

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

Monday, February 9, 2015

Council President Louis Fontana called the meeting to order at 7:14 p.m. with the following members present: Joseph Maceri, William Liess, and James Damiano. Also present were Mayor Darlene Conti, Township Attorney Leslie London, Township Administrator Charles Cuccia, Municipal Clerk Cynthia Kraus, Matthew Jessup of McManimon, Scotland & Baumann, and Dan Marinello of NW Financial Group.

Absent: Councilmember Pamela Porter

Township Employees present: DPW Superintendent Phillip Simone

Following the Salute to the Flag, the Statement of Public Notice was read.

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 6, 2015; 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.

ITEMS TO BE DISCUSSED

ADMINISTRATOR:

Resolution for Deferred School Tax- Mr. Cuccia announced the annual approval is due for the resolution regarding an increase in deferred school tax.

Resolutions for LOSAP & CERT- Mr. Cuccia also explained the resolution for LOSAP and the refunding property tax resolutions, as well as the resolution establishing CERT and appointing its members.

Refinancing Bonds- Mr. Cuccia announced Matthew Jessup, McManimon, Scotland & Baumann, and Dan Marinello, NW Financial Group, are in attendance to discuss the refinancing of bonds as a money saving strategy for the Township.

Matt Jessup explained the Township issued bonds to finance various capital improvements between 2006 and 2008, when interest rates were much higher. As the current bonds are callable in 2016, refinancing would prove cost effective. The process of authorization was highlighted: a refunding bond ordinance is presented at a public hearing, a form and resolution is adopted at a second meeting, and no approval by the Local Finance Board in Trenton is required. Mr. Jessup noted there is cost for professionals, which is built into the bond ordinance, however, all savings are net of the cost of issuance.

Dan Marinello, stated the threshold is in excess of 7% savings, however, interest rates are expected to decrease substantially after the bonds are refinanced. He added that municipal advisors are now regulated. Mr. Marinello clarified that not all of the funds are scheduled to be paid off in 2016, as some are due in 2022 and 2023, etc. He stated the total outstanding debt is \$3.8 million in bonds, and itemized the percentage rates of each outstanding debt, which averaged 4½ %-5%. The gross number of debt is \$271,000 depending on the rates. Mr. Marinello further explained the Township has \$160,000 in interest for 2015; with a refinance it will be \$140,000. Mr. Cuccia recommended presentation for action at the next meeting. Councilmember DAMIANO requested firm numbers based on current rates be presented as well.

Transit Village Zoning Discussion – Jeff Janota outlined the items necessary to proceed with the Transit Village, including the zoning ordinance. Mr. Janota presented a recommendation to include several transit village zones in the ordinance, which would promote the goals of the downtown development and be in line with the proposed master plan. Discussion ensued with regard to the acceptability of mixed use zoning. Mr. Lindsay recommended the list of uses be modified. Mr. Cuccia requested the Council be provided with a draft ordinance for the next meeting for review and discussion.

Municipal Clerk- Mrs. Kraus requested the Council adopt a resolution for a bankrupt restaurant. The Division of Alcoholic Beverage Control recommended the Council pass this resolution to extend the liquor license to a bankrupt trustee, and that this be conducted at the next Council meeting.

DPW SUPERINTENDENT:

Snow Removal Reports - Mr. Simone outlined the challenges and efforts of the DPW with regard to supplies, equipment, staff, and snow and road conditions. He notified the Council there is a salt shortage; the Township is paying roughly \$65 per ton, and supply is dwindling. Snow removal is in process with most of the Township completed; the remainder is slated for tomorrow. In an effort to be cost effective, the Township's 12 plows and 12 drivers work many hours, to avoid using outside contractors, which cost \$200 per hour. Mr. Simone discussed the needs for repairs on a truck that requires replacement and a recent situation where an outside contractor was to hold a piece of equipment for use in a large snowstorm, but did not. He further added that street parking reduces the efficacy and efficiency of plowing tremendously.

Discussion of Open Space Grants – Mr. Lindsay reported an opportunity for an open space grant through Passaic County and highlighted several areas where this grant could be applied, including Louis Street and revamping Roselle Street into a park. Mr. Lindsay recommended the demolishing of homes on Louis Street be addressed prior

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to planning improvements. Mr. Lindsay notified the Council an application has been drafted for \$250,000 to request pole replacement, lighting repair and the addition of security cameras to the Paterson Avenue fields. As the amount of requested funds is historically higher than previous requests, the Council discussed the potential for being awarded such monies, and the implications if the Township did not sign the agreement in case insufficient funds were awarded. The Township maintained a good track record and has always followed through with awarded grants. Mr. Lindsay explained the resolution would have to be passed on February 23, 2015 to meet the application deadline of March 9, 2016. Mr. Lindsay will re-work the language of the application and it will be discussed at the open space meeting next week.

Mr. Lindsay was contacted by the Passaic County Engineer's Office regarding Clove Road improvements. The County would like to proceed with the project with mutual approval from Little Falls and MSU, however, MSU does not find the plan acceptable. Mr. Lindsay to distribute the old plans for the Council to review as the County requested the Council devise another acceptable alternative. Council President FONTANA recommended a safety study be conducted to confirm safety is not an issue, noting that much time and effort has been devoted to this project, and careful consideration is warranted. The Council is to review the previous plan and advise how they would like to proceed at the next meeting.

PUBLIC PORTION

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

Poll: Ayes: Maceri, Liess, Damiano and Council President Fontana
 Nays: None

The Council President declared the motion passed.

Louis Fernandez, Harrison Street, said he would like to have the second public comment moved to the end of the meeting. Mr. Fernandez requested information on the status of salaries, amount the Township owes, and whether the bond financing will include a fixed rate. He further questioned if this building will have underground parking for 40 units. He recommended correspondence distributed at meetings be presented in a power point presentation so the public is included.

Maria Cordonnier, Upper Mountain Avenue, questioned whether single family homes granted grandfather status in the Transit Village would remain grandfathered if sold, and if zone changes would be provided to property owners. She expressed concern regarding the Clove Road project and emphasized the need to maintain ratables by keeping homes owned by residents on Clove Road.

Arnold Korotkin, Long Hill Road, stated two homes on the west side of Clove Road are owned by Little Falls residents. He recommended the Township collaborate with Clifton, MSU and the County to reinstate the Tri-Town Committee.

Dorothy O'Haire, Turnberry Road, announced the Regional Flood Board Meeting was changed to February 19, 2015. She expressed her discontent with flooding in Little Falls and the response of the Army Corps, resulting in her call to Assemblyman Rumana's office today. She was informed the open space meeting will be convened on February 18, 2015 and asked if she could attend a County meeting.

Arnold Korotkin, Long Hill Road, stated former Mayor DeFrancisici was on the Governor's Passaic River Flood Basin Commission which included 15 recommendations, with no action taken. He recommended a letter be written to ascertain more about this issue.

John Veteri, Prospect Street, asked for clarification of the refinancing issue. Regarding Clove Road, he proposed waiting for the route 46/3 project to conclude, which may alleviate a lot of traffic. He stated the Passaic River Coalition owns several local lots which experienced progress, and he is hopeful to obtain a grant this spring. He thanked Mr. Cuccia and Mr. Simone for their help with the lots on Woodcliffe Avenue. He commended Mr. Cuccia, Mr. Lindsay, and Mr. Janota for their efforts on the Transit Village. He recommended keeping prohibited zones for the area going east on Main Street.

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

Poll: Ayes: Maceri, Liess, Damiano and Council President Fontana
 Nays: None

The Council President declared the motion passed.

Mayor Conti stated she forgot to provide requested figures for Mr. Fernandez, and referred the issue to Mr. Cuccia as he has this information. Mr. Cuccia announced the Township filed the annual debt statement and reported the current debt percentage, including all FEMA monies.

Dan Marinello stated the bonds are fixed rate bonds and there are requirements on investment with regard to the escrow period.

Council President FONTANA stated there will be no underground parking. Mr. Lindsay supported this and added an analysis was conducted and requirements calculated.

Council President FONTANA agreed with Councilmember DAMIANO's recommendation to provide extra copies of the power point presentation at meetings for residents.

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Mr. Lindsay responded to questions regarding grandfathered zoning, and stated zoning goes with the property. Mr. Cuccia recommended those in the Transit Village be notified of zoning pertinent to their property.

Council President FONTANA reported he would be happy to reinstate the Tri-Town Committee.

The Council discussed flooding as it related to the Central River Basin noting this area was not addressed.

Council President FONTANA reported the fields required upgrading due to neglect. In the process, some money for open space had been used as the funds in this account are low.

Council President FONTANA and Councilmember DAMIANO agreed postponing action on Clove Road until the 46/3 project is complete may be prudent. Mr. Lindsay to speak with the County regarding this, noting the timeline for this project was expected to start already.

Council President FONTANA will refer issues regarding Transit Village to the Town Planner.

PAYMENT OF BILLS

It was moved by Councilmember Maceri, seconded by Councilmember Damiano, that the Council approve the following:

RESOLUTION [BL]

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: Maceri, Liess, Damiano and Council President Fontana
 Nays: None

The Council President declared the motion passed.

Councilmember DAMIANO questioned the rational for the removal of the basketball hoop ordinance from the agenda. Council President FONTANA responded it was removed as some issues required more follow-up. It will be amended and put on another agenda.

Councilmember DAMIANO reported he is in the process of convening the first transportation meeting.

There being no further business to come before the meeting, it was moved by Councilmember Maceri, seconded by Councilmember Damiano, that the meeting be and it was adjourned at 8:47 p.m.

Cynthia Kraus
Municipal Clerk