

1 **Council Meeting/Work Session**
2 **Minutes**
3 **February 17, 2010**
4

5 *A Regular Meeting of the Mayor and Council of the Borough of Leonia, Bergen County,*
6 *New Jersey, was held this evening in the Borough Hall Annex, commencing at 7:30pm*

7 Mayor Heveran called the meeting to order.

8 Mayor Mary Heveran asked everyone to stand while Council President Norgaard led in the
9 Pledge of Allegiance.

10 **Council Present:** *Mayor Heveran, Councilpersons, Norgaard, Brennan, Choi,*
11 *Hawkins, Knott, Raucci*
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13 **Council Absent:** *none*
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15 **Also Present:** *Brian Giblin, Borough Attorney, Jack Terhune, Borough*
16 *Administrator, Lynn Hemmer, Deputy Borough Clerk*
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18 **Absent:** *Fran Lehmann, Borough Clerk*
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20 **OPEN MEETING STATEMENT**

21 Conditions of the Open Meeting Act have been met by Notice placed on the Bulletin
22 Board at Borough Hall and notices sent to the Official Newspaper.
23

24 **PUBLIC COMMENTS**

25 None at this time
26

27 **APPOINTMENT**

28 Mayor Heveran appointed Judah Zeigler as Chairman of the Website Advisory
29 Committee; Councilman Hawkins, seconded by Council President Norgaard made a
30 motion adding Resolution 10-112 appointing Judah Ziegler to the Website Advisory Board
31 as Chairman. Roll call vote all in favor none opposed.
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33 **PRESENTATION**
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35 Mayor Heveran read a statement to all regarding the curbside pick-up of garbage and the
36 challenges for the multi-family dwellings.
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38 Tony Saitta, DPW Superintendent – Mr. Saitta spoke to the Governing Body and those
39 assembled about curbside garbage pick-up. Members of the Governing Body asked
40 questions of Mr. Saitta. The Governing Body agreed to leave curbside pick-up in place for
41 single family residences. Multi-family and condos will be given the option of curbside
42 pick-up or going back to dumpsters.
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APPROVAL OF MINUTES

RESOLUTIONS

Resolution 10-107 – Councilpersons Norgaard, Brennan and Knott asked for a discussion. Councilwoman Brennan asked for an explanation on the solar panels. Councilman Hawkins explained the reduction in engineering. Both Councilwoman Brennan and Council President Norgaard expressed concern over the engineering costs and asked for a proposal for engineering fees be done. Councilman Hawkins reminded everyone of the time constraints as the Borough has already requested an extension. Councilman Knott expressed concern about the SREC Market. Councilman Choi expressed concern over the spending of the Borough funds. Councilman Raucci spoke in favor of the project.

After a discussion involving the possibility of obtaining competitive engineering proposals; Council President Norgaard made a motion to table Resolution 10-107 until the March 1st meeting when the Borough Administrator will be available, seconded by Councilwoman Brennan. Roll call vote. Councilpersons Norgaard, Brennan, Choi and Knott voted yes. Councilmen Hawkins and Raucci voted no. Resolution tabled.

Resolutions 10-103-10-106, 10-108 – 10-112– A motion was made by Council President Norgaard, seconded by Councilman Choi to approve the aforementioned Resolutions. Roll Call vote. All in favor; none opposed. Resolutions approved.

Standing Committees

Finance Administration & Personnel- Councilman Knott reported that a Committee meeting was held on January 26th. The focus of the meeting was the 2010 Borough Budget. Councilman Knott submitted a written report. A copy of the report is on file in the office of the Borough Clerk. Mayor Heveran thanked Councilman Knott for his report.

Laws & Ordinances – Council President Norgaard reported on the following issues and the decisions made by the Laws and Ordinances Committee:

- a) Liquor License – The Ordinance will remain in effect.
- b) Commuter Parking – This Ordinance will remain as is.
- c) Parking Fees for Elm Place Lot – Council President Norgaard stated that he recused himself from the discussion as he had a conflict of interest. The \$200.00 fee will remain in effect. The Committee has considered offering residents who live and own a business two free passes for the lot. The committee is still reviewing commercial vehicles.
- d) Building Department Fees – Council President Norgaard reviewed the proposed changes to the current fees that are charged and noted for all in attendance that the Building Department is a self-funding department. With the

90 current fee structure it is not self funding. Mr. Giblin will prepare an Ordinance
91 for the next meeting.

- 92 e) Political signs – The Committee is proposing the allowance of one sign per
93 candidate. The Committee is still reviewing this and will come back with a
94 proposal at a future meeting.
- 95 f) Illegal Conversions – The Committee is proposing numerous changes. These
96 will be discussed at a future meeting.
- 97 g) Office space along Fort Lee Road and Grand Avenue - The Committee is
98 looking at possible changes.
- 99 h) “OB District” Grand Avenue - Is a bank permitted in the OB Zone? Medical
100 Offices are banned in this zone because of the drain on emergency services.
101 Can the committee force them to have their own ambulance services? The
102 Committee is still looking at these issues and is looking at what other
103 communities have done regarding these issues.
- 104 i) Shade Tree Ordinance - The proposed changes suggested by the Shade Tree
105 Commission are being reviewed by the committee.
- 106 j) The Committee is looking at Ordinances from other communities regarding
107 furniture on front lawns.

108 Mayor Heveran thanked the Committee for their report.

109

110 Police – Police Committee met and discussed the second retirement which is now
111 complete and will be retired by the end of April. This will have the Police force at
112 17. Chief Ziegler has assured the Committee that this will not affect the quality of
113 service to the Borough. There is always a concern with over-time. Currently there
114 are two officers on light duty. Chief Ziegler will be giving a report at the next
115 meeting. Mayor Heveran asked Councilman Raucci to remind the Police
116 Department of the no idling ordinance. A couple of days prior to the meeting she
117 saw a jitney idling in front of Met Foods and Leonia Wine and Liquors. The jitney
118 was parked parallel across the diagonal spots when Mayor Heveran went over to the
119 jitney and requested the driver turn off the vehicle. She can not repeat what was said.
120 However, Mayor Heveran wrote down the number on the bus to make a complaint
121 and took a picture of the jitney with her cell phone. When she called the number it
122 was disconnected. Mayor Heveran also stated that when residents have called this
123 number it also comes back that the number is disconnected. Mayor Heveran urged
124 Councilman Raucci to have the Police Department have something in place for that
125 issue. It is not just on Broad Avenue but on the side streets.

126 Fire Department – Councilman Choi reported there were 41 calls for January. On
127 February 12th there was a chimney fire in a private residence. Upon entering the
128 home the Fire Department found numerous illegal apartments. Several tenants had to
129 be relocated and the Fire Marshal will follow-up.

130 Ambulance – Councilwoman Brennan reported the Ambulance Corps meeting was
131 canceled on February 14th. There are currently three (3) high school students and one
132 (1) adult at EMS Academy. The members of the Ambulance Corps are a very
133 committed group of volunteers and Councilwoman Brennan thanked them for their
134 hard work.

135 Public Works – Councilman Hawkins reported on the DPW Committee meeting.
136 Councilman Hawkins reported that several pieces of equipment will need replacing.
137 Councilman Hawkins reported looking into sharing the use and/or purchase of
138 equipment with Ridgefield and Edgewater. Councilman Hawkins reported that we
139 already share a sewer camera with Edgewater. The tree truck will need replacing in
140 the near future. More salt needs to be ordered.

141 Economic Development – no report

142 Borough Administrator –No report, Mr. Terhune was on vacation.

143 Mayor – Mayor Heveran reported that she, along with members of the Governing
144 Body attended the installation dinner for the new Fire Chief. Mayor Heveran also
145 attended along with Councilwoman Brennan and Councilman Choi, the Lunar New
146 Year Celebration at the Library. Many of the local restaurants and the Korean
147 Parents Association donated food for the occasion. Many parents and grandparents
148 attended with their children/grandchildren. Mayor Heveran reported the Capital
149 Budget Committee will be meeting on February 22nd. Mayor Heveran also reported
150 she spoke with Mr. Gordon and asked him to contact NJ Transit to attend the March
151 2nd Town Hall Meeting. Mayor Heveran is still waiting to hear from Mr. Gordon
152 regarding NJ Transit’s attendance. Mr. Brennan will be conducting a Town-wide
153 survey on the needs of the Borough which are to be passed along to NJ Transit.
154 Above the Tai Kwon Do, a church was discovered complete with pews and alter.
155 They were noticed by the Fire Marshall and Building Inspector. Mayor Heveran
156 asked the Governing if they wished to lower the contribution made to the American
157 Legion for the Memorial Day Parade. The Council agreed to leave it \$2,500.00.
158 Mayor Heveran also asked if anyone wanted to submit a name for a volunteer for the
159 Volunteer Center which is going to celebrate “Outstanding Volunteers” on April
160 13th. Brenda Blackman will be present. The American Red Cross is looking to honor
161 a hero if anyone has any recommendations. The information for both will be posted
162 on the website. Mayor Heveran commended the DPW for the snow removal.

163 Special Bodies – Councilman Raucci reported on the bid opening for Sylvan Park.
164 Councilman Raucci also reported that illegal housing is a growing problem which
165 puts a strain on the emergency services, the sewers and other services in the
166 Borough. Councilman Raucci is going to meet with Mr. Haenelt, the Fire Marshal
167 and Mr. Peters, the Construction Official. A letter will be prepared and sent to the
168 newspapers. The penalties for illegal conversions are going to be stiff. Councilman
169 Hawkins suggested perhaps the Neighborhood Watch Program should be reinstated.

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171 **INTRODUCTION OF ORDINANCE**

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173 **ADOPTION OF ORDINANCE**

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175 **UNFINISHED BUSINESS**

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a) Shade Tree Ordinance - Discussed under Laws and Ordinances Report.

177

b) Sign Ordinance (1/20/2010) - Discussed under Laws and Ordinances Report.

- 178 c) NJ Transit and Light Rail (Councilwoman Brennan) - Councilwoman Brennan
179 thanked the Mayor for adding this to the Town Meeting. This is a second
180 opportunity for those who did not attend previously. If they do not attend the
181 March 2nd meeting is there an alternate date we can invite them too? Mayor
182 Heveran agreed. Can Mark Gordon prepare the survey and have the committee
183 review it? Councilwoman Brennan reported on a conversation she had with an aid
184 from Senator Rothman's office regarding the traffic report. Councilwoman
185 Brennan obtained a copy of the 2008 traffic report. Councilwoman made a motion
186 to send it to the Planning Board, the Transportation Committee, and Mark Gordon
187 for review.
- 188 d) Curbside Garbage Pick-up (Mayor Heveran and Councilwoman Brennan) - Was
189 discussed earlier in meeting.
190

191 **NEW BUSINESS**

- 192 a) Farmers Market (Mayor Heveran) Mayor Heveran tried to acquire last year
193 a Farmer's Market. Mayor Heveran would like to try this again.
194 Councilman Hawkins stated the consensus was to have it at Station
195 Parkway. Mayor Heveran asked for the minutes from last year be included
196 in the upcoming agenda packet.
- 197 b) Rent Control (Councilman Raucci) The intent is to look at something that
198 has not been looked at in years. This is more to do with business districts.
199 Councilman Raucci would also like to have residential looked at.
200 Councilman Raucci also stated he checked with Mr. Giblin regarding rent
201 control only to learn there is nothing that the Borough can do with
202 businesses.
- 203 c) Webcast (Council President Norgaard) Councilman Norgaard would like to
204 have this go to the Web Committee. Councilman Norgaard would like to
205 reach out to the Board of Ed and see if they would help in anyway.
- 206 d) Solicitation of Members to Volunteer Positions (Council President
207 Norgaard) Councilman Norgaard thanked Mr. Weimer for bringing this up
208 at a Town Hall Meeting. There are committees that have vacancies. Mayor
209 Heveran stated when she became involved in Government she found out
210 how many committees, commissions and boards there are. Mayor Heveran
211 stated that she is going to be writing a column every third week for the
212 Bergen News called the "Mayor's Corner." It is her plan to write a story
213 about the boards, commissions and what they do. Mayor Heveran stated all
214 the committees, boards, and commissions are filled except for the Website
215 Committee.
- 216 e) Memorial Day Parade Contribution (Mayor Heveran) Discussed under
217 Mayor's Report.
- 218 f) Draft Ordinance for Traffic Officer (Councilman Raucci) Councilman
219 Raucci reported the Committee discussed the hiring of an intern as traffic
220 officer at a salary of \$16.00 per hour with no more than 20 hours a week.
221 Members of the Governing Body questioned if the individual would be
222 given benefits. Councilman Raucci stated, no. Mr. Giblin explained that the

223 traffic officer could only write tickets on Borough Ordinance, not State
224 Law.

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227 **CORRESPONDENCE**

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229 **COMMENTS FROM THE PUBLIC**

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231 Ernest Liberatore, 121 Woodridge Place – Mr. Liberatore expressed his disappointment
232 that the Governing Body did not pass the resolution for the solar panels.

233

234 Council President Norgaard made a motion to extend the meeting another 15minutes to
235 10:15 PM, seconded by Councilman Raucci. All in favor none opposed.

236

237 Bradley Wilds, 157 Glenwood Avenue – Mr. Wilds commended the Governing Body on
238 the discussions that were held during the meeting. The proposal to consider the purchase
239 of the Texaco property is of concern to him. Mr. Wilds has done some research on the
240 property. Mr. Wilds would like to see the reports regarding the sight. Mr. Giblin responded
241 to Mr. Wilds concerns. Councilman Hawkins addressed Mr. Wild’s concerns regarding the
242 Economic Development Committee.

243

244 John Genese, 320 Westview Ave. - Mr. Genese spoke about garbage pick-up for
245 businesses in town.

246

247 Mark Spiegel, 122 Wood Terrace – Mr. Spiegel spoke about Yamato/Texaco property and
248 urged the Borough to be prudent. The use of a parking lot is great idea.

249

250 Councilman Raucci made a motion to extend the meeting another 15 minutes until 10:30
251 PM, seconded by Council President Norgaard. All in favor none opposed.

252

253 Arthur Zayat, 125 Reldyes Avenue – Spoke about the Yamato/Texaco property. A Traffic
254 Officer is great idea. Leonia is a bedroom community and change is happening. The Sign
255 Ordinance should define what a sign is. He felt in the Elm Street lot, no one should be
256 allowed to park overnight except for a few that would be grandfathered. Regarding the
257 Liquor License, Mr. Zayat does not feel there is a need for it. Mr. Zayat also expressed
258 concern about the reduction in police staffing. Mr. Zayat feels that all engineering should
259 go out to bid. Mr. Zayat also spoke about solar panels.

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261 Kelly Ann Pokrywa 131 Irving Street – Ms. Pokrywa spoke about the Yamato/Texaco
262 property. Mr. Giblin responded to the concerns of Ms. Pokrywa.

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264 Leah Rolland 186 Crescent Avenue – Mrs. Roland expressed her disappointment with the
265 members of the Council for not moving forward with the solar panels and urged them to
266 do so as quickly as possible.

267

268 Leonel Morales, 189 Grand Avenue - Mr. Morales feels that all reports should be scanned
269 and posted on the Borough Website. Mr. Morales also reminded the Governing Body of a
270 previous agreement with regard to the traffic officer being allowed to respond to
271 ambulance calls.

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274 Roland Weimer, 329 Moore Avenue – Mr. Weimer spoke about a recently enacted law
275 regarding volunteers on boards, committees and commissions. Councilwoman Brennan
276 thanked Mr. Weimer.

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278 Councilman Raucci made a motion to extend the meeting for another 15 minutes until
279 10:45 PM, seconded by Council President Norgaard. All in favor.

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281 Paul King, 152 Longview Avenue – Mr. King spoke about the solar panels and the Texaco
282 property. Mr. Kings asked about illegal conversions. Mr. Giblin explained the process that
283 would need to be followed. Councilman Hawkins spoke about the solar panels. Mr. King
284 spoke on other issues that were discussed.

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286 **CLOSED SESSION**

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288 **ADJOURN**

289 Councilman Hawkins made a motion to adjourn the meeting, seconded by Councilman
290 Choi. All in favor none opposed

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292 As there was no further business before the Governing Body, the meeting was adjourned at
293 10:40PM.

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295 Respectfully submitted,

296

297 Fran Lehmann

298 Borough Clerk