

**AGENDA  
BOROUGH OF CLIFFSIDE PARK  
BERGEN COUNTY, NEW JERSEY  
MAYOR AND COUNCIL SINE DIE MEETING  
JANUARY 6, 2015**

**CALL TO ORDER AT 5:00 P.M.**

**SALUTE TO THE FLAG**

**ROLL CALL**

**"OPEN PUBLIC MEETINGS ACT" STATEMENT: THIS IS AN ANNUAL SINE DIE MEETING OF THE MAYOR AND COUNCIL, AND NOTICE WAS GIVEN AS FOLLOWS:**

1. NOTICE PUBLISHED NOVEMBER 19, 2014 WITH THE RECORD, AND NOVEMBER 20, 2014 WITH THE JERSEY JOURNAL DISPATCH, BOTH OFFICIAL NEWSPAPERS OF THE BOROUGH.
2. POSTING OF NOTICE ON THE BULLETIN BOARD.
3. PRESERVING A COPY IN THE CLERK'S OFFICE.

**UNFINISHED BUSINESS FOR THE YEAR 2014**

**CONSENT AGENDA:**

**PAYMENT OF CLAIMS**

|                     |  |
|---------------------|--|
| RESOLUTION 2014-291 | FENCE APPLICATION 264 COLUMBIA AVENUE  |
| RESOLUTION 2014-292 | FENCE APPLICATION 21 COLUMBIA AVENUE   |
| RESOLUTION 2014-293 | CANCELLATION OF 2014 DEBT SERVICE  |
| RESOLUTION 2014-294 | TRANSFER OF 2014 BUDGET APPROPRIATIONS   |
| RESOLUTION 2014-295 | PROPERTY TAX LIEN FOR EMERGENCY RELOCATION COSTS - 346 PALISADE AVENUE - 346 PALISADE AVENUE LLC                                   |
| RESOLUTION 2014-296 | AUCTION OF FIRE VEHICLE  |
| RESOLUTION 2014-297 | GRANTEE AUTHORIZING RESOLUTION FOR BERGEN COUNTY OPEN SPACE GRANT IN THE AMOUNT OF \$64,000 FOR ZALEWSKI PARK IMPROVEMENTS PROJECT |
| RESOLUTION 2014-298 | GREATER BERGEN COMMUNITY ACTION BUILDING DEPARTMENT FEES WAIVED  |

**OFF CONSENT AGENDA:**

|                     |   |
|---------------------|---|
| RESOLUTION 2014-299 | RENEWAL OF LIQUOR LICENSE JOHN PETROCELLI |
|---------------------|---|

**COMMITTEE REPORTS: ALL COMMITTEE REPORTS ON FILE WITH THE CLERK**

**REMARKS OR STATEMENTS BY MEMBERS OF MAYOR AND COUNCIL**

**PUBLIC PORTION: PERSONS WISHING TO BE HEARD**

**ADJOURN:**

\*(AGENDA SUBJECT TO CHANGE AS A RESULT OF MATTERS NOT KNOWN AT TIME OF PRINTING.)

JANUARY 6, 2015

**BOROUGH OF CLIFFSIDE PARK  
BERGEN COUNTY, NEW JERSEY**

**MINUTES OF THE SINE DIE MEETING  
JANUARY 6, 2015**

**CALL TO ORDER AT 5:00 P.M.**

**PRESENT AT ROLL CALL**

|              |                  |
|--------------|------------------|
| Councilwoman | Donna Spoto      |
| Councilman   | Bernard Fontana  |
| Councilman   | Larry Bongard    |
| Councilman   | Thomas Calabrese |
| Councilwoman | Dana Martinotti  |
| Councilman   | Kenneth Corcoran |

**ABSENT AT ROLL CALL:**

**On a motion by Councilman T. Calabrese, seconded by Councilman Corcoran, Mayor Calabrese was given an excused absence.**

**ROLL CALL:**

AYES: Spoto, Fontana, Bongard, T. Calabrese, Martinotti, Corcoran.

**SERCAN ZOKLU STATED:**

**THIS IS A SINE DIE SESSION OF THE MAYOR AND COUNCIL, AND NOTICE WAS GIVEN AS FOLLOWS:**

1. NOTICE PUBLISHED ON NOVEMBER 19, 2014 WITH THE RECORD AND ON NOVEMBER 20, 2014 WITH THE JERSEY JOURNAL DISPATCH, BOTH OFFICIAL NEWSPAPERS OF THE BOROUGH
2. POSTING OF NOTICE ON THE BULLETIN BOARD
3. PRESERVING A COPY IN THE CLERK'S OFFICE

**UNFINISHED BUSINESS FOR THE YEAR 2014:**

**CONSENT AGENDA:**

**On a motion by Councilwoman Spoto, seconded by Councilman Bongard, the claims were ordered paid.**

**ROLL CALL:**

AYES: Spoto, Fontana, Bongard, T. Calabrese, Martinotti, Corcoran.

**RESOLUTIONS:**

**On a motion by Councilwoman Spoto seconded by Councilman Bongard, Resolutions 2014-291 to 2014-298 were offered for adoption:**

**ROLL CALL:**

AYES: Spoto, Fontana, Bongard, T. Calabrese, Martinotti, Corcoran.

**RESOLUTION 2014-291**

JANUARY 6, 2015

**WHEREAS, CHAPTER 11-5** of the General Ordinances of the Borough of Cliffside Park, prohibits the construction of any fence in excess of four (4) feet in height without the authorization of the Mayor and Council; and

**WHEREAS,** Living Word Church of New Jersey of 264 Columbia Avenue, Cliffside Park, NJ has requested permission from the Mayor and Council of the Borough of Cliffside Park to erect a fence in excess of four (4) feet in height, on their property for privacy and safety; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Cliffside Park, that permission is hereby granted for the construction of a six foot fence the finished side facing the adjacent properties and the building department is authorized to issue a permit after all documents and fees are submitted and approved by the Construction Official.

### RESOLUTION 2014-292

**WHEREAS, CHAPTER 11-5** of the General Ordinances of the Borough of Cliffside Park, prohibits the construction of any fence in excess of four (4) feet in height without the authorization of the Mayor and Council; and

**WHEREAS,** Yakov Volovnik of 21 Columbia Avenue, Cliffside Park, NJ has requested permission from the Mayor and Council of the Borough of Cliffside Park to erect a fence in excess of four (4) feet in height, on his property for privacy and safety; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Cliffside Park, that permission is hereby granted for the construction of a six foot fence the finished side facing the adjacent properties and the building department is authorized to issue a permit after all documents and fees are submitted and approved by the Construction Official.

### RESOLUTION 2014-293

**WHEREAS, THE BOROUGH OF CLIFFSIDE PARK HAS AN UNEXPENDED BALANCES OF \$1.24 IN INTEREST ON BONDS OF \$451.41 IN THE INTEREST ON NOTES BUDGET ACCOUNT; AND**

**WHEREAS, ALL OF THE DEBT PAYMENTS FOR THE YEAR 2014 HAVE BEEN MADE UNDER SAID NOTE; AND**

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLIFFSIDE PARK THAT THE SAID 2014 UNEXPENDED BALANCE OF \$452.65 BE CANCELED.**

### RESOLUTION 2014-294

#### 2014 BUDGET APPROPRIATION TRANSERS

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLIFFSIDE PARK THAT THE ATTACHED 2014 BUDGET APPROPRIATION TRANSFER BE MADE AND THAT A CERTIFIED COPY OF THIS RESOLUTION BE TRANSMITTED TO THE CHIEF FINANCIAL OFFICER FOR HIS RECORDS:**

#### 2014 BUDGET TRANSFERS

| Account Name                 | TO AMOUNT    | FROM AMOUNT |
|------------------------------|--------------|-------------|
| VEHICLE MAINTENANCE          | (171,296.37) |             |
| INSURANCE - OTHER PREMIUMS   | (145,565.29) |             |
| POLICE MISCELLANEOUS O/E     | (81,674.00)  |             |
| STREETS AND ROAD MAINT. S/W  | (52,547.72)  |             |
| RECREATION PROGRAMS O/E      | (51,360.11)  |             |
| PAYMENT OF BOND ANTIC. NOTES | (47,000.00)  |             |

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|                                |             |           |
|--------------------------------|-------------|-----------|
| GENERAL ADMIN S/W              | (41,600.92) |           |
| SEWER SYSTEM O/E               | (28,171.36) |           |
| MUNICIPAL CLERK S/W            | (28,084.13) |           |
| BUILDINGS & GROUNDS S/W        | (25,824.93) |           |
| ENGINEERING SERVICE & COST O/E | (25,000.00) |           |
| OEM O/E                        | (21,793.71) |           |
| POLICE & FIRE RETIRE SYSTEM NJ | (19,693.84) |           |
| REVENUE ADMIN O/E              | (14,276.24) |           |
| SNOW REMOVAL S/W               | (12,634.45) |           |
| BUILDINGS & GROUNDS O/E        | (10,483.25) |           |
| ASSESSMENT OF TAXES S/W        | (8,091.07)  |           |
| RECREATION PROGRAMS S/W        | (8,035.79)  |           |
| GENERAL ADMIN O/E              | (7,769.55)  |           |
| ALLIANCE TO PREVENT ALCOHOLISM | (5,954.63)  |           |
| EMS AMBULANCE O/E              | (5,735.17)  |           |
| SNOW REMOVAL O/E               | (5,271.16)  |           |
| BUILDING INSPECTOR S/W         | (4,585.27)  |           |
| PLANNING BOARD O/E             | (4,105.30)  |           |
| MUNICIPAL CLERK O/E            | (3,502.89)  |           |
| WATER                          | (3,113.20)  |           |
| PURCHASE OF POLICE CARS        | (3,108.00)  |           |
| ELECTRICITY                    | (2,014.36)  |           |
| SUMMER FOOD PROGRAM            | (1,837.61)  |           |
| UNIFORM FIRE SAFETY ACT        | (1,782.90)  |           |
| SPECIAL POLICE                 | (1,704.07)  |           |
| ELEVATOR INSPECTOR             | (0.04)      |           |
| ELECTRICAL INSPECTOR S/W       | (0.04)      |           |
| HOUSING INSPECTOR O/E          | -           | 100.00    |
| LEGAL SERVICES & COSTS S/W     | -           | 119.54    |
| SEWER SYSTEM S/W               | -           | 199.88    |
| UNIFORM FIRE SAFETY ACT S/W    | -           | 297.56    |
| IMPLEMENTATION OF 911 SYSTEM   | -           | 304.50    |
| MAYOR & COUNCIL S/W            | -           | 399.44    |
| HOUSING INSPECTOR S/W          | -           | 500.00    |
| FINANCIAL ADMIN S/W            | -           | 551.00    |
| BORO OF FAIRVIEW TAXES         | -           | 752.00    |
| BOARD OF ADJUSTMENT S/W        | -           | 820.00    |
| REVENUE ADMIN S/W              | -           | 865.16    |
| ANIMAL CONTROL SERVICES        | -           | 1,000.00  |
| FIRE S/W                       | -           | 1,415.15  |
| PLANNING BOARD S/W             | -           | 1,460.78  |
| BOARD OF ADJUSTMENT O/E        | -           | 1,612.77  |
| PARKING METERS                 | -           | 2,000.00  |
| RENT LEVELING BOARD O/E        | -           | 2,262.70  |
| BUILDING INSPECTOR O/E         | -           | 2,894.10  |
| BOARD OF HEALTH S/W            | -           | 4,034.32  |
| SOLID WASTE COLLECTION S/W     | -           | 5,401.29  |
| MUNICIPAL PROSECUTOR S/W       | -           | 5,557.44  |
| SOLID WASTE COLLECTION O/E     | -           | 10,000.00 |
| FIRE O/E                       | -           | 17,290.94 |
| LEGAL SERVICES & COSTS O/E     | -           | 20,000.00 |
| OEM S/W                        | -           | 24,230.80 |
| BOARD OF HEALTH                | -           | 35,128.30 |
| FIRE HYDRANTS                  | -           | 41,637.46 |
| EMS AMBLANCE S/W               | -           | 44,762.96 |
| ASSESSMENT OF TAXES O/E        | -           | 45,552.87 |
| UNEMPLOYMENT COMPENSATION INS. | -           | 50,000.00 |
| MAINTENANCE OF PARKS S/W       | -           | 51,420.92 |
| STREETS AND ROAD MAINT. O/E    | -           | 57,150.25 |

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|                              |   |            |
|------------------------------|---|------------|
| FINANCIAL ADMIN ANNUAL AUDIT | - | 59,487.50  |
| INSURANCE - GROUP INSURANCE  | - | 91,401.72  |
| POLICE S/W                   | - | 263,006.02 |

**RESOLUTION 2014-295**

**WHEREAS**, N.J.A.C 5:11-1.1 governs benefits due to persons displaced by the Municipal Code Enforcement Officer; and

**WHEREAS**, Borough Code 11-3 Unfit Dwellings provides procedural and substantive due process procedures for buildings or structures that are unfit for human habitation, occupancy or use; and

**WHEREAS**, 346 Palisade Avenue displaced multiple residents from their homes and the building or structure was deemed unfit for human habitation, occupancy or use; and

**WHEREAS**, according to N.J.A.C 5:11-1.1 and Borough Code 11-3, the Office of Emergency Management along with the Municipal Code Enforcement Officer determined that these residents be temporarily relocated; and

**WHEREAS**, Stewart DeVito, Coordinator for the Office of Emergency Management and, Sercan Zoklu, Borough Clerk, issued the bills to the following property owners for reimbursement of the emergency relocation costs for his/her tenants:

|                         |            |
|-------------------------|------------|
| 346 Palisade Avenue LLC | \$4,637.00 |
| P.O. Box 729            |            |
| Closter, NJ 07624       |            |

**WHEREAS**, in order to maintain the health, safety and welfare of the Municipality, the Borough has incurred emergency relocation costs in the afore described respective amounts; and

**WHEREAS**, the Borough paid Comfort Inn in the amount of \$4,637.00 to provide shelter for the emergency relocation of the tenants; and

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Borough Code 11-3.8, the Council directs Tax Collector Frank Berardo to issue and file municipal liens against all properties described herein; and

**BE IT FURTHER RESOLVED** that a certified to be true copy of this resolution be tendered to all property owners as follows:

346 Palisade Avenue LLC  
P.O. Box 729  
Closter, NJ 07624

**RESOLUTION 2014-296**

**WHEREAS**, the Borough of Cliffside Park will bring together surplus vehicles and other equipment for an online municipal auction to be held beginning at 9:00 AM on Wednesday, February 18, 2015 and ending at 6:00 PM on Wednesday, February 25, 2015; and

**WHEREAS**, Stephan J. Miranti, US Gov Bid / Auction Liquidation Services, P.O. Box 1216, Eatontown, NJ will conduct the auction on their website located at [www.usgovbid.com](http://www.usgovbid.com) for a commission rate of 5.5% of the gross selling price; and

**WHEREAS**, Local Public Contracts Law N.J.S.A. 40A:11-36 requires the authorization of the sale of said property via adoption of a resolution; and

**WHEREAS**, the estimated fair market value of the property to be sold does exceed 15% of the bid threshold; and

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**WHEREAS**, the below list of vehicles for sale will be published in **The Record** not less than 7 nor more than 14 days after the latest publication of the notice thereof:

1. 1994 Ford Bronco, Wagon Red, Mileage: 47,000, VIN #1FMEU15H9RLB32597

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Cliffside Park that the Borough be authorized to dispose the following vehicles and equipment through the process of an online auction to be held beginning at 9:00 AM on Wednesday, February 18, 2015 and ending at 6:00 PM on Wednesday, February 25, 2015 on the website located at [www.usgovbid.com](http://www.usgovbid.com); and

**BE IT FURTHER RESOLVED**, that these vehicles and equipment are being sold in as is condition and without warranty of any kind; and

**BE IT FURTHER RESOLVED**, that the Administrator and/or Borough Clerk is authorized to execute the contract of Auction Liquidation Services for the Borough of Cliffside Park.

## **RESOLUTION 2014-297**

### **GRANTEE AUTHORIZING RESOLUTION**

**BE IT RESOLVED** that the Mayor and Council of Cliffside Park wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$64,000.00 matching grant award from the 2013 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled Zalewski Park Improvements Project located in Zalewski Park at Gorge Road and Adolphus Avenue in Block 903, Lot 1 on the tax maps of the Borough of Cliffside Park; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorize the Mayor and/or Administrator to be a signatory to the aforesaid Contract; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about December 4, 2015; and

**BE IT FURTHER RESOLVED** that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund's requirements; and

**BE IT FURTHER RESOLVED** that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements.

This resolution was adopted by the Mayor and Council of Cliffside Park at a meeting on January 5, 2015.

## **RESOLUTION 2014-298**

**WHEREAS**, **Greater Bergen Community Action** is a 501(c)(3) Not-For-Profit Community Action Agency. Established in 1967, Greater Bergen is part of a nationwide network of poverty-fighting enterprises which were established as part of the nation's effort to address the intractable and persistent problem of poverty in America; and

**WHEREAS**, Greater Bergen Community Action is building a 4 unit condo located at 148 Oakwood Avenue; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Cliffside Park that all Building Department permit fees be waived.

**OFF CONSENT AGENDA:**

**On a motion by Councilman Bongard, seconded by Councilwoman Martinotti, Resolution 2014-299 was offered for adoption:**

**ROLL CALL:**

AYES: Spoto, Fontana, Bongard, Martinotti, Corcoran. ABSTAIN: T. Calabrese.

**RESOLUTION 2014-299**

**WHEREAS, THE BOROUGH CLERK HAS RECEIVED FROM THE DIRECTOR OF THE DIVISION OF ALCOHOLIC BEVERAGE CONTROL, A SPECIAL RULING TO PERMIT RENEWAL OF INACTIVE LICENSE PURSUANT TO N.J.S.A. 33: 1-12.39 (AGENCY DOCKET NO. 12-14-8985) FOR THE 2014-15 AND 2015-16 LICENSE TERMS TO: PETROCELLI JOHN, LICENSE #0206-33-008-013; AND**

**WHEREAS, PETROCELLI JOHN HAS PREVIOUSLY SUBMITTED THE 2014-2015 RENEWAL APPLICATIONS AND ALL THE NECESSARY FEES TO THE BOROUGH CLERK AND SAME HAS BEEN FORWARDED TO THE DIVISION OF ALCOHOLIC BEVERAGE CONTROL; AND**

**NOW, THEREFORE, BE IT RESOLVED THAT ALL THE REQUIREMENTS HAVE BEEN MET, AND SAID APPLICATION IS IN ORDER FOR APPROVAL BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLIFFSIDE PARK.**

**COMMITTEE REPORTS: ALL COMMITTEE REPORTS ON FILE WITH THE CLERK.**

**PUBLIC PORTION:**

On a motion by Councilman Bongard, seconded by Councilwoman Spoto, the meeting was opened to the public. Carried.

**PUBLIC PARTICIPATION: None.**

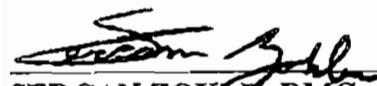
On a motion by Councilwoman Spoto, seconded by Councilman Bongard, the meeting was closed to the public.

**ADJOURN:**

On a motion by Councilwoman Spoto, seconded by Councilman Bongard, the meeting was adjourned at 5:28 p.m.

**ATTEST:**

**APPROVED:**

  
SERCAN ZOKLU, RMC  
BOROUGH CLERK

  
THOMAS CALABRESE  
COUNCIL PRESIDENT