in response to safety concerns and traffic issues. Councilmember CORDONNIER questioned whether State approval is required. Mayor Damiano stated that State approval is not required because the change being requested is on a municipal road.
5. PROPOSED ORDINANCE TO AMEND CHAPTER 7, PROHIBITING PARKING ON MAIN STREET FROM CENTER AVENUE TO STEVENS AVENUE – Mayor Damiano discussed the coordination required between the municipality and the County, therefore, he discussed the possibility that the ordinance may not be passed until 2019. Mayor Damiano discussed the rationale for the proposed ordinance. Councilmember SEBER questioned whether the stop line on Main Street would be relocated. Mayor Damiano responded that moving the line closer to the intersection is something to be considered in the future. Moving the lane and the lines and prohibiting parking will help the buses and trucks make the turn onto Main Street. However, the curb cut at the gas station must be considered. Councilmember SEBER requested clarification that four parking spots would be lost, to which the Mayor confirmed and indicated the bus stop will not be eliminated. Councilmember VANCHERI related his discussion with Chuck Silverstein who had made a similar recommendation in line with the proposed ordinance. Councilmember

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CORDONNIER questioned whether a right turn only lane onto Stevens Avenue would be beneficial. Mayor Damiano responded a right turn only lane onto Stevens Avenue would make navigation difficult for buses and trucks. The proposed ordinance would widen both lanes of travel while still allowing parking on one side. Mr. Cuccia requested the ordinances be made effective after the County completes the realignment of Main Street between Stevens Avenue and Center Avenue. Mr. Wenzel stated he would have to research that proposal prior to the introduction of the proposed ordinance at the next Meeting. Mr. Wenzel elaborated that normally ordinances have a twenty day window before becoming effective but there are other circumstances in which ordinances can be made effective. Councilmember CORDONNIER queried whether a date has been confirmed for the restriping to be done by the County. Mayor Damiano stated the County restriped the roadway last week, therefore the Township will have to re-coordinate with the County again regarding the realignment of the roadway. Councilmember VANCHERI added he reached out to the Freeholder Director as he has not heard from the Traffic Engineer to gain an update on the rest of the roads.

- 6. PROPOSED ORDINANCE TO AMEND CHAPTER 7, PROHIBITING PARKING ON WOODS ROAD – Mayor Damiano related residents have expressed concern for safety due to speeding and the occurrence of MSU students parking on that road. Residents have asked that some sort of prohibition of parking be considered. Mayor requested Council review and discuss. Councilmember VANCHERI provided feedback regarding his experience on Hopson Avenue and suggested a two hour parking limit. He also suggested deterring MSU students from walking down the hill. Mayor Damiano indicated the developer has been in discussion with the Township to install a stairway from the top of Woods Road to Clove Road to access the train station better. The Mayor suggested the Council consider some type of weekday limited hour restriction. Councilmember CORDONNIER recommended two hour parking during a 9am-5pm timeframe. Mayor Damiano recommended the Council exclude holidays to which the Council agreed. Councilmember SEBER queried whether parking is in reference to the entirety of Woods Road. Mayor Damiano explained the majority of the issue is towards the wooded area, however, prohibiting parking only in the wooded area would move the parking problem further down the street. Mayor Damiano stated that one conclusion the Council would have to reach is what portion of Woods Road should have limited parking.

**DPW SUPERINTENDENT:**

- 1. RESOLUTION TO AWARD CONTRACT THROUGH PASSAIC COUNTY CO-OP FOR THE AWARD OF ROCK SALT – Mr. Simone stated Passaic County went out for a bid for rock salt. The price is less expensive than the Morris County Co-Op to which the Township also belongs. The price is going up \$5.30 a ton, therefore, it will cost the Township \$56.28 a ton compared to \$50.98 a ton. Council President SGOBBA questioned how much salt is used by the Township, to which Mr. Simone responded 500-800 tons are used in an average winter. Council President SGOBBA questioned whether anything could be done by the Council in the future regarding storage. Mr. Simone indicated the current storage facility can hold 500-600 tons which is usually replenished after the winter.

**ACTION ITEMS:**

**RESOLUTIONS**

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

**RESOLUTION [A] 18-11-19 - #1**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY, TO AUTHORIZE THE EXECUTION OF TRANSACTIONAL DOCUMENTS FOR THE 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, MORE COMMONLY KNOWN AS 56-58 STANLEY STREET, LITTLE FALLS, NEW JERSEY**

**WHEREAS**, the “Local Lands and Buildings Law”, N.J.S.A. 40A: 12-1 et seq. 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 (hereinafter referred to as “Owners”) of certain land situated in the Township of Little Falls (hereinafter referred to as “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 “Property”); and

**WHEREAS**, Owners have expressed a desire to sell their property to the Township and have agreed in an arms-length negotiation to a purchase price of \$327,5000.00 which represents fair market value for the Property; and

**WHEREAS**, the Township has determined that such Property once acquired would be placed into a 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; and

**WHEREAS**, there has been prepared transactional documents (Contract of Sale, Affidavits of Title, Settlement Statements, and others) by and between the Owner and the Township; and

**WHEREAS**, the Township desires to authorize the execution of these transactional documents to finalize the purchase of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Little Falls, County of Passaic, State of New Jersey, they being the Governing Body thereof as follows:

- 1. All the terms and conditions of the transactional documents by and between the Township of Little Falls and the Owner are hereby approved, ratified and confirmed by the Township of Little Falls.
- 2. 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 acquire title to the 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 Property and to effectuate the purposes of this Resolution.
- 3. 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 acquisition the Property.
- 4. This Resolution shall take effect immediately.

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Bill List

**RESOLUTION [B] 18-11-19 - #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.

**COUNCIL TOPICS FOR DISCUSSION**

Councilmember VANCHERI reported the Annual Veteran’s Day ceremony was held last Sunday on November 11, 2018 at Memorial Park. He thanked American Legion Post 108 for their coordination of the event. Regarding the Transportation Committee, Councilmember Vancheri, Corporal Moncato and Mr. Christophe met to discuss speed humps and the proposed traffic light on Francisco Avenue, Wilmore Road and Cedar Grove Road. Huston Road, Jacobus Avenue, Woodcliff Avenue, and Van Ness Avenue are suggested roads where the possibility of speed humps might be explored. At the League of Municipalities, Councilmember VANCHERI spoke with a representative from Traffic Logic, which makes speed humps that are emergency vehicle safe. Representatives will attend the December Transportation Committee meetings to discuss various options for the different roads of concern. He reiterated his efforts to obtain a status update on the application for the traffic light on the three county roads with the Freeholder Director. He wished a safe and Happy Thanksgiving to everyone. Council President SGOBBA requested he along with Chief Post, Chief Sweezy, Mr. Simone, and Mayor Damiano be invited to the Transportation Committee meetings to discuss speed hump options.

Councilmember LIESS wished everyone a Happy Thanksgiving.

Councilmember CORDONNIER discussed Holiday on Main which kicks off with Shop Small Saturday. The PBA will have a Breakfast with Santa at Passaic Valley High School on December 1, 2018. On December 7, 2018 the Christmas Tree Lighting will be held where residents can see the new lighting that has been installed at Memorial Park. On December 8, 2018 the Little Falls Business Association will hold its Breakfast with Santa. The Library will host movies at the Library as well as a gingerbread contest on December 9, 2018. Councilmember CORDONNIER wished everyone a Happy Thanksgiving and asked everyone to remember those families in California who have lost family members and homes to the fires.

Councilmember SEBER reported the Municipal Alliance met on November 13, 2018 to discuss events for next year. She also attended the League of Municipalities. She wished everyone an enjoyable Thanksgiving Day.

Council President SGOBBA reported the post of Library Director has been filled. Kristin Blumberg has assumed the role of Director. Council President SGOBBA announced Marianne DeLorenzo has submitted her resignation from her post on the Library Board. The Mayor will have to select a replacement.

**PUBLIC COMMENT – AGENDA ITEMS ONLY**

It was moved by Councilmember Liess, seconded by Councilmember Cordonnier, 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, suggested issuing a resident parking permit for certain hours as a possible solution to parking on Woods Road. In regard to Main Street, Mr. Kostroski stated the problem is more on the westbound side and that parking should be eliminated on that side to give more room for buses to turn.

No one further 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, Seber, Vancheri, and Council President Sgobba  
                  Nays:           None

The Council President declared the motion passed.

Mayor Damiano then read the Proclamation to declare November 19, 2018 as World Pancreatic Cancer Day in the Township of Little Falls.

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 7:45 p.m.

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Cynthia Kraus  
Municipal Clerk