

Township of South Hackensack  
Bergen County, New Jersey  
December 12, 2013 7:30 P.M.

*Regular Meeting*  
MINUTES

Frank Cagas, Mayor.....*Present*  
Gary Brugger .....*Present*  
Walter Eckel, Jr.....*Present*  
William Regan.....*Absent*  
Vincent Stefano.....*Absent*

Donna L. Gambutti, Municipal Clerk  
David V. Nasta, Esq., Municipal Attorney

**Call of Meeting to Order**

Mayor Cagas called the Regular Meeting to order at 7:35 p.m. The Clerk advised that this is a regular scheduled meeting of the Township Committee of South Hackensack. The date, time and location of this meeting has been advertised in the official newspapers of the Township, filed with the Township Clerk and posted on the bulletin board in the municipal building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Mayor Cagas led the flag salute. The Municipal Clerk called the roll. All Committee members were present with the exception of Vincent Stefano.

**Correpondence**

Eckel motioned; Brugger seconded to accept the General Correspondence for November and place them on file. All members present were in favor.

Brugger seconded; Eckel seconded to accept the Monthly Department Reports and place them on file. All members present were in favor.

Eckel motioned; Brugger seconded to accept the correspondence of Michael Ward, South Hackensack Ambulance Corps Chief, December 4, 2013- Use of Vehicle # 658 and place under new business. All members present were in favor.

Brugger motioned; Eckel seconded to accept the correspondence of Mary Terraccino, Tax Collector, December 5, 2013- Sundown Limited A/ Congello- Tax Credit and place under new business. All members present were in favor.

Eckel motioned; Brugger seconded to accept the correspondence of David V. Nasta, Esquire, December 9, 2013- Co- Location- Huyler Street Cell Tower and place under new business. All members present were in favor.

Bruger motioned; Eckel seconded to accept the correspondence of Ptl. Robert Chinchar- Memo to Captain Joseph Terraccino, December 9, 2013- Recommendation for alternate crossing guard- William Heinzelman, Jr. and place under new business. All members present were in favor.

Eckel motioned; Brugger seconded to accept the correspondence of Richard Napolitano, December 11, 2013- 30 Calicooneck Road Sewer and place under new business. All members present were in favor.

### **Old Business**

Department of Public Works Proficiency and Evaluation- Moonachie Update – Frank Cagas met with Mayor Vaccaro to discuss cost and snow plowing.

Recycling Agreement – David Nasta is in the process of preparing the bid/specifications with the removal of the barrels and should have something at next week's meeting.

Patrolperson hiring – The committee had reviewed the applications and feel that there are 15 potential candidates for interview. Capt. Terraccino informed the Committee on the Jan 3<sup>rd</sup> deadline for physicals and drug testing and Jan 24<sup>th</sup> would be the start of the academy. Frank and Vinnie are on the subcommittee and should meet ASAP to arraign interviews. Captain Terraccino will do initial background checks on the list of candidates before the interview process.

Economic Development Study – Nasta reported that he spoke with Vinnie on this and that financing, budget and funding has to be reviewed by the CFO Chris Eilert who is on vacation this week.

Quality of Life Park Committee – Vinnie is working on establishing a group of people for this committee

Fire Alarm System for Municipal Hall – This matter will have to be reviewed by the Plumbing Inspector Charlie Flenner when he returns to work.

Mobile Vender proposed new ordinance – with the suggestions from the health inspector this new ordinance will be introduced in January.

### **New Business**

Tax Credit for Sundown Limited- 57 Leuning Street – the tax collector Mary Terraccino explained the reason for the credit and is explained in Resolution No. 2013-189

2014 Web Hosting and Content Maintenance Agreement ( no price increase for 2014)  
Mary Terraccino explained that there was no agreement on file and that if we were going to continue to use Kevin Kopec as the Web Host that the Township Committee should have an

agreement with terms and prices. Gary informed Donna to place on the agenda for the Re-Org meeting.

Construction Code & Sub-Code Official open position- Personnel Committee Update- Walter Eckel indicated that the interviews were held this week - and there will be further discussion on salary/ hours. Walter thanked Ray for his assistance and also to Len Falato for helping the town out to fill the void.

Mike Ward – Amb Corp Vehicle#658 – Gary reported that this car used to be the first responder car at the scene that is no longer being used. Mike Ward requested this vehicle for OEM purposes. This vehicle should be utilized and not just left unused in the parking lot. Frank Cagas inquired if the Fire Chief needed a vehicle and this car would be further discussed.

Cell Tower – CoLocator Huyler Street – DVN issued an opinion with regards to the Zoning Officers issue – DVN stated cell towers are preempted by Federal and State guidelines – the Planning Board did a review a few years back – Ray asked about side yard and bulk variance – and DVN indicated that you can't have a variance if you don't have a bulk schedule. This matter will move forward as planned.

Robert Chinchar Crossing Guard – GB motioned; Walter Eckel seconded to hire William Heinzelman, Jr. as alternate Crossing Guard.

Richard Napolitano – 30 Calicooneck Road Sewer Line – Mr. Napolitano explained the situation. Frank Cagas suggested calling United Water to move the line for the fire hydrant. Mr. Napolitano submitted pictures taken to explain and Frank said he would have our Plumbing Inspector Charlie Flenner review this matter.

## **Ordinances**

### **Ordinance No. 2013-10**

REFUNDING BOND ORDINANCE PROVIDING FOR PAYMENT OF AMOUNTS OWING TO OTHERS FOR TAXES LEVIED IN, BY AND FOR THE TOWNSHIP OF SOUTH HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,010,000 TO PAY THE COST THEREOF AND TO AUTHORIZE THE ISSUANCE OF \$1,010,000 OF BONDS OR NOTES TO FINANCE SUCH APPROPRIATION.
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### **Ordinance No. 2013-11**

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE TOWNSHIP OF SOUTH HACKENSACK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$164,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.
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There were not enough Committee members in attendance to vote on Bond Ordinance No. 2013-10 and Bond Ordinance No. 2013-11. The Public Hearing and 2<sup>nd</sup> Reading of Ordinance 2013-10 and Ordinance 2013-11 will be carried to the December 30, 2013 meeting.

### **Resolutions**

Brugger motioned; Cagas seconded to authorize the Closed Executive Session Resolution. All members present were in favor.

Consent Agenda Resolution – Eckel motioned; Brugger seconded to approve this resolution. All members present were in favor.

Resolution No. 2013-189 – Brugger motioned; Cagas seconded to approve this resolution. All member present were in favor.

(Resolution No. 2013-195) – carried to the December 30, 2015 meeting

(Resolution No. 2013-196) – carried to the December 30 ,2015 meeting

### **Committee Reports**

Gary Brugger thanked all departments that participated in the Tree Lighting Ceremony. Recreation will hold a Christmas Show at Memorial School on Friday night.

Walter Eckel thanked the Seniors for all their help at the Tree Lighting and wished everyone a Merry Christmas.

Frank Cagas wished everyone Healthy Holidays and would like all the Departments to submit their monthly reports on time.

### **Public Comments**

Dolly Montenegro – questioned Lodi residents rebates with Passaic Valley water – she read an article on the accusation of a Police Officer and questioned why he was not immediately suspended – DVN reported to the public that this matter is a criminal and civil and should not be discussed openly – she did not understand the timing of events- she was informed that Special Attorney Brian Giblin was professionally handling the matter. She later questioned the property on 25 Grove Street – water retentions were installed and she still had concern about the sewer line that runs along that property and she still has concerns with the old clay sewer pipes along Huyler Street.

Michael Nasta – The Fire Chief's vehicle needs to be replaced because it's been through a few storms and floods –he indicated the Fire Dept could really use Vehicle #658 –years ago the Fire Dept used to have 2 cars one for the Chief and one for the Deputy Chief. Police Chief Terracino indicated that every department could find a use for this vehicle – it has 57,000 miles on it. Frank and Gary will be on the subcommittee to discuss the options for this vehicle.

Lonnie Bedell-51 Grove Street – Complimented Captain Terraccino and his department for snow removal along with all the DPW workers.

At 8:31 Brugger motioned and Eckel seconded to go into Closed Session. All members present were in favor. DVN indicated that there is a few open session items after closed session. They were waiting for Vincent Stefano to vote on finance Ordinances and Resolutions. At 9:35 Closed Session was adjourned.

The meeting was re-opened to the Public. Special meeting will be held on December 19, 2015 at 7 PM for the appointment of the Building Sub-Code Official.

Brugger motioned; Cagas seconded to Adjourn the Meeting. All members present were in favor.

*Respectfully submitted to The Township Committee by Donna L. Gambutti, Municipal Clerk, Township of South Hackensack.*

*Donna L. Gambutti*

**Resolution Authorizing Executive Session- December 12, 2013**

A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

Whereas, the Township Committee of the Township of South Hackensack is subject to certain requirements of the *Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and*

Whereas, the *Open Public Meetings Act, N.J.S.A. 10:4-12,* provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

Whereas, it is necessary for the Township Committee of the Township of South Hackensack to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_(1) *Matters Required by Law to be Confidential:* Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_(2) *Matters Where the Release of Information Would Impair the Right to Receive Funds:* Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_(3) *Matters Involving Individual Privacy:* Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the

individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

XX (4) *Matters Relating to Collective Bargaining Agreements*: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

**PBA Negotiations Update  
DPW Personnel**

XX (5) *Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds*: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

XX (6) *Matters Relating to Public Safety and Property*: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

XX (7) *Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege*: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

**Evans V. South Hackensack  
Tax Appeal Appraisal Fees for Naturex**

XX (8) *Matters Relating to the Employment Relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

**Barbara Hegner  
Melissa Hegner**

**Personnel Policies**

(9) *Matters relating to the Potential Imposition of a Penalty*: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

Now, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of South Hackensack assembled in public session on this date, that an Executive Session closed to the public shall be held in the South Hackensack Township Municipal Complex, 227 Phillips Avenue, South Hackensack, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

*The foregoing resolution was duly adopted by the Township Committee of the Township of South Hackensack at a public meeting held on December 12, 2013*

**Consent Resolution 2013-12**

WHEREAS, the Township Committee of the Township of South Hackensack, has reviewed the Consent Agenda consisting of various proposed resolutions; and

WHEREAS, the Township Committee of the Township of South Hackensack is not desirous of removing a resolution from the consent agenda,

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of South Hackensack that the following resolutions on the Consent Agenda are hereby approved and adopted:

**Resolution No. 2013-188 -Payment of Bills – December 2013- \$ \$908,167.56**

**Resolution No. 2013-190- Tax Appeal Interest Refund**

**Resolution No. 2013-191- Approve Minutes**

**Resolution No. 2013-192- November 2013 License Report**

**Resolution No. 2013-193- Authorize Mayor and Clerk to enter into a lease New York SMSA Limited Partnership D/B/A Verizon Wireless**

**Resolution No. 2013- 194- Tax Appeal- Philbern LLC vs. Township Of South Hackensack- 57 Romanelli Avenue**

**Resolution No. 2013-197- Appoint Part Time Violations Clerk**

**Motion: Walter Eckel**

**Second: Gary Brugger**

**Roll Call Vote: Brugger, Cagas, Eckel**

**Date: December 12, 2013**

**Resolution No. 2013-188 – Payment of Bills – December 2013 - \$908,167.56**

WHEREAS there has been presented to the Mayor and Council of the Township of South Hackensack, the attached list of invoices requesting payment of the work, labor, services and materials supplied to the Township and;

WHEREAS said list and certification specify the exact line item in the Budget or Ordinance to be charged therewith;

NOW THEREFORE BE IT RESOLVED that payment of said invoices is hereby approved and authorized and the Chief Financial Officer is hereby approved and directed to draw

warrants in payment thereof, same to be signed by the proper officials of the Township who are hereby authorized to sign same, and;

BE IT RESOLVED that certification of the Chief Financial Officer of the availability of funds therefore shall be attached to the original copy of the Resolution and both ;are kept in the files of the Municipal Clerk.

**Consent Agenda Resolution No. 2013-12**

**Date: December 12, 2013**

December 9, 2013 TOWNSHIP OF SOUTH HACKENSACK  
 Page No: 1  
 02:17 PM Check Register By Check Date

Range of Checking Accts: First to Last  
 Range of Check Dates: 11/15/13 to 12/12/13  
 Report Type: All Checks  
 Report Format: Super Condensed  
 Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid
Reconciled/Void	Ref Num		

COAH		COAH DEVELOPERS ACCT	
156	12/12/13	KAU01 KAUKER & KAUKER, LLC	5,627.50
	1473		

Checking Account Totals	Paid	Void	Amount Paid
Amount Void			

0.00	Checks:	1	0	5,627.50
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0.00	Direct Deposit:	0	0	0.00
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0.00	Total:	1	0	5,627.50
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DEV		DEVELOPERS & ESCROW CASH	
1813	12/12/13	BOS01 BOSWELL ENGINEERING, INC.	2,674.00
	1476		
1814	12/12/13	CAR09 VINCENT CARRAMUSA	32.01
	1476		
1815	12/12/13	SHT01 SOUTH HACKENSACK TOWNSHIP	713.79
	1476		
1816	12/12/13	TIL02 ANN TILLMAN	303.00
	1476		



Checking Account Totals Amount Void	Paid	Void	Amount Paid
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0.00	Checks: 4	0	3,722.80
0.00	Direct Deposit: 0	0	0.00
=====	=====	=====	=====
0.00	Total: 4	0	3,722.80

GENERAL ACCOUNT

11181	11/21/13	COS10	COSTCO WHOLESALE	170.39
	1467			
11182	12/02/13	CHO01	CHOCOLATES WITH LOVE	280.00
	1472			
11183	12/02/13	SHO20	SHOP-RITE OF HACKENSACK	135.80
	1472			
11180	12/07/13	COS10	COSTCO WHOLESALE	274.98
	1479			
11184	12/12/13	ADS01	ACTION DATA SERVICES	503.67
	1477			
11185	12/12/13	AME03	AMERICAN FENCE CO.	3,325.00
	1477			
11186	12/12/13	APP01	Appraisal Systems, Inc.	9,500.00
	1477			
11187	12/12/13	BCB10	BCB JANITORIAL SUPPLY COMPANY	110.40
	1477			

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TOWNSHIP OF SOUTH HACKENSACK

Check Register By Check Date

Check #	Check Date	Vendor	Amount Paid
Reconciled/Void	Ref	Num	

GENERAL ACCOUNT

Continued

11188	12/12/13	BCU02	BC UTILITIES AUTHORITY	SW	6,654.59
	1477				
11189	12/12/13	BER01	BERGEN MUNICIPAL EMPLOYEE BENF		80,644.50
	1477				
11190	12/12/13	BEY01	BEYER BROS CORP		4,828.70
	1477				
11191	12/12/13	BOS01	BOSWELL ENGINEERING, INC.		4,247.61
	1477				
11192	12/12/13	CAB01	CABLEVISION		89.90
	1477				

11193	12/12/13	CAR08	CARQUEST OF HACKENSACK	295.24
	1477			
11194	12/12/13	CDW01	CDW GOVERNMENT INC.	162.00
	1477			
11195	12/12/13	CIR01	CIRCLE CAR WASH	38.50
	1477			
11196	12/12/13	CLI01	CLIFFSIDE AUTO BODY	1,427.41
	1477			
11197	12/12/13	DSP01	DSP PRODUCTS INC.	198.01
	1477			
11198	12/12/13	EAR01	EARTHLINK BUSINESS	743.59
	1477			
11199	12/12/13	ENV01	ENVIRONMENTAL RENEWAL, LLC	646.00
	1477			
11200	12/12/13	FIR01	THE FIRST OCCUPATIONAL CENTER	1,507.00
	1477			
11201	12/12/13	GAL01	GALLS, INC.	292.80
	1477			
11202	12/12/13	GSH01	G & S HARDWARE & SUPPLY, LLC	189.90
	1477			
11203	12/12/13	HES01	HESS CORPORATION	172.94
	1477			
11204	12/12/13	HUD01	HUDSON TIRE EXCHANGE	424.92
	1477			
11205	12/12/13	IDM01	IDM MEDICAL SUPPLY	93.00
	1477			
11206	12/12/13	KEL01	LANCE KELLY	800.00
	1477			
11207	12/12/13	KELLY	KELLY, KELLY, MAROTTA & LAFFERTY	1,522.50
	1477			
11208	12/12/13	LAB01	LA BELLA ITALIA	58.48
	1477			
11209	12/12/13	LAN01	LANGUAGE LINE SERVICES	95.20
	1477			
11210	12/12/13	LET11	LET'S GET PERSONAL COMPUTING	200.00
	1477			
11211	12/12/13	MGL01	MGL PRINTING SOLUTIONS	119.00
	1477			
11212	12/12/13	MICR01	MICROSOFT CORPORATION	265.16
	1477			
11213	12/12/13	MRS02	MUNICIPAL RECORD SERVICE	322.50
	1477			

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TOWNSHIP OF SOUTH HACKENSACK

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Check Register By Check Date

Check #	Check Date	Vendor	Amount Paid
Reconciled/Void	Ref Num		

GENERAL ACCOUNT

Continued

11214	12/12/13	MUN05	MUNICIPAL CAPITAL CORP	205.00
	1477			
11215	12/12/13	NAS02	DAVID V NASTA	4,333.33
	1477			
11216	12/12/13	NAT03	NATALE MACHINE & TOOL CO	129.58
	1477			
11217	12/12/13	NOR01	NORTH JERSEY MEDIA GROUP INC	234.36
	1477			
11218	12/12/13	NOR10	NO NJ TEAMSTERS BENEFIT PLAN	4.80
	1477			
11219	12/12/13	PET02	NORMAN H PETERSEN & SON	1,666.00
	1477			
11220	12/12/13	PIN01	PINNACLE WIRELESS FBO UNITEK	380.00
	1477			
11221	12/12/13	PIT01	PITNEY BOWES INC (supplies)	108.77
	1477			
11222	12/12/13	POL03	POLIFLY TOWING CO	325.00
	1477			
11223	12/12/13	PRE04	PRECISE AUTOMOTIVE	3,391.00
	1477			
11224	12/12/13	PSE01	P S E & G	9,036.53
	1477			
11225	12/12/13	RAC01	RACHLES & MICHELE'S OIL CO INC	4,905.11
	1477			
11226	12/12/13	RAP01	RAPID PUMP & METER	5,250.55
	1477			
11227	12/12/13	RPL02	R&P LANDSCAPING CO.	500.00
	1477			
11228	12/12/13	SHE01	SO HACKENSACK BD OF EDUCATION	601,930.00
	1477			
11229	12/12/13	SHE02	SHERWIN WILLIAMS	113.68
	1477			
11230	12/12/13	SHF01	SO HACKENSACK FIRE CO NO 1	3,120.00
	1477			
11231	12/12/13	SME01	JOSEPH SMENTKOWSKI, INC.	12,782.14
	1477			
11232	12/12/13	STA04	STANDARD INSURANCE COMPANY	141.73
	1477			
11233	12/12/13	STA07	STAPLES ADVANTAGE	962.71
	1477			
11234	12/12/13	TAX01	TAX COLLECT & TREAS ASSOC BC	50.00
	1477			
11235	12/12/13	TER01	MARY TERRACCINO	163.73
	1477			
11236	12/12/13	TER06	TERZANO CABINETRY, INC	250.00
	1477			
11237	12/12/13	TIM10	TIMMERMAN EQUIPMENT COMPANY	528.74
	1477			
11238	12/12/13	TM002	T-Mobile	120 117.45
	1477			
11239	12/12/13	TOB01	DOUG TOBIN	350.00
	1477			

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TOWNSHIP OF SOUTH HACKENSACK

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Check Register By Check Date

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 Check # Check Date Vendor Amount Paid  
 Reconciled/Void Ref Num  
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GENERAL ACCOUNT Continued  
 11240 12/12/13 UNI01 UNITED WATER NJ 3,565.89  
 1477  
 11241 12/12/13 USA01 USA MOBILITY 9.12  
 1477  
 11242 12/12/13 VER01 V E RALPH & SON, INC 661.54  
 1477  
 11243 12/12/13 VER04 VERIZON WIRELESS 156.14  
 1477  
 11244 12/12/13 VER05 Verizon V06 101.70  
 1477  
 11245 12/12/13 WEL02 WELTER & KREUTZ PRINTING CO 331.00  
 1477  
 11246 12/12/13 WES01 THOMSON REUTERS - WEST GROUP 35.00  
 1477

Checking Account Totals	Paid	Void	Amount Paid
Amount Void	----	----	-----
0.00	Checks: 67	0	776,180.29
0.00	Direct Deposit: 0	0	0.00
	=====	=====	=====
0.00	Total: 67	0	776,180.29

GENERAL CAPITAL GENERAL CAPITAL INTERCHANGE  
 1598 12/12/13 ZISA-ESQ ZISA & HITSCHERICH, ESQ 1,485.00  
 1474

GENERAL CAPITAL GENERAL CAPITAL INTERCHANGE Continued			
Checking Account Totals	Paid	Void	Amount Paid
Amount Void	----	----	-----
0.00	Checks: 1	0	1,485.00
0.00	Direct Deposit: 0	0	0.00
	=====	=====	=====
0.00	Total: 1	0	1,485.00

PAYROLL AGENCY PR AGENCY TB BANK  
 1507 12/12/13 BER01 BERGEN MUNICIPAL EMPLOYEE BENF 6,725.50  
 1480

Checking Account Totals	Paid	Void	Amount Paid
Amount Void	----	----	-----
-----			
0.00	Checks: 1	0	6,725.50
0.00	Direct Deposit: 0	0	0.00
	=====	=====	=====
0.00	Total: 1	0	6,725.50

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TOWNSHIP OF SOUTH HACKENSACK  
 Check Register By Check Date

Check #	Check Date	Vendor	Amount Paid
Reconciled/Void	Ref Num		
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REC		RECREATION TRUST	
1504	12/12/13	HAN01 HANNA KRAUSE CHOCOLATES	383.58
	1475		
1505	12/12/13	HOR01 HORIZON ENTERTAINMENT, INC	1,500.00
	1475		

Checking Account Totals	Paid	Void	Amount Paid
Amount Void	----	----	-----
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0.00	Checks: 2	0	1,883.58
0.00	Direct Deposit: 0	0	0.00
	=====	=====	=====
0.00	Total: 2	0	1,883.58

WIRE TRACKING      WIRE TRANSACTIONS  
 11053 11/25/13    SHT01      SOUTH HACKENSACK TOWNSHIP      112,542.89  
 1468

Checking Account Totals	Paid	Void	Amount Paid
Amount Void	-----	-----	-----
-----			
0.00                      Checks:	1	0	112,542.89
0.00                      Direct Deposit:	0	0	0.00
-----	=====	=====	=====
0.00                      Total:	1	0	112,542.89

Report Totals	Paid	Void	Amount Paid
Amount Void	-----	-----	-----
-----			
6,725.50                    Checks:	77	0	908,167.56
0.00                      Direct Deposit:	0	0	0.00
-----	=====	=====	=====
6,725.50                    Total:	77	0	908,167.56

Fund Description	Fund	Budget Total
Revenue Total		-----
-----		
CURRENT FUND	3-01	888,723.18
0.00		
	C-04	1,485.00
0.00		
	D-05	3,722.80
0.00		
	P-22	6,725.50
0.00		
	R-24	1,883.58
0.00		

0.00	V-28	5,627.50
=====		
Total Of All Funds:		908,167.56
0.00		

**Resolution No. 2013 - 189 Tax Credit for Sundown Limited – 57 Leuning Street**

WHEREAS, the property owner (A. Congello) – of Sundown Limited has inquired about his 2013 Assessed Value reduction for Block 41 Lot 11 known as 57 Leuning Street,

WHEREAS, he filed a tax appeal that was granted on 8/23/2012 with judgment Number 59-1200105 reducing his Assessment to 775,000,

WHEREAS, this reduced assessment was entered into the 2013 book as 835,000 resulting in an overbilling of \$1416,

WHEREAS, the property owner did not appeal this assessment in 2013 and the Tax Assessor’s appeal was not granted in a timely manner by the Bergen County Board of Taxation,

WHEREAS, the Tax Collector has no authority to grant this credit and was advised by the Chief Financial Officer to have the Township Committee review this matter on how to proceed,

NOW, THEREFORE BE IT RESOLVED that a credit of \$1416 be issued to Sundown Limited for the year 2013.

**Motion: Brugger**  
**Second: Cagas**  
**Roll Call Vote Affirmative: Brugger, Cagas, Eckel**  
**December 12, 2013**

**Resolution No. 2013 - 190 Tax Appeal Interest Refund**

WHEREAS, judgments were issued for GNB Associates, Block 50 Lot 18 for 80 Leuning Street for the years 2009, 2010 and 2011,

WHEREAS, according to N.J.S.A 54:3-27.2 the property owner would be entitled to receive interest on the refund from the date of payment to the date of refund in the amount settled upon at \$3500, AND

WHEREAS, judgments were issued for LeGrande, Block 2.01 Lot 6.04 for 74 Louis Court for the years 2010 and 2011,

WHEREAS, according to N.J.S.A 54:3-27.2 the property owner would be entitled to receive interest on the refund from the date of payment to the date of refund in the amount of \$1485,

WHEREAS, the Chief Financial Officer has reviewed this matter and has advised that this interest be paid out of the first tax refunding bond provided that these properties were included in that bond,

NOW, THEREFORE BE IT RESOLVED that the refund of \$3500 be paid to Nashel and Nashel, LLC in trust for GNB Associates, and

NOW, THEREFORE BE IT RESOLVED that the refund of \$1485 be paid to Zisa & Hitscherich in trust for LeGrande.

**Date: December 12, 2013**  
**Consent Agenda 2013-12**

**Resolution No. 2013 -191 – Approve Minutes**

BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, New Jersey that the following minutes be and are hereby approved as submitted.

Worksession Meeting, March 7, 2013  
Regular Meeting, March 14, 2013

**Consent Resolution No. 2013-12**  
**Date: December 12, 2013**

**Resolution No. 2013 – 192 Licenses – November 2013**

WHEREAS, the following have made applications and paid a fee for various licenses, and WHEREAS, the Township Committee has no exception to the issuance of these licenses, NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that the following licenses be and are hereby approved unless noted and with conditions as noted.

GENERAL LICENSES

<u>Received</u>	<u>Business</u>	<u>License #</u>	<u>Fee</u>	<u>Type</u>
11/1/13	Martinez	4211	\$ 5	Garage Sale
11/8/13	Airport Motel	4212	\$ 3,428	Motel
11/8/13	Stage Coach Motel	4213	\$ 2,948	Motel
11/8/13	Knights Inn	4214	\$ 3,428	Motel



11/12/13	Twins Lounge	4215	300	Place of Entertainment
11/13/13	Pleasure Lounge	4216	300	Place of Entertainment
11/15/13	LoVecchio	4217	5	Garage Sale
11/20/13	Club Flamingo	4218	300	Place of Entertainment
11/26/13	Players Club	4219	300	Place of Entertainment

TOTAL: \$ 11,014

FIRE PERMITS

<u>Received</u>	<u>Business</u>	<u>License #</u>	<u>Fee</u>	<u>Type</u>
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TOTAL FIRE: \$ 0.00

GRAND TOTAL ALL LICENSES/PERMITS: \$ 11,014

**Consent Agenda Resolution No. 2013-12**

**Date: December 12, 2013**

**RESOLUTION NO. 2013-193**

**AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO ENTER INTO A LEASE NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS FOR PUBLIC LANDS COMMONLY KNOWN AS BLOCK 33.02 LOT 12.04 – HUYLER STREET**

**WHEREAS**, the Township currently owns and leases a portion of land owned by it commonly known and designated on the tax assessment map of the Township of South Hackensack as Block 33.02 Lot 12.04; and

**WHEREAS**, the Township leases said land to T-Mobile and/or its successors in interest or assigns for the purposes of operating a cellular monopole and location of associated equipment ; and

**WHEREAS**, the aforementioned monopole provides sufficient space for the co-location of an additional user and the aforementioned lease permits said co-location; and

**WHEREAS**, the Township Committee determined that it is in the best interest of the Township to receive bids for the co-location of an additional user on the aforementioned monopole, did advertise for said bids and received the same which were opened and read aloud on February 28, 2013; and

**WHEREAS**, the Township Committee reviewed the bid of New York SMSA Limited Partnership d/b/a Verizon Wireless and determined upon the advice of the Township Attorney

that the bidder was qualified and compliant with the terms of the bid specification and that it submitted the highest and best offer for the lease of the aforementioned lands and co-location on the aforementioned monopole and as a result awarded the aforementioned lease to SMSA Limited Partnership d/b/a Verizon Wireless .

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of South Hackensack that the Mayor and Township Clerk are hereby authorized to execute a lease of municipal lands commonly known as Block 33.02 Lot 12.04 in accordance with specifications and lease attached hereto and prepared and approved by the municipal attorney and take any and all action and execute any and all documents necessary to effectuate the award of the lease of the aforementioned land and co-location on the aforementioned monopole to New York SMSA Limited Partnership d/b/a Verizon Wireless.

**Consent Agenda 2013-12  
December 12, 2013**

**TOWNSHIP OF SOUTH HACKENSACK  
COUNTY OF BERGEN**

**Resolution No. 2013-194- Authorize Tax Appeal- Philbern LLC vs. Township of South Hackensack-57 Romanelli Avenue, also known as Block 56, Lot 21;**

WHEREAS, Philbern, LLC is the owner and taxpayer of property located at 57 Romanelli Avenue, also known as Block 56, Lot 21; and

WHEREAS, the taxpayer has filed tax appeals for the years 2010, 2011, 2012 and 2013 against the Township of South Hackensack in a matter entitled Philbern LLC vs. Township of South Hackensack, which are presently pending in the Tax Court; and

WHEREAS, it is has been recommended by the Tax Appeal Attorney, the Township Appraiser and the Township Assessor that the matters be settled at this time, and that such settlement is in the best interests of the Township;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of South Hackensack that the Tax Appeal Attorney be and he is hereby authorized and directed to execute any and all documents necessary in order to finalize the settlement of litigation entitled Philbern LLC vs. Township of South Hackensack, so that for tax year 2010, the assessment of \$821,000 will be reduced to \$775,000, resulting in a refund of \$992; for tax year 2011, the assessment of \$821,000 will be reduced to \$750,000, resulting in a refund of \$1,553; for tax year 2012, the assessment of \$821,000 will be reduced to \$750,000, resulting in a refund of \$1,619, and for tax year 2013, the assessment of \$821,000 will be reduced to \$725,000, resulting in a refund of \$2,265; and

BE IT FURTHER RESOLVED that the aforesaid settlement is predicated upon a waiver of any and all pre-judgment interest by the taxpayer, as long as the refunds are paid within 60 days of the Township's tax refund bonding.

**Consent Agenda 2013-12  
December 12, 2013**

**RESOLUTION NO.-2013-195**

**Resolution Re: Emergency Appropriation – Liability Insurance – Insurance Settlements**

WHEREAS, an emergency has arisen with respect to liability insurance – insurance settlements and, no adequate provision was made in the 2013 budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose mentioned above, and

WHEREAS, the total amount of the emergency appropriations created including the appropriation to be created by this resolution is \$ 55,472 and three (3) percent of the total operating appropriations in the budget for the year 2013 is \$221,524 and

WHEREAS, the foregoing appropriation does not exceed three (3) percent of the total operating appropriations in the budget for 2013.

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48:

1. An emergency appropriation is hereby made for liability insurance in the amount of \$55,472.
2. That said emergency appropriation shall be provided for in full in the 2014 budget and is requested to be excluded from CAPS, pursuant to NJS 40A:4-53.3c(1).
3. That two (2) certified copies of this Resolution be filed with the Director of the Division of Local Government Services.

**RESOLUTION NO. 2013-196**  
**Resolution Re: Emergency Appropriation – Sewer Charges**

WHEREAS, an emergency has arisen with respect to sewer charges and, no adequate provision was made in the 2013 budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose mentioned above, and

WHEREAS, the total amount of the emergency appropriations created including the appropriation to be created by this resolution is \$94,523 and three (3) percent of the total operating appropriations in the budget for the year 2013 is \$221,524 and

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations in the budget for 2013.

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48:

1. An emergency appropriation is hereby made for sewer charges in the amount of \$39,051.
2. That said emergency appropriation shall be provided for in full in the 2014 budget and is requested to be excluded from CAPS, pursuant to NJS 40A:4-53.3c(1).
3. That two (2) certified copies of this Resolution be filed with the Director of the Division of Local Government Services.

**Resolution No. 2013-197 Appoint Part Time Violations Clerk**

BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, New Jersey that Robin Grasso is hereby appointed as part time violations clerk at an hourly rate of \$15.00 per hour. Effective December 5, 2013.

**Consent Agenda Resolution No. 2013-12**  
**Date: December 12, 2013**

Township of South Hackensack  
NOVEMBER 2013  
Correspondence

- 11/12/2013 SH Recreation Commission – cancellation of October 9<sup>th</sup> meeting and email dated 11-14-2013 from M. Regan updated recreation report
- 11/12/2013 BC Dept of Health Services – new staff member Mr. Tom Longo to lead the Environmental Division
- 11/14/2013 PIA – Annual Report and MEL Bulletin 13-24 re: 2014 property program renewal changes
- 11/18/2013 BCUA – recycling update November 2013 newsletter
- 11/20/2013 So Hack Fire Dept – elected officers for 2014
- 11/21/2013 NJMC – monthly meeting agenda– 10:00 a.m. Lyndhurst, NJ
- 11/25/2013 State of NJ Dept of Treasury – 2011 recycling tonnage grant - \$43251.45
- 11/27/2013 BMEBF – 2014 Budget & Reorganization Meeting – January 23, 2014 at 12:00 PM in the Saddle River Borough Hall



# South Hackensack Police Department

227 Phillips Avenue

South Hackensack, N.J. 07606

TEL 201-440-0042 FAX 201-440-0797



## Monthly Reports

To: Township Committee

From: Captain J. Terraccino

Re: Reports for the Month of November 2013

Total Motor Vehicle Summons Issued: 149

Total Arrests: 25

Total Mileage: 6466

Respectfully Submitted,

Captain J. Terraccino

**RECEIVED**

DEC 10 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

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**SOUTH HACKENSACK POLICE DEPARTMENT  
INTER-OFFICE MEMO**

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TO: CAPTAIN JOESPH TERRACCINO #41  
FROM: PTL. ROBERT CHINCHAR #46  
SUBJECT: ACCIDENT REPORT FOR THE MONTH OF NOVEMBER 2013  
DATE: 12/2/2013  
CC:

RECEIVED

DEC 10 2013

SOUTH HACKENSACK  
MUNICIPAL CLERK

Chief Frew;

There were a total of (8) accident reports taken in the month of November.

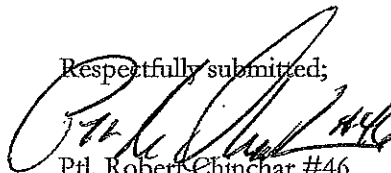
- |  |                             |
|--|-----------------------------|
| (6) REPORTABLE                           | (0) ACCIDENTS WITH INJURIES |
| (2) NON REPORTABLE                       | (0) PERSONS INJURED         |
| (0) STATE SR-1 REPORTS                   |                             |
| (-18) FROM THE PREVIOUS MONTH OF OCTOBER |                             |
| (-7) AS COMPARED TO NOVEMBER 2012        |                             |

There were no accidents involving pedestrians and no fatal accidents for the month.

**IN OTHER TRAFFIC NEWS:**

On November 15<sup>th</sup> all crossing guards viewed the Pedestrian Safety training video, Walk the Walk, School Zone Danger Zone, Street Smart is Street Safe as part of their continuing education and training.

Respectfully submitted;



Ptl. Robert Chinchar #46  
Department Traffic Officer

# SOUTH HACKENSACK

227 Phillips Ave, SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

11/1/2013 - 11/30/2013

Code	Description	Count
ABAN	ABANDONED 911 CALL	5
ALAR	ALARM ACTIVATION	48
ALAR C	ALARM ACTIVATION CANCELLED	3
F A	ALARM ACTIVATION, FIRE	2
ANIM	ANIMAL COMPLAINT	3
ARR	ARREST	8
ARREST	ARREST ON WARRANT	13
ASS DPW	ASSIST DPW	1
AOJ	ASSIST OTHER JURISDICTION	23
BLKD	BLOCKED DRIVEWAY	2
BLKROAD	BLOCKED ROADWAY	2
BLDG	BUILDING/ZONING/PROPERTY MAINTENANCE COMPLAINTS	1
CONT	COUNTERFEIT MONIES	1
CCFD	CREDIT CARD FRAUD	1
VAND	CRIMINAL MISCHIEF	1
DISA	DISABLED VEHICLE	13
DISP	DISPUTE	10
DOMV	DOMESTIC VIOLENCE CALL	2
DPW	DPW SERVICE CALL	1
911	E911 EMERGENCY CALL	5
ESCO	ESCORT	1
FIRE	FIRE	1
FIRE ALAR	FIRE ALARM	2
HYDR	FIRE HYDRANT COMPLAINTS	1
FIREARM	FIREARMS APPLICATION	1
FOUN	FOUND PROPERTY	3
GPP	GUEST PARKING PERMIT	71
HARR	HARASSMENT COMPLAINTS	1
IOD	INJURED ON DUTY	1
INV	INVESTIGATION	2
JUVI	JUVENILE COMPLAINT	1
LTDP	LANDLORD/TENANT DISPUTE	2
EMS	MEDICAL EMERGENCY	22
SEC34	MISC. CALLS SECTOR CHECKS 3 & 4	34
MISC1	MISC.CROSSING GUARD OUT SICK	10
MISC	MISC.OFFICER OUT SICK	6
UNKMISC	MISCELLANEOUS CALLS	8

**RECEIVED**

DEC 10 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**



# SOUTH HACKENSACK

227 Phillips Ave, SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

11/1/2013 - 11/30/2013

Code	Description	Count
MVA	MOTOR VEHICLE ACCIDENT	10
MVC	MOTOR VEHICLE COMPLAINTS	4
HITR	MOTOR VEHICLE HIT AND RUN ACCIDENT	1
MVIMP	MOTOR VEHICLE IMPOUND	1
MVPV	MOTOR VEHICLE PARKING VIOLATION	3
MVS	MOTOR VEHICLE STOP	158
NOIS	NOISE COMPLAINT	3
NOTI	NOTIFICATION	12
155-13	OVERNIGHT PARKING VIOLATION	28
PARK	PARK CHECK	90
POLA	POLICE ASSISTANCE	8
PROPDAM	PROPERTY DAMAGE	4
PUMP	PUMP STATION ALARM	18
RADI	RADIO TEST	57
RTO	REQUEST TIME OFF	24
RTC	REQUEST TOUR CHANGE	3
RFLD	ROADWAY FLOODING	1
RDHZ	ROADWAY HAZARD	1
SCHOOL2	SCHOOL CHECK	107
SCHO	SCHOOL POST	6
SECC	SECURITY CHECK	38
SHOP	SHOPLIFTERS	1
STREETLIG	STREET LIGHT OUT / DAMAGED	1
SA	SUSPICIOUS CONDITION	2
SV	SUSPICIOUS VEHICLE	1
SUSP	SUSPICIOUS PERSONS	6
TERR	TERRORISTIC THREATS	1
THEFT	THEFT	2
TOUR	TOUR SHEET	30
TRAN	TRANSPORTATION	5
TRES	TRESPASSING	1
TROS	TRO/FRO SERVICE	3
UNSC	UNSECURE PREMISES	2
UNWA	UNWANTED PARTY	1
WATR	WATER MAIN BREAK	1
WEAP	WEAPONS OFFENSES	1
WELF	WELFARE CHECK	2

# SOUTH HACKENSACK

227 Phillips Ave, SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

11/1/2013 - 11/30/2013

Code	Description	Count
WIRE	WIRE DOWN	4
		Total: 953



# TOWNSHIP OF SOUTH HACKENSACK

## TOWNSHIP COMMITTEE

FRANK CAGAS, MAYOR  
GARY C. BRUGGER  
WALTER ECKBL, JR.  
WILLIAM REGAN  
VINCENT STEFANO

227 PHILLIPS AVENUE  
SOUTH HACKENSACK, NEW JERSEY 07606  
BERGEN COUNTY

Phone (201) 440-1815  
Fax (201) 440-0719

Collections for the month of NOVEMBER 2013 were as follows:

Current Taxes Collected	1,908,222.42	
Tax Sale - taxes		
Future Taxes Collected	7,535.21	
Current Sewer User Charges	33,570.76	
Tax Sale - sewer		
Sewer Overpayments	10.05	
Current Well Charges		
Current BOD's		
Interest on Taxes	4,478.82	
Tax Sale - interest		
Interest on Sewer User Charges	202.66	
Tax Sale - sewer interest		
Return Check Fee	20.00	
Tax Sale/Arrears		
Tax Sale Cost(interest)	1,742.26	
Lien Redemption		
Tax Title Search		
Premiums - not posted Developers		
<b>TOTAL COLLECTION</b>		<b>1,955,782.18</b>

**RECEIVED**

DEC - 5 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

*Respectfully Submitted,*

Mary Terraccino  
Tax Collector

November 2013

	License Type	Amount
	Parking Lot	
4	Entertainment	\$ 1,200
	Entertainers	
	Cable Communications	
	Liquor - Transfer	
	Liquor - Annual Renewal	
3	Motel - Annual Renewal	\$ 9,804
	Game Machine	
	Amusement Games	
	Vending Machines	
	Mobile Vendor	
	General Merchandise	
	Antique Shop	
	Auto Repair	
	Auto Sales	
	Auto Body	
	Used Car Dealer	
	Car Wash	
	Gas Station & 4 Pumps	
	Limousines	
	Bakery	
	Restaurant	
	Bakery	
	Grocery Store	
2	Garage Sale	\$ 10
<b>Total General Licenses</b>		<b>\$ 11,014</b>
	Type I	\$ 0
<b>Total Fire Licenses</b>		<b>\$ 0</b>
<b>Total License Fees Collected</b>		<b>\$ 11,014</b>

*Sydia Heen Alma*

TOWNSHIP OF SOUTH HACKENSACK

Planning Board/Board of Adjustment/Shade Tree

ESCROW & APPLICATION FEES

November 2013

Board of Adjustment Receipts

11/22/13	# 10656	Weiland – Addtl Escrow 25 Grove Street Block: 12.02 Lot: 2.01 D-05-30-010-007	\$ 1,000
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**Total Board of Adjustment Receipts** \$ 1,000

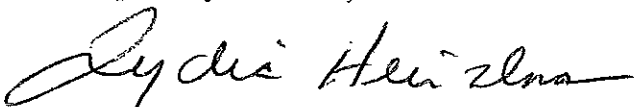
Shade Tree Receipts

11/13/13	# 09786	Ferrarra – Pruning 23 John Street Block: 20.01 Lots: 11	\$ 250
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11/13/13	# 097867	Parisi – Pruning 76 Franklin St. Block: 5.01 Lots: 8	\$ 200
----------	----------	--	--------

**Total Shade Tree Receipts** \$ 450

Respectfully Submitted,



Lydia Heinzelman,  
Planning and Zoning Board Secretary

# Zoning Report Monthly Activity

September 2013

This Month

Year to Date

Fees Collected

**RECEIVED**

\$330

\$2,980

Zoning Applications

Received

DEC - 5 2013

9

87

Still Open

1

1

Approved

8

75

Denied

**SOUTH HICKENSBACK  
MUNICIPAL CLERK**

0

11

Activity

- Conducted office hours
- Drove the township periodically
- Board of Adjustment meeting cancelled, no applications
- Attended Township Committee Meeting
- Planning Board meeting cancelled, no applications
- Discovered new business 236 Green, Yellow Page Consultants, advised CCO required
- Attended court 235 Huyler, commercial use on residential property, adjourned for trial
- Attended court 400 Huyler, ABC Carpet, adjourned at attorneys request
- Attended court 125 Saddle River, Precise Towing, sign no permit, failed to appear
- Discovered sidewalk replacement 61 Grove no permit, permit applied for
- Issued summons 364 Phillips, Cash Your Car, expansion of non conforming use
- Issued summons 364 Phillips, MV Auto, expansion of non conforming use
- Met with owner 200 West Carnivale to discuss options
- Issued summons 400 Huyler ABC Carpet manager, Brian Mahony for billboard no permits
- Issued summons 400 Huyler ABC Carpet property owner for billboard no permits
- Issued summons 125 Saddle River Precise Towing business owner sign no permits
- Issued summons 125 Saddle River Precise Towing property owner sign no permits
- Issued summons 205 Huyler, Campoverde, 3 dwelling units
- Notified Subway and Best Buy Baby can not have signs attached to vehicles in parking lot
- Met with Councilman Brugger to discuss possible changes to sign ordinance
- Performed inspection with CO, 177 Phillips to determine if garage is more than 50% damaged
- Attended court 125 Saddle River, Precise Towing, sign no permit, failed to appear
- Attended court 235 Huyler, commercial use on residential property, adjourned at defendants request
- Attended court 364 Phillips, Cash Your Car, expansion of non conforming use, guilty \$90 fine, complied
- Attended court 364 Phillips, MV Auto, expansion of non conforming use, guilty \$90 fine, complied
- Issued summons 236 Green property owner, new tenant no CCO

Inspections:

- |                   |                               |
|-------------------|-------------------------------|
| 52 Grove          | CCO (Residential Sale)        |
| 1 Garfield        | CCO (Residential Sale)        |
| 221 Huyler        | CCO (Residential Rental)      |
| 260 Green         | CCO (Vincent J. Construction) |
| 56 Michael, Apt 2 | CCO (Residential Rental)      |
| 432 N Taylor      | CCO (Residential Rental)      |
| 17 Sievers        | CCO (Residential Rental)      |
| 1 Wilson          | CCO (Residential Rental)      |
| 20 Saddle River   | CCO (Residential Rental)      |
| 72 Grove          | CCO (Residential Rental)      |
| 417 Taylor        | CCO (Residential Sale)        |

Zoning Report  
Monthly Activity

15 Tuve	CCO (Residential Rental)
424 N Taylor	CCO (Residential Rental)
64 Maple	CCO (Residential Rental)
40 Sievers	CCO (Residential Rental)

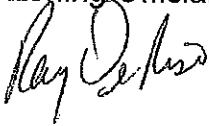
Plan Reviews

Huyler

Cell Tower

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Respectfully Submitted  
Ray DeRiso, Zoning Official





# TOWNSHIP OF SOUTH HACKENSACK

## TOWNSHIP COMMITTEE

FRANK CAGAS, MAYOR  
GARY C. BRUGGER  
WALTER ECKEL, JR.  
WILLIAM REGAN  
VINCENT STEFANO

227 PHILLIPS AVENUE  
SOUTH HACKENSACK, NEW JERSEY 07606  
BERGEN COUNTY

Phone (201) 440-1815  
Fax (201) 440-0719

December 2, 2013

Township Committee  
Municipal Complex  
South Hackensack, NJ 07606

The Construction Department has issued 13 permits for the month of November 2013 with the following revenue:

• Building	\$	3403
• Plumbing	\$	990
• Electric	\$	580
• Fire	\$	800
• DCA State Fees	\$	347
• DCA Penalty	\$	500
• CO's (DCA)	\$	100
• Tree Removal Permit	\$	450
• Other (CO, CCO, smoke detectors)	\$	<u>825</u>
<b>Total</b>	<b>\$</b>	<b>7,995</b>

Respectfully Submitted,

Lydia Heinzelman  
Technical Assistant  
Construction Department



South Hackensack Twp Constr Office  
 227 Phillips Ave  
 South Hackensack, NJ 07606  
 (201) 440-1815



**Monthly Activity Report - Permits**  
 Residential/Non-Residential Use Group - ICC  
 For the Month of November, 2013

Date: 12/02/2013  
 Page: 1

**0259 - SOUTH HACKENSACK TWP**

Use Group	Permit Type	Number of Permits	Number of Updates	Number of Square Feet	Number of Cubic Feet	Number Private Owned	Number Public Owned	CHARACTERISTICS												Total Value of Construction					
								Housing Units Gained			Housing Units Lost			Income-restrict.			Income-restrict.								
								All Units	RENT	SALE	All Units	RENT	SALE	All Units	RENT	SALE	All Units	RENT	SALE						
R-3	Rehab.	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$1,750	
	Minor Wk	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$16,159
S-1	Addition	1	0	2,880	74,016	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$313,350
	Rehab.	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$16,300
	Minor Wk	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$16,600
U	Minor Wk	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$6,500
<b>Totals</b>		<b>12</b>	<b>1</b>	<b>2,880</b>	<b>74,016</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$370,659</b>

Fees Paid (Payments made)

Total Amount Paid	\$6,169.00
Total Amount Waived	\$0.00

Building	\$3,403.06	Total Permit Surcharge	\$344.79
Electrical	\$880.00	Certificate	\$100.00
Plumbing	\$990.00	Permit(Other)	\$0.00
Fire Protection	\$800.00	Total Fees Rpt Calculated	\$6,217.85
Elevator	\$0.00	Total Fees On File	\$6,220.00
Annual Permit	\$0.00		

Prepared by: Lydia Heinzelman      Date Prepared: 12/02/2013  
 Signature: *Lydia Heinzelman*

Disclaimer: Fee on file can be different from fee report calculated due to various factors, such as rounding and minimum permit surcharge.



# SOUTH HACKENSACK TOWNSHIP

MUNICIPAL BUILDING • 227 PHILLIPS AVENUE

SOUTH HACKENSACK, NJ 07606

BERGEN COUNTY

## FIRE PREVENTION BUREAU

**RECEIVED**

DEC - 5 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

November 18, 2013

South Hackensack Municipal Building  
227 Phillips Avenue  
South Hackensack, New Jersey 07606

Attn: Honorable Mayor and Township Committee

The following is the Fire Prevention Bureau activity report for the month of September 2013.

- 21 New Inspections
- 44 Violations found during the New Inspections
- 5 Re-inspections
- 11 Residential Smoke Alarm Inspections (Rental)
- 3 Residential Smoke Alarm Inspections (Sale)
- 1 Certificate of Occupancy Inspections
- 8 CCO re-inspections, rental, sale and commercial

At the present time all Life Hazard inspections are up to date and non life hazards are falling slightly behind.

Firefighter Phil has been contracted to entertain and educate the children of Memorial School during Fire Prevention Week.

Handout material for Fire Prevention Week at Memorial School has been ordered and received.

Attached is a list of the inspections that were scheduled for September 2013

Regards,

*Francesco Maceri* 

Francesco A. Maceri, Fire Official

Inspections for September 2013

Life He	Use Code	Company Name	No.	Unit	Address	Assign To	Cycle	Next Insp
Y	BG30	Dazian LLC	18		Central Blvd		A	09/13
Y	BK06	Fed Ex Ground	1		Chippewa St		A	09/13
		Lumber Liquidators Inc.	14		E. Wesley St		A	09/13
Y	BG10	South Hackensack Custom Auto Body	30		Garfield Pl		A	09/13
		Super Laundry Services	252		Green St		A	09/13
		Quester USA Inc.	29	-B	Grove St		A	09/13
		Joy Art	275	Suite 2B	Huyler St		A	09/13
		Sundial Productions	275	Suite 2F	Huyler St		A	09/13
		Omega Environmental Services	280		Huyler St		A	09/13
Y	BF22	Liquid Lightning Distribution Inc.	430	Unit 2	Huyler St		A	09/13
Y	BG10	NICE Sysems, Inc.	600	Unit 3	Huyler St		A	09/13
		Desi Chef Foods Inc.	600		Huyler St		A	09/13
		Mavado Group Inc.	30		Leuning St		A	09/13
		Cosno Enterprises	89	-B2	Leuning St		A	09/13
		Essential Dental Systems	89	-E2	Leuning St		A	09/13
		El Viajero	111	-A & B	Leuning St		A	09/13
Y	BF21	Pharamechem Lab	150		Louis St		A	09/13
Y	ID05	Wendy's Restaurant	420		Rt 46 West		A	09/13
		American Van	470		Rt 46 West		A	09/13
		Veggie Express	240	-L	S. Main St		A	09/13
		Built-Rite Inc	11		Saddle River Ave		A	09/13
		River Drive Car Wash	21		Saddle River Ave		A	09/13
		Elite Motors of New Jersey	176	-F2	Saddle River Ave		A	09/13
Y	BF22	Manhattan Linen	170		Wesley St		A	09/13



## Township Of South Hackensack Dept. Public Works

---

Lawrence J. Paladino, Jr. CPWM  
Superintendent  
77 Franklin Street  
South Hackensack, NJ. 07606

Telephone 201-440-3283  
Fax 201-440-0719

**RECEIVED**

December 2, 2013

DEC 2 2013

Mr. Walter Eckel  
D.P.W. Commissioner  
Township Of South Hackensack  
South Hackensack, NJ 07606

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

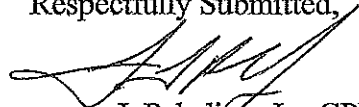
Dear Mr. Eckel:

I would like to report on some of our accomplishments for the month of November. Checked & cleaned Ejector Station on Grove Street (daily), checked & cleaned Flood Pumps Rt. 46 & Huyler Street (daily), checked & cleaned Ejector Station in Garfield Park (3 times a week), daily check of all sewer lines in both sections of town. Swept all streets in this section of town, Moonachie & Garfield Park. Cleaned up town hall & senior's room. Cleaned up leaves along Phillips Ave, Town Hall and both monuments. Picked up bags of leaves, and took loads of leaves to dumps and put up Christmas lights around town hall and tree.

For the month of November, the Department Of Public Works had 2 pick up days for newspaper, November 12th. & November 26<sup>th</sup>. On November 12<sup>th</sup>. the Department Of Public Works used 3 men, 2 trucks, 22 man-hours, 12 gallons of gas, and both trucks rode a total of 151 miles for a total of 9,360 pounds of paper. On the second pick up day, Nov. 26<sup>th</sup>, the Department used a total of 4 men, 2 trucks, 18 man hours, 15 gallons of gas, and both trucks rode a total of 121 miles for a total of 6,880 pounds of paper. For the month of November, the Department Of Public Works picked up a total of 16,240 pounds of paper.

For the month of November, the Department Of Public Works answered 3 ambulance calls. All 2 calls were Medical Emergencies and 1 call part refused aid . 2 calls were transported to Hackensack Medical Center. The total man-hours used for the month of November were 2 hours and 55 mins.

Respectfully Submitted,



Lawrence J. Paladino, Jr. CPWM  
Superintendent

CC/ G. Brugger  
W. Eckel  
F. Cagas  
V. Stefano  
D. Gambutti

# Property Maintenance Report October 2013

Joseph Marre  
 Angelo Sortino

Location	Date of Complaint	Inspection Date	Action Taken	Comments	Court Date
60 Romanelli St		10/11/13	2 Summons given	Rubbish. High grass	10/24/13
206 Green St		10/11/13	Summon given	High grass	10/24/13
255 west St		10/11/13	Summon given	High grass	10/24/13
50 Louis St		10/15/13	Summon given	Unsafe Driveway	10/24/13
218 Huyler St		10/16/13	2 Summons given	High weeds. Debris	10/24/13
238 West St		10/16/13	Summon given	High weeds	10/24/13
69 Wesley St		10/16/13	Summon given	Broken fence	10/24/13
480 Rt 46		10/16/13	Summon given	High weeds	11/7/13
12 Hegner Ct		10/24/13	Summon given	Unsafe sidewalk	11/7/13

\*11 summons given



Court Administrator  
DIANE BRANDO

Municipal Court Judge  
GIUSEPPE C. RANDAZZO

**TOWNSHIP OF SOUTH HACKENSACK  
MUNICIPAL COURT**

227 Phillips Avenue  
South Hackensack, N. J. 07606

201-641-7183 • 201-440-1844  
Fax 201-440-6017

**RECEIVED**

DEC 10 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

December 10, 2013

Honorable Township Committee  
227 Phillips Avenue  
South Hackensack, NJ 07606

Dear Committee,

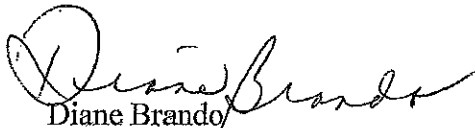
The following are checks forwarded to the Township of South Hackensack from the Municipal Court of South Hackensack:

Check #1475 in the amount of \$13,018.51 for fines and costs for the month of November 2013.

Check #1476 in the amount of \$16.00 for the P.O. A.A. fines for the month of November 2013.

These fines have been earmarked by the Administrative Office of the courts for the Court Account only.

Sincerely,

  
Diane Brando  
Court Administrator

**SOUTH HACKENSACK VOLUNTEER  
AMBULANCE CORPS  
227 PHILLIPS AVE  
SOUTH HACKENSACK, NJ 07606  
201-440-1815 EXT # 127**

**RECEIVED**

DEC - 4 2013

**SOUTH HACKENSACK  
PRINCIPAL CLERK**

*email - G. Brugger*

**MEMO TO:** Committee Member/Liaison  
Gary Brugger

**MEMO FROM:** Michael J Ward, Chief

**REFERENCE:** Use of Vehicle # 658


**DATE** December 4<sup>th</sup> 2013

Sir: after checking records for the use of vehicle #658 assigned to the Ambulance Corps, I found that it has not been used as intended. During terms of previous Chief's it was used very little as a First Responder Vehicle which was the intended use. They used it to respond to the ambulance building or the fire house. Since then we have had ambulance crews in house from 3pm to 7am. Monday through Friday, Saturday and Sunday in normally general call.

Since this vehicle has been assigned several officers have taken it and other members to pick up equipment & other items, and ambulance 657 the oldest in the fleet has not been utilized. The crew on duty or officer as in the past can use ambulance 657 to pick up equipment or if the other ambulance goes on a call they can also look and pick up equipment.

So as far as I can tell the ambulance does not utilize the vehicle for the purpose of a First Responder, so it can be returned to the township to be assigned to another dept. Thank you for your time and anticipated cooperation.

Yours in First Aid

  
Michael J Ward  
Chief of EMS

Cc: Donna Gambutti ✓



*Resolution  
12/12  
Meeting*

## Memo

**To:** Township Committee  
**From:** Mary Terraccino – Tax Collector  
**Date:** ~~November 5, 2013~~ *December*  
**Re:** Sundown Limited/A Congello

---

Please review the attached information regarding a judgment issued to Sundown Limited for 2012. Their assessed value was reduced to 775,000. The 2013 book has the assessed value at 835,000- which is incorrect. Since Sundown Limited did not file an appeal by April 1<sup>st</sup> to correct the assessed value and an Assessor's Appeal was not approved in time from the Bergen County Board of Taxation - the property owner would like to receive a refund of \$1416 on the corrected assessment. I have no authority to authorize this refund since I have no other judgment or appeal to follow through with. Chris has conversed with the auditors and if the Township Committee agrees to a refund it will be voted on by resolution at the December 12, 2013 meeting.

BERGEN COUNTY TAX BOARD  
1 BERGEN CITY PLAZA RM 370  
HACKENSACK, NJ 07601-7076  
201-336-6300

Appeal No. 4201

59-1200105

MEMORANDUM  
OF  
JUDGMENT

SUNDOWN LIMITED/A CONGELLO  
57 LEUNING ST  
SOUTH HACKENSACK, NJ 07606

RECEIVED  
NOV - 6 2012  
TOWNSHIP OF  
SOUTH HACKENSACK

SUNDOWN LIMITED/A CONGELLO

Petitioner

SOUTH HACKENSACK TWP

Respondent

Taxing District SOUTH HACKENSACK TWP Address 57 LEUNING ST.

Block 41 Lot 11 Year 2012

A duly verified Petition of Appeal having been filed with the BERGEN County Board of Taxation and said appeal having been heard and considered.

It is on this day AUGUST 23, 2012 ORDERED that Judgment be entered as follows:

ORIGINAL ASSESSMENT

JUDGMENT

Land	\$	<u>229,500</u>
Improvement	\$	<u>760,400</u>
Abatement	\$	<u>0</u>
Total	\$	<u>989,900</u>
Prorated for		<u>N/A</u> months
Prorated Amount \$		<u>N/A</u>

Land	\$	<u>229,500</u>
Improvement	\$	<u>340,000</u>
Abatement	\$	<u>0</u>
Total	\$	<u>569,500</u>
Prorated for		<u>N/A</u> months
Prorated Amount \$		<u>N/A</u>

JUDGMENT CODE # 1  
(Explanation—See Reverse Side)

BERGEN COUNTY BOARD OF TAXATION

ATTEST: 8/23/12

COMMISSIONERS' SIGNATURES

Paul F. Layton  
COUNTY TAX ADMINISTRATOR

Heath Colburn  
Steve V. Schinas  
Christopher W. Eibert  
James W. Noll

[Signature]  
[Signature]  
Laura R. Wheeler

DATE MAILED 10/24/12

Judgment Memorandum MARKET

\*(Explanation for codes 1E and 5E)

DATE JUDGMENT ENTERED AND MAILED BY COUNTY BOARD OF TAXATION

- (a) A record shall be maintained noting the date each judgment is mailed.
- (b) Each judgment shall be stamped with the date of entry and date mailed.

COLLECTOR'S COPY

013  
835,000  
760

---

**SOUTH HACKENSACK POLICE DEPARTMENT  
INTER-OFFICE MEMO**

---

**TO:** CAPTAIN JOESPH TERRACCINO #41  
**FROM:** PTL. ROBERT CHINCHAR #46  
**SUBJECT:** APPLICATION FOR ALTERNATE CROSSING GUARD – WILLIAM HEINZELMAN JR.  
**DATE:** 12/09/2013  
**CC:**

**RECEIVED**

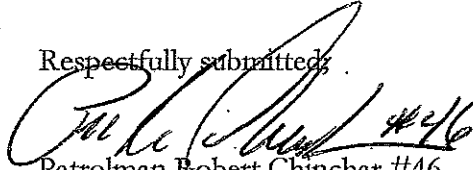
DEC 10 2013

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

Captain Terraccino:

Upon receipt of the application submitted by William Heinzelman Jr. for the position of alternate crossing guard, I recommend, pending the Townships condition of employment policy, that William Heinzelman Jr. be added as soon as possible to the Departments alternate crossing guard list.

Respectfully submitted,

  
Patrolman Robert Chinchar #46  
Department Traffic Officer

December 10, 2013

**RECEIVED**

Township of South Hackensack

DEC 11 2013

RE: 30 Calicooneck Road Sewer Line

**SOUTH HACKENSACK  
MUNICIPAL CLERK**

I have been a life-long resident (60+) years at this address and am experiencing a sewer issue which I feel was caused by improper inspection and approval by the township.

In April 2008, we received a permit from the township to replace our sewer line to the main connection in the street (Permit # 08-046, copy attached).

Our plumber used for this project was, All Week Plumbing of Garfield, NJ, lic. No 8706.

Before completing the connection to the main sewer line he brought an issue to the attention of the township concerning pitch.

Our sewer line as it nears the street is diverted by the feed line of the township fire hydrant which is quite unusually, located on our property?

This results in throwing off the pitch of our pipe resulting in a pocket or low spot that is consistently full of water which causes back-ups.

On 12/19/13, we had a back-up caused by the "back-pitched/not properly pitched line". We hired Cobra Plumbing of Little Falls to snake it out and to also make a video for us to record this issue, which we gave to the township DPW for review.

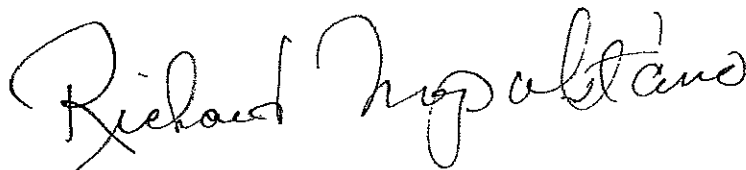
Our plumber will not even guarantee his work due to the nature of the problem and it is frankly an unnervingly and stressful situation in never knowing when we might encounter another back-up.

I was always under the impression that township inspector's responsibility was to ensure that code was met and the homeowner was protected through his inspection.

As we feel this issue was caused by the improper inspection, we respectfully request that the pipe be corrected and compensation granted for this recent bill.

Sincerely,

Richard Napolitano



**David V. Nasta**  
ATTORNEY AT LAW

32 Old Stone Church Road  
U. Saddle River, NJ 07458

(201) 694-8807  
fax: (201) 327-4480  
e-mail: [nastalaw@aol.com](mailto:nastalaw@aol.com)

December 9, 2013

**Via Electronic Mail**

Township of South Hackensack  
227 Phillips Avenue  
South Hackensack, New Jersey 07606  
**Attn: Raymond DeRiso, Zoning Officer**

**RE: Co-Location- Verizon- Huyler Street Cell Tower**

Dear Ray:

Thank you for seeking my assistance in analyzing Verizon Wireless's request for a Zoning Certificate of Compliance with regard to its proposed co-location on the Huyler Street Monopole. This shall confirm the oral opinion rendered at the Regular Meeting of the Governing Body on Thursday, December 5, 2013 that the Township is free to issue a zoning certificate and process the filed building permit applications. The following are the reasons for my conclusion:

1. The property in question, Block 33.02, Lot 12.04, is owned by the Township of South Hackensack, is irregular in shape and is located in the "C" Industrial Zone adjacent to two developed industrial parcels and fronting county road, Huyler Street.
2. In accordance with a solicitation of bids the Township previously awarded a bid for the erection of a monopole at said site to T-Mobile Wireless. T-Mobile, in accordance with those bid specification made formal application to the South Hackensack Planning Board for review for **health and safety** reasons. As a result of said review site plan approval was granted. The Township thereafter entered into a lease with T-Mobile ( assigned to Crown).
3. The proofs at the site plan hearing reveal that T-Mobile proposed a monopole which included the eventual co-location of one additional user. The Planning Board had adequate opportunity to review the health and safety aspects of any future co-location at that hearing. Similar inquiry on this application reveals no new issues in this regard.
4. Perhaps of greatest significance is a review of our municipal ordinance 208 (Article XI) Secs 55-57. Said ordinance restricts the "use" of property for monopoles to land owned by the Township. Of course the Township owns land in every zone within its borders. Most importantly a review of the aforementioned ordinance further reveals the following critical point; no bulk schedule. Of equal importance is that said specific ordinance does not require reference to the bulk schedule of a particular zone either. As such there is no bulk schedule review required or more importantly permissible. Your office and the Township is constrained to the dictates of our ordinance. The lack of a bulk schedule is consistent with the Township's desire to restrict monopole review to health and safety reasons and to defer to pre-emptive state and federal law. Again, the Township conducted the health and safety review during T-Mobile's site plan application. The use is permitted and there is no expansion of the same as the proofs were clear at the time of initial review that co-location (including the required equipment) was anticipated.
5. Finally, N.J.S.A. 40:55D-46 and 46.2 and Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 ( state and federal law respectively) carve out a clear exemption

Mr. Raymond DeRiso  
December 9, 2013  
Page Two

to our Municipal Land Use Law site plan requirements. Equally clear is the definition under the state law which includes "equipment shelters, cabinets and emergency generators..." is items exempted from site plan review.

As a result of the foregoing it is clear that Verizon is not required to seek site plan review (as our ordinance requirement is now pre-empted) for its proposed co-location on the Huyler Street monopole and it is equally clear that our applicable municipal ordinance does not provide for or permit bulk schedule review and as a result bulk variance relief for the same. In fact, Sec 208-55B states that, " The Township of South Hackensack must consent to property being used for communications facilities".

Your usual thoroughness has ensured that the Township has adequately reviewed this matter and come to the proper conclusion. Please feel free to issue the certificate of zoning compliance and so advise the building department that they are free to process the filed building permit applications. Of course Verizon continues to remain liable to obtain all required permits and pass all inspections If you have any questions please feel free to call me.

Very truly yours,

*/s/ David V. Nasta*

David V. Nasta

cc. Honorable Township Committee  
Richard L. Schneider, Esq,