

1 **Council Meeting/Work Session**  
2 **Minutes**  
3 **September 20, 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 7:30 pm.*

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, (arrived at*  
11 *8:25) Choi, Hawkins, Knott, and Raucchi*

12  
13 **Council Absent:** *none*

14  
15 **Also Present:** *Brian Giblin, Borough Attorney, Fran Lehmann, Borough Clerk*

16  
17 **Absent:** *Jack Terhune, Borough Administrator*  
18

19 **OPEN MEETING STATEMENT**

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

23 **PRESENTATION**

24  
25 **APPOINTMENTS**

26  
27 **PUBLIC COMMENTS**

28 Hector Castro, 428 Christie Lane; Mr. Castro brought to the members of the Governing  
29 Body the problems that are occurring regarding the construction of the Gulf Station on  
30 Rte. 46 in Fort Lee.

31 Mayor Heveran will have the police monitor the parking and issue summonses to those  
32 who do not have a parking sticker on their cars. Mayor Heveran will also contact Mayor  
33 Sokolich for assistance with the speeding and other issues that were raised.  
34

35 Ron Chace, 120 Leonia Avenue; Mr. Chace asked if Englewood Hospital Daytime was  
36 overlooked in the Stand-by Guidelines Ordinance. Mr. Giblin stated the Mayor or  
37 Administrator would approve the request for a standby.  
38

39 Jackie Zabo, 106 Palmer Place; Mrs. Zabo spoke about an issue with a new neighbor on  
40 the corner of Palmer Place and Glenwood Avenue whom has denied access to the  
41 easement that is owned by six homeowners. Mayor Heveran deferred concern to Mr.  
42 Giblin. Mr. Giblin asked who owns the easement. Mrs. Zabo stated the six property  
43 owners own the easement which was recorded in 1912. Mr. Giblin explained that because

44 this is not a Borough easement the Borough cannot get involved. Mrs. Zabo was advised to  
45 contact an attorney.

46 **APPROVAL OF MINUTES**

47  
48 Council Meeting, September 7, 2010 – Councilman Hawkins, made a motion to approve  
49 the Minutes of April 5, 2010, seconded by Council President Norgaard.

50 Roll call vote; Councilpersons Norgaard, Hawkins, Knott, Raucci voted yes. Councilman  
51 Choi Abstained; Councilwoman Brennan Absent. Minutes approved as amended.

52  
53 Closed Session, April 5, 2010 – Councilman Hawkins, seconded by Council President  
54 Norgaard made a motion to approve the Closed Session Minutes of April 5, 2010.

55 Roll call vote; Councilpersons Norgaard, Hawkins, Knott, Raucci voted yes. Councilman  
56 Choi Abstained; Councilwoman Brennan Absent. Minutes approved as amended.

57  
58 **RESOLUTIONS**

59 **Resolutions 10-218** – Councilman Hawkins asked if the trial basis could be changed. Mr.  
60 Giblin suggested making it thirty days from the date of the resolution. The Governing  
61 Body agreed with the change.

62  
63 **Resolutions 10-218 and 10-220** – Councilman Hawkins, seconded by Councilman Raucci  
64 made a motion to approve the aforementioned Resolutions.

65  
66 Roll call vote; Councilpersons Norgaard, Choi, Hawkins, Knott, Raucci voted yes.  
67 Councilwoman Brennan was absent. Resolutions approved.

68  
69 **Standing Committees**

70  
71 *Finance Administration & Personnel*- Councilman Knott; There has not been a  
72 meeting since the 2010 Budget was adopted.

73 *Laws & Ordinances* – Council President Norgaard reported on the following  
74 proposed Ordinances; 1. Building Department Fees. Mr.  
75 Giblin is still working on the Building Department Fee  
76 Ordinance.  
77 2. Rent Control for Seniors is still being reviewed. The  
78 Committee recommends reinstating a Rent Control Board.  
79 3. Medical Offices in the “OB Zone.” The Committee is  
80 recommending the following: “A building that contains  
81 three or more doctors dispensing health services. This  
82 provision is applicable only in the event that Leonia has  
83 volunteer ambulance service.  
84 4. Illegal Conversions can be defined as a single housing  
85 unit under the law which would be a relatively permanent  
86 household and not transient in nature.  
87 5. Limiting the amount of people in a bedroom based on  
88 floor area ratio. Mr. Giblin gave Council President  
89 Norgaard a sample ordinance from the International

90 Rehabilitation Code. This will be discussed by the  
91 Committee and with Mr. Peters, Mr. Haenelt and the Fire  
92 Chief.  
93 6. Shade Tree Ordinance; Every contract that is signed by  
94 the Borough will require a contractor to give notice to the  
95 Shade Tree Commission when a tree needs to be removed.  
96 If a tree is removed, the contractor has to either replace it  
97 or put a certain amount of money in escrow.  
98

99 Police – Councilman Raucci reported the Commission has not met. Officer Perez  
100 had a baby boy and all are doing well. Opening Day at school went well. Leonia  
101 Police Department was involved in a large drug bust. The new dispatch facility in  
102 Mahwah is behind schedule but should be ready in March 2011.

103 Fire Department – Councilman Choi reported the Committee met with a  
104 representative from the ISO. It was reported that the Borough is in good standing,  
105 but with a few a minor corrections their score could greatly increase.

106 Ambulance – Councilwoman Brennan reported waiting on the contract from  
107 Englewood Hospital. There is a meeting, Wednesday, September 22, to review the  
108 billing submitted by the Ambulance Corps.

109 Public Works – Councilman Hawkins reported on a meeting regarding the solar  
110 panels at the DPW and the pool. The Tree Foreman is back. Councilman Choi  
111 inquired on behalf of the Shade Tree Commission as to why stumps have not been  
112 removed. Councilman Hawkins explained the foreman has been out ill. Councilman  
113 Hawkins explained the process in removing the trees.

114 Economic Development – Councilman Hawkins reported on the recent meeting.  
115 They have been discussing balancing the ratables with homes. Mr. Choi inquired  
116 about the TV Clinic site. Councilman Raucci reported the developer’s agreement has  
117 not been completed. 108-106 Grand Avenue needs to tie into the Palisades Park  
118 Sewer line. They are waiting on the Palisades Park engineer.

119 Borough Administrator – Mr. Terhune was absent no report.

120 Mayor – Mayor Heveran announced that she will be speaking at the special  
121 ceremony for the International Day of Peace at 6:00 PM at the Methodist Church.  
122 The event starts at the High School with music and singing. The Library will once  
123 again be holding a book sale. The good news is they have received a lot of  
124 donations. However the bad news is they need a lot of help in organizing the books.  
125 The Transit Survey is now up to 360 respondents. It has been extended to September  
126 15<sup>th</sup>. It went home with the children, has been on the website, in the library, and at  
127 the pool. Health Fair will be October 2, from 10:00 am – 2:00 pm at the ACS  
128 School.

129

130 Special Bodies – Councilwoman Brennan reported the pool has closed for the  
131 season. They had a great summer. Registration is very slow for the fall classes and

132 therefore the Recreation Department may have to scale back on some activities.  
133 Summer camp went very well.

134 The plans for Phase 2 for Overpeck Park: Councilwoman Brennan expressed  
135 concern for pedestrian safety with the widening of Fort Lee Road.

136 Councilman Hawkins reported the DEP is coming to Leonia on September 30<sup>th</sup> at  
137 1:00 PM in the Library. The even is being hosted by the Green Team and the  
138 Environmental Commission.

139 Councilman Knott reported on the Board of Health meeting held on September 15<sup>th</sup>.  
140 Flu shots will be given on October 7<sup>th</sup>, from 2:00 – 4:00 PM. There have been sewer  
141 back-ups in multi family dwellings. In one instance there was 18 inches of sewerage  
142 in a basement. The primary cause is diapers and other non-flushable items.

143  
144 **INTRODUCTION OF ORDINANCE**

145  
146 **ADOPTION OF ORDINANCE**

147 **Adoption of Ordinance 09-10 entitled;**  
148 **AN ORDINANCE AMENDING CHAPTER 66 TITLED**  
149 **“VOLUNTEER SERVICES” TO ADD A NEW SECTION**  
150 **REGARDING VOLUNTEER EMERGENCY STANDBY**  
151 **GUIDELINES.**

152 **Borough Clerk read the Ordinance by Title**  
153 **Public Hearing**

154  
155 Mr. Bob Chace, 86 Glenwood Avenue, Deputy Chief Leonia Fire Department; Mr.  
156 Chace stated that he does not feel this Ordinance is a good idea. Mayor Heveran  
157 explained the reasons for the Ordinance. Mr. Chace stated the Fire Department  
158 objects to this Ordinance.

159  
160 **A Motion** was made by Council President Norgaard, seconded by Councilman  
161 Raucci to table Ordinance 09-10 until the next meeting

162  
163 **ROLL CALL** Councilpersons Norgaard, Choi, Hawkins, Knott, Raucci voted yes;  
164 Councilwoman Brennan voted no. Ordinance tabled until October 4<sup>th</sup>.

165  
166 Adoption of Ordinance 10-10 Entitled:  
167 **BOND ORDINANCE TO MAKE VARIOUS AMENDMENTS TO THE**  
168 **BOND ORDINANCE (ORD. NO. 01-10) ENTITLED: "BOND**  
169 **ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC**  
170 **IMPROVEMENTS AND THE ACQUISITION OF A NEW FIRE**  
171 **ENGINE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT,**  
172 **IN, BY AND FOR THE BOROUGH OF LEONIA, IN THE COUNTY OF**  
173 **BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM**  
174 **OF \$2,736,760 TO PAY THE COST THEREOF, TO APPROPRIATE**  
175 **VARIOUS GRANTS AND A PRIVATE CONTRIBUTION, TO MAKE A**  
176 **DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO**

177 **FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE**  
178 **ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF**  
179 **THE ISSUANCE OF SUCH BONDS," ADOPTED FEBRUARY 1, 2010.**

180 **Borough Clerk read the Ordinance by Title**

181 **Public Hearing**

182 **No one from the public spoke**

183  
184 **A Motion** was made by Councilman Hawkins, seconded by Council President  
185 Norgaard to approve on final reading Ordinance 10-10.

186  
187 **ROLL CALL:** Councilpersons Norgaard, Brennan, Hawkins, Knott, Raucci voted  
188 yes; Councilman Choi abstained. Ordinance 10-10 adopted.

189  
190 Adoption of Ordinance 11-10 entitled:

191 **AN ORDINANCE AMENDING ORDINANCE 194-43 TITLED**  
192 **"SCHEDULE XIV: LEFT AND RIGHT TURNS"**

193 **Borough Clerk read the title of the Ordinance**

194 **Public Hearing**

195 **No one from the public spoke.**

196  
197 **A Motion** was made by Council President Norgaard, seconded by Councilman  
198 Raucci to approve on final reading Ordinance 11-10.

199  
200 Councilman Hawkins stated Meadowview Condominiums is suggesting that the  
201 right turn only be on weekdays and not on weekends. Councilman Hawkins  
202 explained that in speaking with the Chief earlier in the day, most accidents happen  
203 on the weekend or when a driver is inattentive. Mayor Heveran read a comment  
204 made by Chief Ziegler.

205  
206 **ROLL CALL:** Councilpersons Norgaard, Brennan, Hawkins, Knott, Raucci voted  
207 yes. Councilman Choi abstained. Ordinance 11-10 adopted.

208  
209 **UNFINISHED BUSINESS**

- 210 a) E-blast on Tax Bills- Councilwoman Brennan explained that there is an area on  
211 the Tax Bills that allows for a notice. There will be something on the bill urging  
212 people to sign up for "e-blast".

213  
214 **NEW BUSINESS**

215  
216 **CORRESPONDENCE**

217  
218 **COMMENTS FROM THE PUBLIC**

219  
220 Mr. Torres; 107 Christie Street; Mr. Torres spoke about Ord. 11-10. Mr. Torres feels the  
221 right turn only will help with traffic. Mr. Torres inquired whether a no left turn from Grand

222 Avenue to Station Parkway could be put in place. Mr. Torres has witnessed many of the  
223 accidents as lives near the intersection.

224 Councilman Hawkins and Councilwoman Brennan discussed their concerns and thanked  
225 Mr. Torres for coming to the meeting and expressing his concerns. Mr. Torres brought up  
226 the subject of the lights at the Recreation Center going out while people are playing table  
227 tennis. Mr. Torres asked for an estimate to repair or replace the lights and he will get the  
228 donations to for repair.

229

230 Charles Silverstein, 356 Grand Avenue; Mr. Silverstein spoke about a sewer odor in front  
231 of 215 Fort Lee Road and a strong odor from the dumpster in the Borough Hall parking  
232 lot. Mayor Heveran will ask Mr. Terhune to look into the matter.

233

234 **ADJOURN**

235 Council President Norgaard made a motion to adjourn the meeting, seconded by  
236 Councilman Choi. All in favor none opposed.

237

238 As there was no further business before the Governing Body, the meeting was adjourned at  
239 9:17 pm.

240

241

242 Respectfully submitted,

243

244 Fran Lehmann

245 Borough Clerk