

Township of South Hackensack  
Bergen County, New Jersey  
October 8, 2009 7:30 P.M.  
Regular Meeting  
MINUTES

Rosina Romano, Mayor .....Present  
Gregorio Maceri, Deputy Mayor .....Present  
James Anzevino .....Present  
Walter Eckel, Jr.....Present  
Gene Roman.....Present

Also present:

David V. Nasta, Esq., Municipal Attorney  
Linda LoPiccolo, Municipal Clerk

Call of Meeting to Order

Mayor Romano called the Regular Meeting to order at 7:30 p.m. She advised that pursuant to the Open Public Meetings Act annual notice of the meetings had been provided to *The Record*, *The Herald and News* and by posting the annual notice on the bulletin board in the clerk's office where notices are customarily posted. Everyone saluted the flag. The municipal clerk called the roll.

Correspondence & Reports

Eckel motioned; Anzevino seconded and the Committee unanimously agreed to accept and file correspondence dated September 28, 2009, from William DeFabiis, Ed.D., Chief School Administrator Re: 8<sup>th</sup> Grade Annual Beefsteak Dinner, Friday, November 13, 2009

Anzevino motioned; Eckel seconded and the Committee unanimously agreed to accept and file correspondence dated September 25, 2009, from Ray DeRiso, Secretary, South Hackensack Relief Association Re: 2009 Life Members Convention Report

Anzevino motioned; Eckel seconded and the Committee unanimously agreed to accept and file correspondence dated October 6, 2009, from Lawrence J. Paladino, Jr., CPWM, Superintendent Re: Repairs to Garfield Park Ejector Station

Anzevino motioned; Maceri seconded and the Committee unanimously agreed to accept and file correspondence dated October 6, 2009, from Stephen T. Boswell, P.E., Boswell Engineering Re: Garfield Park Sewer Pumping Station Flood-Proofing Project and move to Old Business for more discussion.

Anzevino motioned; Eckel seconded and the Committee unanimously agreed to accept correspondence dated September 30, 2009, from Tom Gonnella, Senior Loss Control

Consultant, SBMJIF Re: Loss Control Report, direct the clerk to distribute to the affected departments for appropriate action and to re-list the matter for discussion under Old Business on November 5, 2009.

Anzevino motioned; Roman seconded and the Committee unanimously agreed to accept and file General Correspondence – September 2009.

Eckel motioned; Anzevino seconded and the Committee unanimously agreed to accept and file Monthly Department Report received for September 2009.

Anzevino motioned; Roman seconded and the Committee unanimously agreed to accept and file correspondence dated October 6, 2009, Ralph W. Chandless, Jr., Re: Senior Citizen Housing at Grove St to Include the Interest of Columbia Housing SLP Corp.

## Old Business

Garfield Park Ejector Station – Review of Boswell’s correspondence and report from Elliot Sachs. Mr. Sachs reviewed alternative 1 and 2 of the proposal submitted by Boswell Engineering in detail. He recommended that the Committee authorize the necessary survey to be performed at a cost not to exceed \$5,000 before proceeding further with the project since it was necessary to determine the exact elevation of the structure.

Anzevino motioned; Roman seconded and the Committee unanimously agreed to authorize Boswell Engineering to perform the survey as outlines in Boswell’s proposal dated October 6, 2009.

## Ordinances

Introduction of and set the date for public hearing (November 12, 2009)

### **ORDINANCE NO. 2009-15**

### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 205 OF THE CODE OF THE TOWNSHIP OF SOUTH HACKENSACK ENTITLED “VEHICLES AND TRAFFIC”**

Anzevino motioned; Eckel seconded to Introduce Ordinance 2009-15 and set the date for public hearing to be held on Thursday, November 12, 2009 at 7:30 p.m. Roll Call Vote: Ayes: Anzevino, Eckel, Maceri, Roman, Romano

## Resolutions

Consent Agenda Resolution No. 2009-10

Offered: Roman

Second: Eckel

Roll Call Vote: Ayes: Anzevino, Eckel, Maceri, Roman and Romano

Resolution for Closed Executive Session – October 8, 2009  
Offered: Maceri Second: Eckel  
Roll Call Vote: Ayes: Anzevino, Eckel, Maceri, Roman and Romano

## Committee Reports

James Anzevino reported that there was a meeting held at Memorial School on October 5, 2009. There were many parents, residents in attendance along with school officials and Dr. Graham, Superintendent of Schools. There was discussion regarding proposed consolidation of K-8 districts.

Committee members Eckel, Maceri, Roman and Romano did not have a report.

## Public Comments

Anzevino motioned; Roman seconded and the Committee unanimously agreed to open the meeting to the public.

Dolly Montenegro, Phillips Avenue – She advised the Committee that when she was on the Township Committee additional drainage was installed along Phillips Avenue but that the final phase had not been completed. She suggested that the installation of a 72” pipe may alleviate flooding that continues to occur on Hegner Court.

Lonnie Bedell, 51 Grove Street – Reported to the Committee that he was asked to abide by the local sign ordinance by the zoning officer when erecting election signs it is his expectation that the law will be applied to everyone.

Anzevino motioned, Romano seconded and the Committee unanimously agreed to end the public comment portion of the meeting at 8:22 p.m.

## Closed Session

Maceri motioned; Roman seconded and the Committee unanimously agreed to go into closed executive session at 8:23 p.m.

The matters discussed in closed session will be made available to the public when permitted by law and authorized by the Township Committee.

Anzevino motioned; Roman seconded and the Committee unanimously agreed to end closed session at 8:50 p.m.

## Adjournment

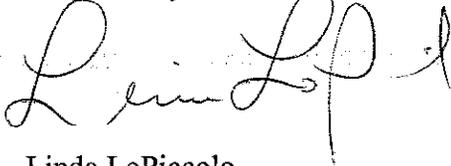
Prior to adjournment, Mr. Lonnie Tabman (2 Grove Street) appeared before the Committee and requested an extension of the 45 day time limit in which to make repairs

to the sidewalk/handicapped ramp on the corner of Grove Street & Huyler Street. He objected to the attorney's opinion that he was responsible to make the repairs and asked the Committee to reconsider their position since it was his belief that the damage was caused by a local business's tractor-trailers, the Township's DPW and construction vehicles. Mr. Tabman further stated that although the property is a mixed residential/commercial use, the property on the corner is a two-family residence that he occupies. He further claimed that the turning radius is insufficient for 55' tractor-trailers to turn without causing damage to curb and sidewalk. Unless the cause is eliminated the damage will continue and he asked the Committee to work toward a solution.

Anzevino motioned; Maceri seconded and the Committee unanimously agreed to grant Mr. Tabman an extension and to seek a permanent solution to the sidewalk/handicapped ramp problem at the corner of Huyler Street & Grove Street.

Roman motioned; Eckel seconded and the Committee unanimously agreed to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda LoPiccolo".

Linda LoPiccolo  
Municipal Clerk

**Consent Agenda Resolution 2009-10**

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/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. 2009-183 Authorize Firefighter Convention Expenses

Resolution No. 2009-184 Audit 2008

Resolution No. 2009-185 Accepting the Retirement of Loretta D'Ambrosio as Township Treasurer and Authorizing Payment of Certain Compensation and Benefits Related Thereto in Accordance with Municipal Ordinance - Amended

Resolution No. 2009-186 Refund Aleksander Lebedev - \$160

Resolution No. 2009-187 Licenses – October 2009

Resolution No. 2009-188 Approve Minutes

Resolution No. 2009-189 Requesting Approval of Items of Revenue and Appropriation NJS 40A:4-87 (Chapter 159)

Resolution No. 2009-190 Authorize Tax Sale – December 15, 2009

Resolution No. 2009-191 Refund for State Tax Court B52 L2.05 2006 & 2007

Resolution No. 2009-192 Authorizing the Entry into an Agreement Further Amending the Lease Between this Township and Senior Citizen Housing at Grove Street, L.P., in Respect to the Development of 41 & 43 Grove Street for a Low and Moderate Income Senior Citizen Residential Facility in Order to Accommodate the Lender and Thereby Facilitate Financing

Resolution No. 2009-193 Bills

Offered: Roman

Second: Eckel

Roll Call Vote: Ayes: Anzevino, Eckel, Maceri, Roman, Romano

Date: October 8, 2009

**Resolution No. 2009-183 Authorize Firefighter Convention Expenses**

WHEREAS, the Township Committee of the Township of South Hackensack is desirous of supplementing the cost of attendance at the Annual Firefighter Convention held in Wildwood, New Jersey for Life Members,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, New Jersey, that all Life Members to the New Jersey State Firemen Association who attended the convention receive a re-imbusement of \$100.00 upon submission expense receipt and signed voucher, and

BE IT FURTHER RESOLVED that the Fire Prevention Chief, Fire Chief, and Deputy Fire Chief, who are also Life Members, receive an additional re-imbusement of 175.00 upon submission of expense receipt and signed voucher to the treasurer.

Life Members

1. Spadavecchia, Pat
2. Marrella, Michelangelo
3. Nasta, Michael (Fire Chief)
4. Nasta, Michael, Jr.
5. Riley, Hugh J.
6. Maceri, Francesco, A. (Fire Prevention Chief & Deputy Chief)
7. Garbutt, John
8. Maceri, Carmine
9. Falato, Leonard
10. Panagia, William

Dated: October 8, 2009  
Consent Agenda Resolution 2009-10

**Resolution No. 2009-184 Audit 2008**

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, The Annual Report of Audit for the year 2008 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S. 40A: 5-6, and a copy has been received by each member of the governing body, and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 52:27BB-34, and

WHEREAS, The Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

General Comments  
Recommendations

and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit and specifically the sections of the Annual Audit entitled:

General Comments

## Recommendations

as evidenced by the group affidavit form of the governing body, and

WHEREAS, Such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, as per the regulations of the Local Finance Board, and

WHEREAS, All members of the governing body have received and have familiarized themselves with, at least, the Minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, Failure to comply with the promulgation of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 'A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of South Hackensack, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Consent Agenda Resolution 2009-10  
Date: October 8, 2009

**Resolution No. 2009-185 Accepting the Retirement of Loretta D'Ambrosio as Township Treasurer and Authorizing Payment of Certain Compensation and Benefits Related Thereto in Accordance with Municipal Ordinance - Amended**

WHEREAS, Loretta D'Ambrosio has served the Township of South Hackensack admirably as Treasurer and in other related positions; and

WHEREAS, Loretta D'Ambrosio has submitted correspondence to the Township Committee informing them that she will retire effective October 31, 2009 which the Township Committee has accepted with regret; and

WHEREAS, as a result of the length of Loretta D'Ambrosio's service to the Township she is entitled to certain compensation and benefits, and

WHEREAS Resolution No. 2009-169 had an error in the calculation of the sick pay rate,

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that the Township accepts the retirement of Loretta D'Ambrosio; and

BE IT FURTHER RESOLVED, that in accordance with municipal ordinance the township shall pay one half of Loretta's medical insurance until she attains the age of 65 years; and

BE IT FURTHER RESOLVED that in accordance with municipal ordinance Loretta shall be paid the sum of \$19010.25 reflecting the accumulation of 75 days of sick time at a per diem rate of \$253.47. Said sum shall be paid in two equal payments (in 2010 and 2011) upon the encumbering and availability of funds.

BE IT FURTHER RESOLVED that Resolution No. 2009-169 is hereby repealed.

Consent Agenda Resolution 2009-09

Date: September 10, 2009

**Resolution No. 2009-186 Refund Aleksander Lebedev - \$160**

WHEREAS Alexander Lebedev made application for a mobile vendor license on and paid an application fee of \$160.00, and

WHEREAS the next day he requested cancellation of that application and refund of the associated fee;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, New Jersey that a refund in the amount of \$160.00 be and is hereby authorized to Aleksander Lebedev.

Consent Agenda Resolution No. 2009-10

Date: October 8, 2009

**Resolution No. 2009-187 Licenses – October 2009**

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 by and are hereby approved unless noted and with conditions as noted.

FIRE LICENSES

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

GENERAL LICENSES

<u>Received</u>	<u>Business</u>	<u>License</u>	<u>Fee</u>
9/9/09	Dainty Ice Cream	3841	Void
9/18/09	J Josephson, Inc.	3842	\$200.00

TOTAL: \$200.00

Consent Agenda Resolution No. 2009-10

Date: October 8, 2009

**Resolution No. 2009-188 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.

August 13, 2009 Regular Meeting  
September 3, 2009 Worksession  
September 10, 2009 Regular Meeting  
September 21, 2009 Special Meeting

Consent Resolution No. 2009-10

Date: October 8, 2009

**Resolution No. 2009-189 Requesting Approval of Items of Revenue and Appropriation NJS 40A:4-87 (Chapter 159)**

WHEREAS NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county of municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS the Director may also approve the insertion of an item of appropriation for an equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of South Hackensack in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2009 in the sum of \$6,000, which is now available from State of New Jersey – Division of Highway Traffic & Safety – OVER THE LIMIT UNDER ARREST GRANT in the amount of \$6,000.

BE IT FURTHER RESOLVED, that the like sum of \$6,000 is hereby appropriated under the caption OVER THE LIMIT UNDER ARREST; and

BE IT FURTHER RESOLVED that the above is the result of funds from State of New Jersey – Division of Highway Traffic & Safety in the amount of \$6,000.

Consent Agenda Resolution No. 2009-10  
Date: October 8, 2009

**Resolution No. 2009- 190 Authorize Tax Sale – December 15, 2009**

WHEREAS, N.J.S.A. 54:5-19 provides for sale of current year taxes and municipal liens, which are outstanding as of the 11<sup>th</sup> day of the 11<sup>th</sup> month; and,

WHEREAS taxes and sewer user charges for the year 2009 are delinquent as of that date,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, that a sale of delinquent 2009 property taxes and sewer user charges be held on Tuesday, December 15, 2009 at 11:00 A.M.

BE IT FURTHER RESOLVED that proper notice be mailed to property owners, published and posted as prescribed by law.

Consent Agenda Resolution 2009-10  
Date: October 8, 2009

**Resolution No. 2009-191 Refund for State Tax Court B52 L2.05 2006 & 2007**

WHEREAS, the Tax Court of New Jersey has issued a civil action judgment reducing the assessed valuation and consequently 2006 taxes as follows for the property at 170 Wesley Street:

<u>Docket</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment</u> <u>Reduction</u>	<u>2006 Tax</u> <u>Reduction</u>
001063-2006	52	2.05	\$182,700	\$5,389.65

WHEREAS, the Tax Court of New Jersey has also issued a judgment reducing the 2007 taxes as follow:

<u>Docket</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment</u> <u>Reduction</u>	<u>2007 Tax</u> <u>Reduction</u>
003082-2007	52	2.05	\$282,700	\$8,820.24

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack, County of Bergen, issue a refund check in the amount of \$14,209.89 payable to Brach Eichler LLC trustee for Schwartz/Apex Foot Health, and the mailing address is 101 Eisenhower Parkway Avenue, Roseland, New Jersey 07068.

Consent Agenda Resolution 2009-10

Date: October 8, 2009

**Resolution No. 2009-192 Authorizing the Entry into an Agreement Further Amending the Lease Between this Township and Senior Citizen Housing at Grove Street, L.P., in Respect to the Development of 41 & 43 Grove Street for a Low and Moderate Income Senior Citizen Residential Facility in Order to Accommodate the Lender and Thereby Facilitate Financing**

WHEREAS, on September 17, 2007, the Township of South Hackensack entered into the ground lease of Lots 9, 10 and 10.1 in Block 2.01 with Senior Citizen Housing at Grove Street, L.P., for the construction and operation a senior citizens= residential facility thereon, and

WHEREAS, that agreement was modified to provide for the interests and obligations of a further party, the Housing Development Corporation of Bergen County, to assist the original lessee with the development, and

WHEREAS, the parties have sought and obtained further financing for the project through the County of Bergen, Department of Community Development, from Columbia Housing SLP Corporation of Portland, Oregon, and a closing is expected within the next two weeks, and

WHEREAS, Columbia requires further amendments to the original ground lease, all as contained in the ASecond Amendment to Lease Agreement@ dated October 8, 2009, and

WHEREAS, this second amendment has been reviewed by special counsel to this Body and has been determined to be satisfactory and in the best interest of the Township in completing this development,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen and State of New Jersey, that the appropriate officers and officials be and are hereby authorized and directed to execute and deliver the aforesaid Second Amendment to Lease Agreement dated October 8, 2009, in the approved form and to undertake such other acts on behalf of the Township as provided therein or necessary to effectuate the purposes thereof.

Consent Resolution No. 2009-10

Dated: October 8, 2009

**Township of South Hackensack  
Bergen County, New Jersey**

**Resolution No. 2009-193 Bills**

10/08/2009

RESOLUTION NO. 2009 - 193

BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen, State of New Jersey, that the proper warrants be drawn and that attached bills, with the exception of those bills not approved by a majority of the Committee, be paid providing funds are available in the amount of

Offered By:

Seconded By:

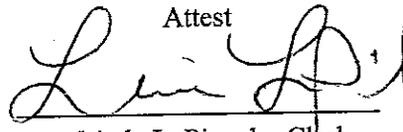
Roll Call Vote:

Approval Date: 10/08/2009

Approved:

1,187,938.38

  
\_\_\_\_\_  
Rosina Romano, Mayor

Attest  
  
\_\_\_\_\_  
Linda LoPiccolo, Clerk

**Developer's & Escrow**

Check No's 1531 to 1536	Per Attached List	9,799.82
		9,799.82

**Payroll Agency**

1170 NJ Family Support		523.00
11710NJ Family Support		523.00
1172 NJ Family Support		523.00
1173 NJ Teamsters		830.00
1174 Prudential Retirement		378.78
1175 NJ Family Support		523.00
1176 Township of South Hackensack		97.06
1177 NJ Teamsters		166.00
1178 NJ Family Support		553.00
	<b>Total Payroll Agency</b>	<b>4,116.84</b>

**Park Ave BMW**

Per Attached List		-
	<b>Total Park Ave BMW</b>	-

**FED-Ex**

Per Attached List		-
	<b>Total FED-Ex</b>	-

**Capital**

Check No's 1514	Per attached List	1,649.50
	<b>Total Capital</b>	<b>1,649.50</b>

**Current Fund**

Check No's 6755 to 6844	Per attached List	1,172,372.22
	<b>Total Current Account</b>	<b>1,172,372.22</b>

10/05/09  
15:21:12

TOWNSHIP OF SOUTH HACKENSACK  
Check Register By Check Date

Range of Checking Accts: First to Last      Range of Check Dates: 09/05/09 to 10/05/09  
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 Number
DEV      DEVELOPERS & ESCROW CASH					
1531	09/10/09	SHI77 SOUTH HACKENSACK GENERAL	1,906.36		571
1532	09/16/09	SHI77 SOUTH HACKENSACK GENERAL	2,636.52		573
1533	10/05/09	BOS01 BOSWELL ENGINEERING, INC.	201.25		581
1534	10/05/09	CHA01 RALPH W. CHANDLESS, JR.	245.71		581
1535	10/05/09	PAD10 BEATTIE PADOVANO Atty Trust	3,874.14		581
1536	10/05/09	SHI77 SOUTH HACKENSACK GENERAL	935.84		581

Checking Account Totals	Paid	Void	Amount Void	Amount Paid
Checks:	6	0	0.00	9,799.82
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>6</b>	<b>0</b>	<b>0.00</b>	<b>9,799.82</b>

GENERAL ACCOUNT

6755	09/10/09		0.00	09/10/09 VOID	0
6756	09/10/09		0.00	09/10/09 VOID	0
6757	09/10/09		0.00	09/10/09 VOID	0
6758	09/10/09		0.00	09/10/09 VOID	0
6759	09/10/09	CON05 CONTENT PARTY RENTALS INC	516.25		570
6760	09/10/09	HOR01 HORIZON ENTERTAINMENT, INC	4,675.00		569
6761	09/10/09	SHP01 SO HACKENSACK PAYROLL AGENCY	4,272.49		569
6762	09/10/09	SHT01 SOUTH HACKENSACK TOWNSHIP	56,498.25		569
6763	09/16/09	SHM05 SO HACKENSACK MUNI COURT ACCT	520.98		572
6764	09/16/09	SHP01 SO HACKENSACK PAYROLL AGENCY	4,196.04		572
6765	09/16/09	SHT01 SOUTH HACKENSACK TOWNSHIP	59,203.30		572
6766	09/24/09	SHP01 SO HACKENSACK PAYROLL AGENCY	5,495.07		574
6767	09/24/09	SHT01 SOUTH HACKENSACK TOWNSHIP	80,485.07		574
6768	09/30/09	PRU01 Prudential Retirement	211.56		575
6769	09/30/09	SHP01 SO HACKENSACK PAYROLL AGENCY	4,121.00		576
6770	09/30/09	SHT01 SOUTH HACKENSACK TOWNSHIP	66,129.58		576
6771	10/05/09	AIR01 AIRTRON TECHNOLOGY INC	237.50		577
6772	10/05/09	ALE01 ALERT-ALL CORP.	820.80		577
6773	10/05/09	ALL07 ALLIED OIL LLC	1,972.16		577
6774	10/05/09	AMP02 A.M./P.M.SERVICES	184.00		577
6775	10/05/09	BAG01 STEELSON BAGS PLUS	58.40		577
6776	10/05/09	BCM01 BERGEN COUNTY MUNI CLERK'S ASS	60.00		577
6777	10/05/09	BCU01 BERGEN COUNTY UTILITIES AUTH	142,497.00		577
6778	10/05/09	BER01 BERGEN MUNICIPAL EMPLOYEE BENF	56,005.00		577
6779	10/05/09	BON01 PETER BONGIOVANNI	800.00		577
6780	10/05/09	BRA01 DIANE BRANDO	30.00		577
6781	10/05/09	BRA03 Brach Eichler LLC	14,209.89		577
6782	10/05/09	CHA01 RALPH W. CHANDLESS, JR.	392.90		577
5783	10/05/09	CHR10 CHRISTMAS SPECTACULAR	1,695.00		577
5784	10/05/09	CON02 ONE COMMUNICATIONS	792.99		577
5785	10/05/09	DEE01 DEER PARK DIRECT	166.98		577
6786	10/05/09	DON01 KATHLEEN A DONOVAN	1,597.11		577
6787	10/05/09	DRA01 DRAEGER SAFETY DIAGNOSTICS INC	142.00		577
6788	10/05/09	ELE01 ELECTRONIC SERVICE SOLUTIONS	360.00		577

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Number
6789	10/05/09	FOL01 FOLEY MACHINERY	4,899.26	577
6790	10/05/09	FOR03 FORWI RECYCLING	1,366.00	577
6791	10/05/09	FUR01 KIM O FURBACHER, CCR,RPR	303.00	577
6792	10/05/09	GRC01 GRC MECHANICAL SERVICES	189.00	577
6793	10/05/09	IDS01 I D SIGNS	600.00	577
6794	10/05/09	INH01 INHALATION THERAPY	169.82	577
6795	10/05/09	IPP01 IPPOLITO INDUSTRIES INC	15,203.76	577
6796	10/05/09	LAN01 LANGUAGE LINE SERVICES	59.50	577
6797	10/05/09	LIT01 LITTLE FERRY HARDWARE	457.69	577
6798	10/05/09	MAI01 MAIN LOCK	95.00	577
6799	10/05/09	MAR06 MARINI BROTHERS CONSTRUCTION	4,300.00	577
6800	10/05/09	MCN10 MC NERNEY & ASSOCIATES, INC	600.00	577
6801	10/05/09	MET03 METROPOLITAN RUBBER CO, INC	16.55	577
6802	10/05/09	MOO01 BOROUGH OF MOONACHIE	13,933.58	577
6803	10/05/09	MRS02 MUNICIPAL RECORD SERVICE	302.00	577
6804	10/05/09	NJL10 NEW JERSEY LEAGUE OF MUNICIPAL	315.00	577
6805	10/05/09	NOR01 NORTH JERSEY MEDIA GROUP INC	615.22	577
6806	10/05/09	NOR10 NO NJ TEAMSTERS BENEFIT PLAN	32.00	577
6807	10/05/09	ONS01 ONSITE JOHNNY WASTE SERVICES	140.00	577
6808	10/05/09	PAN01 WILLIAM PANAGIA	100.00	577
6809	10/05/09	PER01 DANIEL PERONE	736.72	577
6810	10/05/09	PIN01 PINNACLE WIRELESS	219.50	577
6811	10/05/09	PIT04 PITNEY BOWES GLOBAL FINANCIAL	180.00	577
6812	10/05/09	PSE01 P S E & G	9,343.08	577
6813	10/05/09	RAC01 RACHLES & MICHELE'S OIL CO INC	192.74	577
6814	10/05/09	REI01 Adina Reinhardt	39.72	577
6815	10/05/09	RIZ01 JOHN RIZER	731.35	577
6816	10/05/09	ROT02 JOSEPH J. ROTOLO	236.00	577
6817	10/05/09	SHE01 SO HACKENSACK BD OF EDUCATION	553,145.00	577
6818	10/05/09	SHF01 SO HACKENSACK FIRE CO NO 1	1,560.00	577
6819	10/05/09	SHP01 SO HACKENSACK PAYROLL AGENCY	400.00	577
6820	10/05/09	SHT01 SOUTH HACKENSACK TOWNSHIP	45,163.61	577
6821	10/05/09	STA01 STAPLES CREDIT PLAN	233.89	577
6822	10/05/09	STA04 STANDARD INSURANCE COMPANY	128.34	577
6823	10/05/09	SUS01 SUSQUEHANNA MUNICIPAL FINANCE	249.00	577
6824	10/05/09	SWI01 SWIFT ELECTRICAL SUPPLY CO	151.44	577
6825	10/05/09	TER01 MARY TERRACCINO	45.98	577
6826	10/05/09	TMO01 T-MOBILE	224.85	577
6827	10/05/09	TOW01 TOWN GETTY SERVICE	949.60	577
6828	10/05/09	TOW02 TOWN & COUNTRY TREE EXPERTS	500.00	577
6829	10/05/09	ULL01 NICHOLAS ULLIANA	442.17	577
6830	10/05/09	UNI01 UNITED WATER NEW JERSEY	3,251.94	577
6831	10/05/09	USA01 USA MOBILITY	13.44	577
6832	10/05/09	VER02 VERIZON	761.97	577
6833	10/05/09	VER03 VERIZON WIRELESS	160.04	577
6834	10/05/09	VIG01 VIGILANTI ELECTRIC INC	85.00	577
6835	10/05/09	WAS01 WASTE MANAGEMENT of NJ INC	76.14	577
6836	10/05/09	WES01 WEST GROUP	72.00	577
6837	10/05/09	ZFA LEONARD FALATO	100.00	577
6838	10/05/09	ZGA01 JOHN GARBUTT	100.00	577
6839	10/05/09	ZMA06 ANGELO MARRELLA	100.00	577
6840	10/05/09	ZNA02 MICHAEL NASTA	275.00	577
6841	10/05/09	ZRI02 HUGH JAMES RILEY	100.00	578
6842	10/05/09	ZSP01 PATSY SPADAVECCHIA	100.00	578

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Number
843	10/05/09	LEB01 ALEXSANDER LEBEDEV	160.00		579
844	10/05/09	ZNA01 MICHAEL NASTA, JR	100.00		579

Checking Account Totals	Paid	Void	Amount Void	Amount Paid
Checks:	86	4	0.00	1,172,372.22
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>86</b>	<b>4</b>	<b>0.00</b>	<b>1,172,372.22</b>

GENERAL CAPITAL	GENERAL CAPITAL INTERCHANGE	Amount Paid	Ref Number
1514 10/05/09 BOS01 BOSWELL ENGINEERING, INC.		1,649.50	580

Checking Account Totals	Paid	Void	Amount Void	Amount Paid
Checks:	1	0	0.00	1,649.50
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0.00</b>	<b>1,649.50</b>

VOID	VOID CHECKS	Amount Paid	Ref Number
6797 10/05/09 LEB01 ALEXSANDER LEBEDEV		160.00	10/05/09 VOID 577
6841 10/05/09 ZNA01 MICHAEL NASTA, JR		100.00	10/05/09 VOID 577

King Account Totals	Paid	Void	Amount Void	Amount Paid
Checks:	0	2	260.00	0.00
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>0</b>	<b>2</b>	<b>260.00</b>	<b>0.00</b>

Report Totals	Paid	Void	Amount Void	Amount Paid
Checks:	93	6	260.00	1,183,821.54
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>93</b>	<b>6</b>	<b>260.00</b>	<b>1,183,821.54</b>

10/05/09  
15:21:12

TOWNSHIP OF SOUTH HACKENSACK  
Check Register By Check Date

Fund Description	Fund	Budget Total	Revenue Total
CURRENT FUND	8-01	197.06	0.00
CURRENT FUND	9-01	1,172,175.16	0.00
	C-04	1,649.50	0.00
	D-05	9,799.82	0.00
Total of All Funds:		<u>1,183,821.54</u>	<u>0.00</u>

**Resolution 2009 Authorizing Executive Session October 8, 2009**

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.

\_\_\_\_(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.

\_\_\_\_(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.

\_\_\_\_(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.

  X\_\_\_\_(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 require in order for the attorney to exercise his ethical duties as a lawyer.

TSH & Campbell Supply Co. – Fire Truck

X (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.

Troy MacDonald  
Giorgio Sortino

(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 October 8, 2009.

Linda LoPiccolo  
Township Clerk

# MEMORIAL SCHOOL

Dyer Avenue  
South Hackensack, New Jersey 07606

William DeFabiis, Ed.D.  
Chief School Administrator

Phone (201)-440-2782  
Fax (201)-440-9156



RECEIVED  
SEP 25 2009  
SOUTH HACKENSACK  
MUNICIPAL CLERK

September 28, 2009

Town Council Members  
Township of South Hackensack  
227 Phillips Avenue  
South Hackensack, NJ 07606

Dear Town Council Members,

## The 8<sup>th</sup> Grade Annual Beefsteak Dinner Friday, November 13, 2009

The Beefsteak Dinner is a major fundraiser for our 8<sup>th</sup> graders. Each ticket sells for \$25.00. If you or any members of your organization would like to attend this exciting event, please contact our school office at 204-440-2782 to purchase tickets.

Thank you for your attention to this invitation. Anything you can do to support this fundraiser is very much appreciated.

Sincerely,

William DeFabiis, Ed.D.  
Chief School Administrator

WD/tb



RECEIVED

OCT 05 2009

SOUTH HACKENSACK  
MUNICIPAL CLERK

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 201-641-0393

October 6, 2009

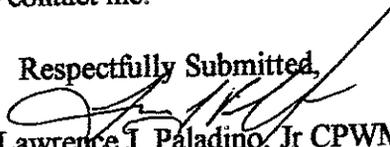
To: Mayor & Council  
From: Lawrence J. Paladino, Jr CPWM  
Superintendent  
Re: Repairs to Garfield Park Ejector Station

Dear Mayor & Council;

On Monday, October 5, 2009; I met with Mayor Romano and Elliot Sachs from Boswell Engineering. Elliot went over the draft proposal for the Garfield Park Pump Station. We had a long discussion on the different items that were proposed. At the end of our meeting it was determined that due to the costs of this project, we were going to go to bid on Alternative 1. I would like to express to the Township Committee that even if we complete all the items in Alternative 1, the Township still must remain aggressive in retaining more grant money for this station. The Township will gain a lot from these improvements, that there is still work that has to be done.

I had received an E-Mail from the Township Clerk regarding the above meeting, and in that E Mail it was requested that I attend the regular Township Meeting. I will be unable to attend this meeting due to a prior family commitment. If there are any questions or concerns, please feel free to contact me.

Respectfully Submitted,

  
Lawrence J. Paladino, Jr CPWM  
Superintendent

Cc/ G. Roman, G. Maceri, J. Anzenvino, W. Eckel, L. Lo Piccolo

C:DA

RECEIVED

SEP 26 2009

SOUTH HACKENSACK  
MUNICIPAL CLERK

## South Hackensack Firemen's Relief Association

September 25, 2009

Township of South Hackensack  
227 Phillips Ave.  
South Hackensack, NJ 07606

Dear Mayor and Council,

Enclosed please find a copy of the Firemens Relief Associations, Attendance of Delegates and Life Members 2009 Convention report.

The 9 names listed under Life Members are the members who attended the Wildwood Convention and should receive a convention expense allowance.

Regards,



Ray DeRiso, Secretary  
South Hackensack Relief Association

\*\*\* FIREMENS RELIEF ASSOCIATION \*\*\*  
 \*\* ROLL OF DELEGATES AND LIFE MEMBERS, 2009 CONVENTION \*\*

COUNTY NO= 02  
 ASSOCIATION NO=414  
 SECY.=RAYMOND C DERISO

COUNTY=BERGEN  
 ASSOC.=SOUTH HACKENSACK  
 48 WILLIAMS AVE SOUTH HACKENSACK NJ 07606

* DELEGATES	LAST NAME	FIRST	MI	CAUC.	SES 1	SES 2	OUT 1	OUT 2
1-414-03-0024	ROSSI	LEO	M	X	X	X		
2-414-03-0023	WALSH	HERBERT	R	X	X	X		
3-414-03-0027	RILEY	DANIEL	M	X	X	X		
4-414-03-0019	NASTA	MICHAEL	A	X	X	X		
5-414-03-0016	DAMICO	JOSEPH	D	X	X	X		

* ALTERNATES	LAST NAME	FIRST	MI	CAUC.	SES 1	SES 2	OUT 1	OUT 2
1-414-03-0033	DAMICO	GIUSEPPE						
2-414-03-0028	CAPOLUPO	FRANK						
3-414-03-0031	HUM	FRED						
4-414-03-0021	RILEY	JAMES	R					
5-414-02-0090	ZITO	JOHN						

* LIFE MEMBERS	LAST NAME	FIRST	MI	CAUC.	SES 1	SES 2	OUT 1	OUT 2
18-414-01-0088	SPADAVECCHIA	PATRICK			X	X		
38-414-02-0082	MARRELLA	MICHELANGO			X	X		
40-414-01-0104	NASTA JR	MICHAEL			X	X		
46-414-03-0001	RILEY	HUGH	J		X	X		
48-414-03-0004	GARBUTT	JOHN	W		X	X		
51-414-03-0008	FALATO	LEONARD	B		X	X		
52-414-03-0010	PANAGIA	WILLIAM			X	X		
57-414-03-0012	MACERI	FRANCESCO	A		X	X		
59-414-03-0014	MACERI	CARMINE			X	X		

October 6, 2009

**RECEIVED**  
OCT 09 2009  
SOUTH HACKENSACK  
MUNICIPAL CLERK

The Honorable Mayor and Township Committee  
Township of South Hackensack  
227 Phillips Avenue  
South Hackensack, New Jersey 07606

Attention: Mrs. Linda LoPiccolo, RMC  
Township Clerk

Re: Garfield Park Sewer Pumping Station  
Flood-Proofing Project  
Saddle River Avenue  
Block 103, Lot 12.01  
Township of South Hackensack  
Bergen County, New Jersey  
Our File No. PR-9-2520

Dear Mayor Romano and Members of the Township Committee:

Boswell McClave Engineering (Boswell) is pleased to submit this proposal for the necessary engineering services for the above referenced project.

The following is an outline of the scope of work and the estimated fee for our design services.

**OUTLINE OF SERVICES**

**Introduction**

This proposal is for the preparation of bid documents (construction plans and specifications), preparation of a construction cost estimate, permitting and a geotechnical investigation (depending

which alternative is selected), for the above referenced project in the Township of South Hackensack, Bergen County.

On Monday, July 20, 2009, Boswell attended a meeting at the site of the Garfield Park Sewer Pumping Station located on Saddle River Avenue (Block 103, Lot 12.01), Township of South Hackensack, with Mr. Lawrence J. Paladino, Superintendent of Public Works. The purpose of this site visit was to scope out a plan to flood-proof the above referenced pumping station. According to Mr. Paladino, the last time this pumping station flooded was during Tropical Storm Floyd. Mr. Paladino was advised that it is cost prohibitive to design for a storm such as Tropical Storm Floyd, so it was agreed upon that Boswell would design for the 100 year storm.

Prior to this meeting Boswell reviewed plans dated June 12, 1969 of the existing pumping station. Boswell also reviewed the NJDEP flood maps and noted that the 100 year flood elevation noted on the FIRM Map, panel 251 of 332, dated September 30, 2005 is approximately elevation 19 ft.

In the interim, Boswell preliminarily determined that the elevations at the four (4) corners of the existing containment area are at approximately elevation 21± ft, or approximately 2 ft above the 100 year flood elevation. In addition, no permitting work would have to be performed since the height of the containment wall would not have to be increased and hence, a cost savings to the Township for not having to file any permits with NJDEP.

It should be noted, if a new building structure was proposed, the height of the containment walls would have to be at least one (1) ft above the flood hazard area design flood elevation, or elevation 23.75 ft. This scenario does not pertain to the Township since the plan is not for constructing a new building but rather water-proofing an existing building. Furthermore, should the height of the containment walls be increased, a Flood Hazard Area Individual Permit would have to be prepared and filed with the NJDEP for an additive cost of \$10,000.00 plus the filing cost of the permit application.

According to the Township Clerk, Mrs. Linda LoPiccolo, RMC, the Township of South Hackensack has received two (2) Community Development Block Grants for the project. One (1) grant is from 2008 in the amount of \$59,533.00. The other grant is from 2009 in the amount of \$72,000 for a total of \$131,533.00. Based upon the

below referenced proposed scope of work, this project might have to be performed in a phased approach or with the identification of alternative bid items to provide the Township with options depending upon the actual bid prices compared to the available funds.

### ***Scope of Work***

This proposal identifies the following two (2) alternatives:

1. Alternative 1 - the existing containment walls are not raised since the existing pump station conforms to the NJDEP regulations for an existing building.
2. Alternative 2 - a decision is made to raise the walls of the containment area surrounding the existing building.

The following is an outline of the scope of work for each alternative and the estimated fee for engineering design services:

### **Alternative 1**

#### **Outside Containment Area:**

1. Install two (2) pair of gasketed heavy duty watertight gates on the northeast side of the containment area (east of the existing pump station) and directly in front of the exiting pump station along Saddle River Avenue.
2. Clean out area drain sump, remove and dispose of sump pump and its appurtenances and gate valve. Check existing discharge pipe that discharges into the catch basin in Saddle River Avenue for any blockages and grout around the pipe within the area drain sump. Replace pipe if necessary and grout accordingly. Install new sump pump, check valve and gate valve within area drain sump along with appurtenant electrical work.

#### **North Wall of Pump Station (front; parallel to Saddle River Avenue):**

3. Remove and replace the existing entrance door and frame to the pump station.

**East Wall of Pump Station:**

4. Remove the existing window and replace with new smaller window above flood line (above top of projected wall elevation) with a light over the window.
5. Relocate the pump station heater.
6. Relocate the existing electrical outlet above the flood line (above top of projected wall elevation).
7. Relocate the existing electrical conduit box above flood line (above top of projected wall elevation).
8. Relocate the PVSC flow meter chart above the flood line (above top of projected wall elevation).

**South Wall of Pump Station:**

9. Provide removable water tight gasketed stainless steel seal plate over existing generator louver opening. This will include two (2) parts; a stainless steel plate with gasket and bolt holes and a receiving plate permanently mounted on the exterior wall around the louver opening. Mr. Paladino explained that the operator will then be able to screw/bolt the plate onto the receiving plate on the wall when a major storm is predicted, thus protecting the opening and preventing water from entering the pump station through the louver opening.
10. Remove the existing slop sink and install new slop sink with cold water (CW) faucet and appropriate shutoff valves.

**West Wall of Pump Station:**

11. Remove existing window and install new smaller window above flood line (above top of projected wall elevation).
12. Replace existing davit on southwest corner of building (outside near wet well hatch door).
13. Provide removable water tight gasketed stainless steel seal plate over existing air intake louver opening. This will include two (2) parts; a stainless steel plate with gasket and

bolt holes and a receiving plate permanently mounted on the exterior wall around the louver opening. Mr. Paladino explained that the operator will then be able to screw/bolt the plate onto the receiving plate on the wall when a major storm is predicted, thus protecting the opening and preventing water from entering the pump station through the louver opening.

**Roof:**

14. Remove existing roof and install new roof. Mr. Paladino requested that the roof be extended over the wet well hatch the southwest corner of the pump station with a light facing down from the above soffit directly over the wet well door.

**Miscellaneous Interior Work:**

15. Clean and paint the entire interior of the pump station.

**Alternative 2**

**Outside Containment Area:**

1. Remove entire concrete containment wall (that is presently spalling) surrounding pump station along with the two (2) existing heavy duty gates and fencing which surround the existing pumping station.
2. Install new 6 ft± high concrete reinforced retaining walls surrounding the existing pump station with waterproofing agent and new fencing for fall protection.
3. Install two (2) pair of gasketed heavy duty watertight gates on the northeast side of the containment area (east of the existing pump station) and directly in front of the exiting pump station along Saddle River Avenue.
4. Clean out area drain sump, remove and dispose of sump pump and its appurtenances and gate valve. Check existing discharge pipe that discharges into the catch basin in Saddle River Avenue for any blockages and grout around the pipe within the area drain sump. Replace pipe if necessary and grout accordingly. Install new sump pump, check valve and gate

valve within area drain sump along with appurtenant electrical work.

**North Wall of Pump Station (front; parallel to Saddle River Avenue):**

5. Remove and replace the existing entrance door and frame to the pump station.

**East Wall of Pump Station:**

6. Remove the existing window and replace with new smaller window above flood line (above top of projected wall elevation) with a light over the window.
7. Relocate the pump station heater.
8. Relocate the existing electrical outlet above the flood line (above top of projected wall elevation).
9. Relocate the existing electrical conduit box above flood line (above top of projected wall elevation).
10. Relocate the PVSC flow meter chart above the flood line (above top of projected wall elevation).

**South Wall of Pump Station:**

11. Provide removable water tight gasketed stainless steel seal plate over existing generator louver opening. This will include two (2) parts; a stainless steel plate with gasket and bolt holes and a receiving plate permanently mounted on the exterior wall around the louver opening. Mr. Paladino explained that the operator will then be able to screw/bolt the plate onto the receiving plate on the wall when a major storm is predicted, thus protecting the opening and preventing water from entering the pump station through the louver opening.

**West Wall of Pump Station:**

12. Remove existing window and install new smaller window above flood line (above top of projected wall elevation).

13. Provide removable water tight gasketed stainless steel seal plate over existing air intake louver opening. This will include two (2) parts; a stainless steel plate with gasket and bolt holes and a receiving plate permanently mounted on the exterior wall around the louver opening. Mr. Paladino explained that the operator will then be able to screw/bolt the plate onto the receiving plate on the wall when a major storm is predicted, thus protecting the opening and preventing water from entering the pump station through the louver opening.

**Task 1 - Survey**

Under Task No. 1, Boswell will perform a field survey in order to prepare a site plan of the pump station compound and determine the exact height of the existing walls and floor of the pump station.

The survey will consist of the following:

1. Establish survey baseline.
2. Search and locate property corners.
3. Perform topographic survey.
4. Stake out of property corners.
5. Boundary analysis.
6. Plot deeds and filed maps.
7. Prepare stakeouts.

Our estimated fee for the work associated with Alternative 1 Task No. 1 is \$5,000.00 and for Alternative 2 Task No. 1 is \$5,000.00.

**TASK 2 - Final Design & Estimate of Project Cost**

Under Task No. 2, Boswell will begin the preparation of construction plans for the project. The construction plans will consist of the following:

1. Site Plan and Sectional Plans - Design proposed improvements for the site. Permits required for the above referenced project will not be included in this task.
2. Construction Detail Plan(s)
  - a. Prepare all construction details required for the construction of the project.
3. Preparation of Specifications
  - a. Prepare project specifications in accordance with the Township of South Hackensack's requirements.
  - b. Prepare bid documents for the project.
4. Attendance at three (3), 2-hour meetings with the Township to discuss/review the project. The attendance of the meetings will be compensated under Task 5 below.
5. An estimate of the projected project cost will be provided.

Our estimated fee for the work associated with Alternative 1 Task No. 2 is \$20,000.00 and for Alternative 2 Task No. 2 is \$35,000.00.

### ***TASK 3 - Permitting***

Under Task No. 3, Boswell will prepare Environmental Permitting Plans and complete a Flood Hazard Area Individual Permit for the proposed Alternative 2 project, should the Township desire to increase the height of the containment walls. The permit submission under Task 3 will include:

- Environmental Permitting Plan;
- Floodway and Flood Hazard Area Limits;
- Approximate disturbance to freshwater wetlands and State open waters;
- Limits of regulated channel and its associated riparian corridor;
- Stabilization plan, including details.
- Land Use Regulation Program Application Form (LURP #2);
- Site photographs of the project area;

- Copy of the necessary location maps and figures;
- Notices to adjacent property owners, certified mail, return receipt requested (postage to be paid for by the applicant);
- Environmental Report (in accordance with N.J.A.C. 7:13);
- Application fees (to be paid for by the Applicant); and,
- Permit coordination with NJDEP representatives.

Our estimated fee for the work associated with Task No. 3, Alternative 2 is \$10,000.00. The Township will be responsible for the NJDEP permit filing fee.

#### ***TASK 4 Geotechnical Investigation***

Under Task No. 4 for Alternative 2, Boswell will have a Geotechnical Investigation performed to determine subsurface conditions and design parameters for the proposed containment wall. Boswell will employ the services of a subconsultant with regard to this matter.

The estimated fee for the work associated with Task No. 4, Alternative 2 is \$5,000.00.

#### ***TASK 5 - Meetings***

Under Task No. 5, Boswell anticipates attendance at a maximum of three (3), 2-hour meetings with the Township to discuss/review the project. The attendance at these meetings will be compensated under Task No. 5.

Our estimated fee for the work associated with Alternative 1 Task No. 5 is \$1,000.00 and for Alternative 2 Task No. 5 is \$1,000.00.

#### **Preliminary Construction Cost Estimates**

In an effort to provide the Township with information relative to the range of costs associated with the construction work identified above, we have prepared preliminary construction cost estimates for the Alternate No. 1 and Alternate No. 2 projects as set forth on the attached tables. Alternate No. 1 consists of 15 items with a preliminary construction cost estimate of approximately \$160,000.00. Alternate No. 2 consists of 13 basic items and four (4) possible additional items with the preliminary construction cost estimate of approximately \$225,000 to \$270,000. It should be

noted these estimates are only preliminary at this time since we have not had the opportunity to perform the necessary design, but we believe they are reasonable at this time for discussion purposes and to aid the Township in its deliberations.

**Compensation**

Boswell McClave Engineering will perform the engineering services as listed above in accordance with the fees depicted in the below referenced table for Tasks 1, 2, 3, 4 and 5 (either Alternative 1 or Alternative 2) at a cost not to exceed the costs set forth in the table.

Below is a breakdown of the above fee for each individual task to be performed:

Task Number	Description	Alternative 1	Alternative 2
1	Survey	\$5,000.00	\$5,000.00
2	Final Design & Estimate of Project Cost	\$20,000.00	\$35,000.00
3	Permitting	\$0.00	\$10,000.00
4	Geotechnical Investigation	\$0.00	\$5,000.00
5	Meetings	\$1,000.00	\$1,000.00
<b>TOTAL</b>		<b>\$26,000.00</b>	<b>\$56,000.00</b>

**Items Not Included in the Proposal**

The following items are not anticipated to be required for this project or cannot be quantified at this time and are therefore excluded from this proposal:

1. Advertisement and Award of Construction Contracts
2. Construction Inspection Services
3. Shop Drawing Review
4. Permit Fees (To be determined and paid separately by Township)
5. Construction Stakeout
6. Bergen County Soil Conservation District Application
7. Soil Erosion and Sediment Control Plan
8. Environmental Impact Statement/Assessment
9. Underground tank removal
10. Hazardous waste/environmental investigations

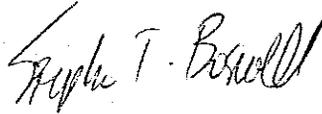
Honorable Mayor and Township Committee  
Township of South Hackensack  
October 6, 2009  
Page 11 of 11

If extra work is required, this office will invoice the Township based on our standard hourly rates in effect at the time the work is performed.

We wish to thank the Township of South Hackensack for the opportunity to submit this proposal. If you have any questions or require any additional information, please do not hesitate to contact Elliot F. Sachs, P.E., BCEE, or me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING

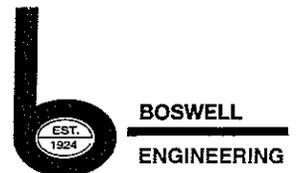


Stephen T. Boswell, Ph.D., P.E., SCS

STB/EFS/jm

cc: Lawrence J. Paladino, Superintendent of Public Works

090805efsP1R1



Garfield Park Sewer Pumping Station  
 Flood-Proofing Project  
 Township of South Hackensack  
**Preliminary Construction Cost Estimate**  
 Our File No. PR-9-2520

**ALTERNATIVE 1**

Item Number	Description	Preliminary Cost Estimate (\$)
1	Install two (2) pair watertight gates	\$40,000
2	Clean area drain, replace sump pump & electrical	\$20,000
3	Remove and replace existing entrance door and frame to pump station	\$8,000
4	Remove and replace existing window above flood line	\$5,000
5	Relocate existing heater.	\$3,000
6 & 7	Relocate existing electrical outlet and conduit box above flood level	\$1,000
8	Relocate existing PVSC meter chart above flood line	\$1,000
9	Install gasketed stainless steel seal plate	\$8,000
10	Remove existing slop sink & install new slop sink with shutoff valves	\$3,000
11	Remove and replace existing window above flood line	\$5,000
12	Remove & replace existing davit	\$10,000
13	Install gasketed stainless steel seal plate	\$6,000
14	Remove existing and install new roof with light	\$16,000
15	Clean & paint interior of pump station	\$6,000
<b>Subtotal</b>		<b>\$132,000</b>
<b>Contingencies (20%)</b>		<b>\$27,000</b>
<b>Preliminary Estimated Construction Cost</b>		<b>\$159,000</b>
<b>SAY</b>		<b>\$160,000</b>

Note: CDBG available funds \$131,533.

Garfield Park Sewer Pumping Station  
 Flood-Proofing Project  
 Township of South Hackensack  
**Preliminary Construction Cost Estimate**  
 Our File No. PR-9-2520

**ALTERNATIVE 2**

Item Number	Description	Preliminary Cost Estimate (\$)
1 & 2	Remove existing retaining wall and install new retaining wall and security fencing	\$70,000
3	Install two (2) pair watertight gates	\$60,000
4	Clean area drain, replace sump pump & electrical	\$20,000
5	Remove and replace existing entrance door and frame to pump station	\$8,000
6	Remove and replace existing window above flood line	\$5,000
7	Relocate existing heater	\$3,000
8 & 9	Relocate existing electrical outlet and conduit box above flood level	\$1,000
10	Relocate existing PVSC meter chart above flood line	\$1,000
11	Install gasketed stainless steel seal plate	\$8,000
12	Remove and replace existing window above flood line	\$5,000
13	Install gasketed stainless steel seal plate	\$6,000
<b>Subtotal</b>		<b>\$187,000</b>
<b>Contingencies (20%)</b>		<b>\$38,000</b>
<b>Preliminary Estimated Construction Cost Subtotal</b>		<b>\$225,000</b>
<b>Additional Items From Alternative 1</b>		
10	Remove existing slop sink & install new slop sink with shutoff valves	\$3,000
12	Remove & replace existing davit	\$10,000
14	Remove existing and install new roof with light	\$16,000
15	Clean & paint interior of pump station	\$6,000
<b>Subtotal</b>		<b>\$35,000</b>
<b>Contingencies (20%)</b>		<b>\$7,000</b>
<b>Total Additional Items</b>		<b>\$42,000</b>
<b>SAY</b>		<b>\$45,000</b>
<b>Preliminary Estimated Construction Cost Total</b>		<b>\$270,000</b>

Note: CDBG available funds \$131,533.

RECEIVED

OCT 05 2009

SOUTH HACKENSACK  
MUNICIPAL CLERK

# LOSS CONTROL REPORT

South Bergen Municipal Joint Insurance Fund

## TOWNSHIP OF SOUTH HACKENSACK

**To:** Linda LoPiccolo, Fund Commissioner  
**Date:** September 30, 2009  
**Date of survey:** September 25, 2009  
**Contacts & Titles:** Larry Palidino, DPW Superintendent  
Mike Ward, Emergency Management/ Safety Coordinator

### NOTE TO FUND COMMISSIONER

The buildings, sidewalks, parking lot and walking surfaces appeared to be well maintained. The municipal building has ADA compliant entrance and exit doors.

### CHANGES SINCE LAST SURVEY

The Department of Public Works building roof was renovated and is free of leaks

### OBJECTIVES OF THE SURVEY

1. Review MEL Safety Institute Training Programs.
2. Conduct a loss control survey of township buildings and facilities.
3. Confirm status of pending suggestions for safety improvement.
4. Perform a review of the RTK Program.
5. List new suggestions for safety improvement

### SURVEY RESULTS

#### OBJECTIVE 1 Review MEL Safety Institute Training Programs.

Reviewed with Mike Ward, Emergency Management/Safety Coordinator the importance of utilizing the MSI programs to be in compliance with the PEOSH requirements.

*This report does not and is not intended to address every loss potential, but covers only those conditions specifically examined at time of the survey. There may be other conditions not examined or brought to our attention at the time of this survey, that may contain a potential for liability. This report does not include matters of a legal nature or violations of any federal, state or local statute, ordinance or regulation, except as specifically noted in the report.*

We discussed the various ways of registering and new courses being offered. South Hackensack has safety training but is not using the MSI data entry system. The Township has taken a pro-active approach to training and has scheduled classes for the 2009 calendar year.

**OBJECTIVE 2 Conduct a Loss Control Survey of Township facilities.**

This consultant met with DPW Lead Foreman to survey the following township properties including the Municipal Building, Police Department, Public Works facility, Senior Center, Route 46 Pump Station, Garfield Pump Station and Veterans Park.

**Municipal Building**

The Facility appears clean and well maintained. Fire safety protection includes lighted emergency exit signs, emergency lights, and panic hardware on emergency exit doors that swing out, smoke detector alarms, pull boxes, recently inspected fire extinguishers and fire hydrants in the vicinity. Office areas were especially neat with no apparent trip hazards. **New suggestions for improvement are offered at this time.**

**Police Department**

Facility appeared clean and well maintained although numerous stained ceiling tiles indicate roof leaks which could lead to potential indoor air quality issues. The ready room bathroom facility has corroded faucets as well as broken / missing wall tiles which may harbor mold growth. Replace the cracked mirror at the police door entrance. All emergency exit doors were clear of obstructions and properly identified. Emergency exit door signs and emergency exit lighting were in good working condition.

**Public Works Facility**

The facility appears to be well maintained, the outside walkway has been replaced eliminating the potential of a serious trip or fall injury. The floor drill press is missing its safety shield (serious PEOSH violation) as well as the motorized wire brush wheel not being mounted to the work table. Ladders need to be secured when stored away. Compressed air lines need to be identified as 120 PSI from the house compressor. Fire extinguishers need to be inspected and documented on a monthly basis. **New suggestions for improvement are offered at this time.**

**Senior Center**

The facility appears clean and very well maintained. Fire safety protection includes lighted emergency exit signs, emergency exit lighting, and panic hardware on emergency exit doors that swing out, as well as smoke detector alarms, pull boxes and recently inspected fire extinguishers.

### Route 46 Pump Station

The facility is properly secured with 10' High fencing and appears to be well maintained. No new suggestions for improvement were offered at this time. Fire extinguisher needs to be annually and monthly inspected and documented.

### Garfield Pump Station

Facility appears well maintained. Fire extinguisher needs to be serviced annually and inspected monthly with all actions documented.

### Veterans Field Park

The park and fields appeared to be clean and well maintained. All walkways were considered to be in good condition with no apparent trip hazards. **New suggestions are listed at this time.**

#### **OBJECTIVE 3 Confirm status of pending suggestions for improvement.**

SFI Number	Rating	Status	Comment
1-2005	C	Completed	Safety guard was replaced
2-2007	C	Completed	Grinder wheel secured to work bench
5-2007	C	Open	No action taken
1-2008	C	Open	No action taken
2-2008	C	Open	No action taken
3-2008	C	Completed	Air lines identified with PSI
4-2008	C	Completed	Ladders secured
5-2008	C	Open	No action taken
6-2008	C	Completed	Over head mirror replaced
7-2008	2	Open	No action taken

#### **OBJECTIVE 4: – Perform a review the Right to Know Program.**

NJ RTK Central File		
	Present	Comments
1. RTK Survey/Chemical inventory	Yes	2008 filed and distributed to State and returned to the borough for completion.
2. Material Safety Data Sheets	Yes	DPW facility and Municipal Building. MSDS should be in pump stations for reference.
3. Hazardous Substance Fact Sheets	Yes	Filed with MSDS
4. NJ-RTK Hazardous Substance List	Yes	New "Green" Book
5. RTK Training Records	Yes	Maintained by DPW and Safety Coordinator.
6. RTK Poster Displayed	Yes	Observed at time of loss control survey.

Right to Know posters were observed in the various municipal buildings visited. The Right to Know files for MSDS and HSF are maintained in the various municipal buildings. It was indicated that the Central RTK File is maintained at the municipal building in the Safety Coordinator's office.

Bi-annual RTK training is conducted and Initial training is conducted for new employees. Annual RTK Surveys are and sent in to the NJ Health Department on a regular annual basis.

**OBJECTIVE 5:**

**NEW SUGGESTIONS FOR IMPROVEMENT**

New suggestions have been reclassified by the following system.

- **"Urgent" (U)** refer to situations of "imminent danger" or "critical safety / health issues which might be expected to cause death or serious physical harm.
- **"Important" (I)** encompass regulatory concerns and hazards not classified as either "Urgent" or "Program improvement" suggestions.
- **"Program Improvement" (PI)** encompass suggestions related to safety, process improvements, management systems, and other practices that would be expected to improve the overall safety, quality, and effectiveness of the organization.

**NEW SUGGESTIONS FOR IMPROVEMENT**

The following new suggestions for improvement were offered as a result of this visit:

**Public Works Garage**

- 1-09 (I) Flammable cabinet should be purchased to store solvents and aerosol spray cans for fire prevention.
- 2-09 (I) Improved safety of the employees in the lunchroom, the storage of 55 gal. containers of oils, anti freeze and grease trap cleaner should be segregated from the lunch room.
- 3-09 (I) An eye wash should be installed in the area of products with chemicals where they are stored and used. There is not one eye wash in the garage.

**Municipal Building**

- 4-09 (I) A written fire emergency evacuation plan should be developed and emergency routes posted in the office area.

## Veterans Tot Park Playground

**5-09 (I)** The yellow slide has a slit at the bottom of the slide that should be filed down to prevent a laceration on the leg of a child.

For your reference, a report showing the current status of your Suggestions for Improvement is enclosed. Please take a few moments to verify that it is correct.

Copies of this report should be distributed to all personnel referred to in this report. If you have any questions regarding this survey or any safety related matter, please call my office at 201- 518-7006 or John Lapatchka, JIF Safety Director, at 856-904-9181.

### **REPORT SUBMITTED BY:**

Tom Gonnella  
Senior Loss Control Consultant  
Conner Strong Risk Control

cc: Larry Palidino, DPW Superintendent  
Michael Frew, Police Chief  
Michael Ward, Emergency Management /Safety Coordinator  
Frank Covelli, Professional Ins. Assoc.  
Steve Sacco, PERMA.

# Loss Control Report South Bergen JIF

## Open Suggestions

Report Date 10/1/2009

Town Sug #	Type	Status	Date of Survey		Location
			Date Completed		
<b>Township of South Hackensack</b>					
4-2009	I	O	9/25/2009		<u>Municipal Building</u> A written fire emergency evacuation plan should be developed and emergency routes posted in the office area.
2-2009	I	O	9/25/2009		<u>Public Works Garage</u> Improved safety of the employees in the lunchroom, the storage of 55gal. containers of oils, anti freeze and grease trap cleaner should be segregated from the lunch room.
5-2007	C	O	11/21/2007		<u>Police Department</u> The missing wall tiles and corroded water faucet should be replaced to eliminate and prevent any potential mold growth.
1-2008	C	O	3/11/2008		<u>Public Works Garage</u> Grinder wheel needs housekeeping with regards to protective site glass and light bulb repair.
2-2008	C	O	3/11/2008		<u>Public Works Garage</u> All fire extinguishers need monthly inspection program and documentation.
5-2008	C	O	3/11/2008		<u>Public Works Garage</u> Diesel and regular fuel gas line pump area needs to have the fire extinguisher annually inspected and documented and part of a monthly program. Same with the pump rooms at Route 46 and Garfield Station.
1-2009	I	O	9/25/2009		<u>Public Works Garage</u> Flammable cabinet should be purchased to store solvents and aerosol spray cans for fire prevention.
3-2009	I	O	9/25/2009		<u>Public Works Garage</u> An eye wash should be installed in the area of products with chemicals where they are stored and used. There is not one eye wash in the garage.
7-2008	2	O	3/11/2008		<u>Veterans Tot Park Playground</u> Mulch is needed at the Veterans tot park playground. The end of the slide to the ground is 17 inches.
5-2009	I	O	9/25/2009		<u>Veterans Tot Park Playground</u> The yellow slide has a slit at the bottom of the slide that should be filed down to prevent a laceration on the leg of a child.

Town Sug #      Type      Status      Date Completed      Location

Type	Type	Type	Type	Status	Survey Date
U - Urgent	C - Critical	1 - Requires immediate attention		O - Open	The date the survey was conducted.
I - Important	D - Desirable	2 - Should be addressed before next loss control survey		C - Completed	Status Date
PI - Prog. Improvement		3 - Are desirable improvements			The date the Safety Director Office was notified of the change in the status of the Suggestion For Improvement. ie; Open, Completed, etc.
R - Regulatory		N/A - Not Applicable			

Total Count of SFI = 10

Township of South Hackensack  
SEPTEMBER 2009  
Correspondence

- 9/2/09 BCUA – Public Hearing Thursday, September 24, 2009 at 10:00 a.m. regarding the recalculation of the connection fee for new or indirect connections to the Authority’s sanitary wastewater collection and treatment system
- 9/4/09 PSEG – Public Hearing Thursday, September 24, 2009 at 1:00 p.m. for basic generation service charges and proposed recovery
- 9/4/09 BCUA – NJ Residential Construction Off-Site Conditions Disclosure Act form and map
- 9/4/09 Environmental Cost Management Inc. – notification and public outreach for 450 Huyler Street Industrial Site Recovery Act Case #E20000261
- 9/4/09 The Elm Group – public notification and outreach for 30 Wesley Street, NJDEP program ID#002070
- 9/8/09 SH Recreation – Minutes June 9, 2009 meeting and July 14<sup>th</sup> meeting cancelled
- 9/9/09 BCUA – recycling update newsletter September 2009
- 9/9/09 Borough of River Edge – Resolution No. 09-333 to deny parole for Christopher Righetti
- 9/10/09 Public Notice – Riker Danzig Scherer Hyland Perretti, LLP Counsel to Naturex – Hearing Sept. 21, 2009 at 7:30 p.m. So Hack Planning Board
- 9/14/09 NJ DEP – application for a flood hazard area permit 200 Liberty Street, Boro of Little Ferry – CVS pharmacy w/drive-thru by removing existing facility – comments to DEP within 15 days of receipt of notification
- 9/16/09 The Elm Group – B 40 Lot 1.01 – 30 Wesley Street public notification and outreach – NJDEP Program ID# 002070
- 9/18/09 US Army Corps – Public Notice EarthMark NJ Kane Mitigation LLC – discharge fill material into waters of the US to facilitate the construction of a wetland mitigation bank at a 237.6 acre site known as the Richard P Kane Natural Area located in So Hack and Carlstadt –expiration date for comments is Oct. 15<sup>th</sup>
- 9/21/09 Recreation Commission – August 11, 2009 meeting minutes
- 9/24/09 TANAAC – August 2009 noise complaints & meeting on October 28<sup>th</sup> – 7:00 p.m.
- 9/25/09 Practical Environmental – Sensitive Population and Resource Checklist and Notification of Environmental Investigation/Cleanup for 332 Rt. 46 – Little Ferry Rentals
- 9/29/09 Lodi Planning Board – adoption of the Borough’s Sustainability plan to amend the Master Plan dated August 2009



# TOWNSHIP OF SOUTH HACKENSACK

**TOWNSHIP COMMITTEE**  
 ROSINA ROMANO, MAYOR  
 GREGORIO MACERI, DEP. MAYOR  
 JAMES ANZEVINO  
 WALTER ECKEL, JR  
 GENE ROMAN

227 PHILLIPS AVENUE  
 SOUTH HACKENSACK, NEW JERSEY 07606  
 BERGEN COUNTY

Clerk - LINDA LOPICCOLO  
 Tax Collector - MARY TERRACCINO  
 Tax Assessor - GEORGE REGGO  
 Chief Financial Officer - R. T. GIOTIS  
 Treasurer - LORETTA D'AMBROSIO

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

## TAX COLLECTOR'S REPORT FOR THE MONTH OF SEPTEMBER - 2009

Collections for the month of SEPTEMBER 2009 were as follows:

Current Taxes Collected	42,726.83	
Future Taxes Collected		
Current Sewer User Charges	2,425.40	
Current Well Charges		
Current BOD's		
Interest on Taxes	691.25	
Interest on Sewer User Charges	19.96	
Return Check Fee	20.00	
Tax Sale/Arrears		
Tax Sale Prep Cost		
Tax Sale - Cost (interest)		
Lien Redemption		
Tax Title Search (continued)		
<b>TOTAL COLLECTION</b>		<b>45,883.44</b>

Respectfully Submitted,

Mary Terraccino  
Tax Collector

**TOWNSHIP OF SOUTH HACKENSCK**  
**Planning Board**  
**Board of Adjustment**  
**ESCROW & APPLICATION FEES**  
**September 2009**

**Board of Adjustment Receipts**

	#12992	VOID	\$0.00
9/9/09	#12993	Chickies Kitchen (Developers App.)	\$200.00
	#12994	(Developers Escrow) 600 Huyler Street Block: 2.01 Lot: 12.01	\$1,200.00
9/11/09	#12995	Evolution Hockey Training (Developers App.)	\$200.00
	#12996	(Developers Escrow) 450 Huyler Street Block #23.01 Lot 2.01 ZB# 2009-07	\$2,500.00

**Total Board of Adjustment Receipts - \$4100.00**

**Planning Board Receipts**

8/5/09	#16242	Naturex (Developers Escrow) 375 Huyler Street Block #29 Lot 1 ZB# 2009-04	\$2,000.00
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**Total Planning Board Receipts - \$2,000.00**

Respectfully Submitted,

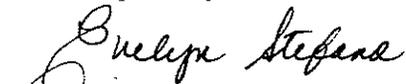
  
Evelyn Stefano

*Planning and Zoning Board Secretary*

**TOWNSHIP OF SOUTH HACKENSACK**  
**LICENSE REPORT**  
**September 2009**

Qty.	License Type	Amount
	Entertainment	
16	Entertainers	\$1,280.00
	Cable Communications	
	Liquor - Transfer	
	Liquor - Annual Renewal	
	Motel - Annual Renewal	
	Game Machine	
	Amusement Games	
8	Vending	\$200.00
	Mobile Vendor	
	General Merchandise	
	Antique Shop	
	Auto Repair	
	Auto Sales	
	Auto Body	
	Used Car Dealer	
	Car Wash & Vacuums	
	Gas Station & 4 Pumps	
	Limousines	
	Parking lot	
	Restaurant	
	Bakery	
	Grocery Store	
	Garage Sale	
<hr/>		
24	Total General Licenses	\$1,480.00
0	Total Fire Licenses	\$0.00
	<b>Total License Fees Collected</b>	<b>\$1,480.00</b>

Respectfully Submitted,



**Evelyn Stefano**  
*Planning & Zoning Board Secretary*

**South Hackensack  
Police Department**

South Hackensack Police Dept.  
227 Phillips Avenue  
South Hackensack, N.J. 07606

phone 201-440-0042

fax 201-440-0797

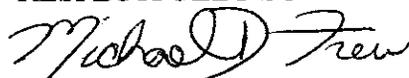
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## Monthly Reports

TO: TOWNSHIP COMMITTEE  
FROM: CHIEF MICHAEL D. FREW, #29  
RE: REPORTS FOR THE MONTH OF September 2009

TOTAL MOTOR VEHICLE SUMMONS ISSUED: 197  
TOTAL MILEAGE: 9,307

RESPECTFULLY SUBMITTED



CHIEF MICHAEL D. FREW, #29

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

---

TO: CHIEF MICHAEL FREW # 29  
FROM: PTL. ROBERT CHINCHAR # 46  
SUBJECT: ACCIDENT REPORT FOR THE MONTH OF SEPTEMBER 2009  
DATE: 10/5/2009  
CC:

---

Chief Frew;

There were a total of (15) accident reports taken for the month of September 2009.

(12) REPORTABLE (3) ACCIDENTS WITH INJURIES  
(3) NON REPORTABLE (4) PERSONS INJURED  
(0) STATE SR-1 REPORTS  
(+5) FROM THE PREVIOUS MONTH OF AUGUST 2009  
(+6) AS COMPARED TO SEPTEMBER 2009

There was (1) accident involving a pedestrian and no fatal accidents for the month.

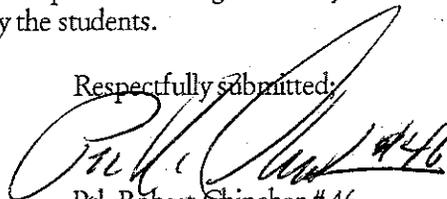
**IN OTHER TRAFFIC NEWS:**

The "OVER THE LIMIT UNDER ARREST" Statewide Crackdown which ran from August 21<sup>st</sup> to September 7<sup>th</sup> resulted in 137 Traffic Summons being issued, 1 D.W.I. Arrest, 1 Drug Arrest and 3 Felony Arrests.

Sgt Garris and I attended the monthly Bergen County Traffic Officers meeting and the PSE&G - Clifton Gas District Municipal Briefing Meeting.

Lt. Furbacher and I along with representatives of the Little Ferry Police Department attended a joint meeting with the Dean of Students and Principal of the Bergen County Technical School regarding our concerns of off campus parking by the students.

Respectfully submitted,



Ptl. Robert Chinchar # 46

Assistant Traffic Officer

*John G. ...*

South Hackensack Police Dept.  
 227 Phillips Avenue  
 South Hackensack, NJ 07606  
 201-440-0042 Fax 201-440-0797

MONTHLY CASH RECEIVED BY POLICE DEPARTMENT

Sep-09

DAY	NAME OR REASON	RECEIPT#	ACC RPT	DISCOVERY	ALARM	ID CARD	F/PRINT	F/ARMS	OTHER
9/1/2009	PERRONE CHIROPRACTIC	17958		\$6.00					
9/2/2009	ARTHUR R CARMANO	17959		\$22.00					
9/3/2009	GIBLIN & LYNCH ESQ	17960		\$6.00					
9/3/2009	PEDRO BALLAGAN	17961	0.75						
9/5/2009	METRO REPORTS,09-006494	17962	\$2.25						
9/9/2009	VINCENT STEFANO	17963							
9/10/2009	VICTORIA LIPARI,09-007995	17964					\$10.00		
9/14/2009	A B C CARPET	17965			\$50.00				
9/15/2009	LEXIS NEXIS, 09-007713	17966	\$1.50						
9/15/2009	GUILLERMO CASTILLO, 09-00	17967	\$2.00						
9/16/2009	SALVADOR SCLAFANI, ESQ	17968		\$23.00					
9/18/2009	*****VOID*****	17969							
9/18/2009	JOHN L WEICHSEL,ESQ	17970		\$6.00					
9/23/2009	IRMA VILLATORE, 09-008507	17971	\$0.75						
9/24/2009	METRO RPTS,09-008568	17972	0.75						
9/29/2009	ROBERT CARTER,09-008713	17973	\$0.75						
<b>TOTAL</b>			\$9.50	\$63.00	\$50.00	\$0.00	\$10.00	\$0.00	\$0.00

MONTHLY TOTAL PAGE 1: \$132.50  
 GRAND TOTAL: \$132.50

South Hackensack Police Department  
 227 Phillips Avenue South Hackensack, NJ 07606  
 201-440-0042 fax 201-440-0787

**Radio Car Mileage**  
 2009 2009

	646	647	648	649	650	651	652	653	654	End of Month Total
Dec	64056	3528	15598	101940	65274	29214	64063	48229	15245	
Jan	65210	3945	16475	102601	66696	30662	64627	49947	16887	
Total	1154	417	877	661	1422	1448	559	1718	1642	9898
Feb	66014	4360	17437	103224	68005	32261	65384	51401	18135	
Total	804	415	962	623	1309	1599	757	1454	1248	9171
Mar	67324	4935	18327	New 360	69944	39443	66016	53034	19305	
Total	1310	575	890	0	1939	1182	632	1633	1170	9331
Apr	68496	5418	18925	1233	71860	35081	66511	54885	20243	
Total	1172	783	598	873	1916	1638	485	1851	938	9964
May	69631	5999	19386	2482	73569	36663	67089	56353	21270	
Total	1135	581	461	1249	1709	1582	578	1468	1027	9790
Jun	70907	6535	19900	3524	75790	38424	67568	57366	22543	
Total	1276	536	514	1042	2221	1761	479	1013	1273	10115
Jul	72149	6885	20474	3891	77921	40706	68162	57465	24307	
Total	1242	350	574	367	2131	2282	584	99	1764	9403
Aug	73505	7212	20870	4669	78913	42760	69326	58883	25867	
Total	1356	327	396	778	992	2054	1164	1418	1560	10045
Sep	74398	7863	21364	5198	80477	44653	70288	60134	26937	
Total	893	651	494	529	1564	1893	962	1251	1070	9307
Oct										
Total										
Nov										
Total										
Dec										
Total										

TOTAL YEAR END: 48154

**SOUTH HACKENSACK POLICE DEPARTMENT  
227 PHILLIPS AVENUE  
SOUTH HACKENSACK, N.J. 07606**

**September 2009**

**EQUIPMENT MAINTENANCE REPORT**

1. Some lights in police headquarters have to be changed.

RESPECTFULLY SUBMITTED



CHIEF MICHAEL D. FREW, #29

# SOUTH HACKENSACK

227 Phillips Ave. SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

9/1/2009 - 9/30/2009

Code	Description	Count
ABAN	ABANDONED 911 CALL	5
AGGR	AGGRAVATED ASSAULT	1
ALAR	ALARM ACTIVATION	28
ANIM	ANIMAL COMPLAINT	4
ARR	ARREST	2
ARREST	ARREST ON WARRANT	13
AOJ	ASSIST OTHER JURISDICTION	16
BC	BAD CHECK	2
BLKD	BLOCKED DRIVEWAY	1
BLKROAD	BLOCKED ROADWAY	1
COMPL	BUILDING CHECK	8
BLDG	BUILDING/ZONING/PROPERTY MAINTENANCE COMPLAINTS	1
BURG	BURGLARY	2
CCFD	CREDIT CARD FRAUD	1
VAND	CRIMINAL MISCHIEF	2
DISA	DISABLED VEHICLE	8
DISP	DISPUTE	10
DIST	DISTURBANCE CALL	3
DOMV	DOMESTIC VIOLENCE CALL	1
DWI	DWI ARREST	1
911	E911 EMERGENCY CALL	11
ENT LIC	ENTERTAINMENT LICENSE	20
ESCO	ESCORT	1
FITE	FIGHT IN PROGRESS	1
FIRE	FIRE	1
FWRK	FIREWORKS COMPLAINT	1
FOUN	FOUND PROPERTY	3
FRAU	FRAUD	1
GPP	GUEST PARKING PERMIT	49
GUN	GUN CALL	1
HARR	HARASSMENT COMPLAINTS	1
INV	INVESTIGATION	1
JUVI	JUVENILE COMPLAINT	3
LSP	LOST OR STOLEN PROPERTY	1
EMS	MEDICAL EMERGENCY	12
SEC34	MISC. CALLS SECTOR CHECKS 3 & 4	62
MISC1	MISC.CROSSING GUARD OUT SICK	8

# SOUTH HACKENSACK

227 Phillips Ave, SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

9/1/2009 - 9/30/2009

Code	Description	Count
MISC	MISC.OFFICER OUT SICK	8
UNKMISC	MISCELLANEOUS CALLS	27
MVA	MOTOR VEHICLE ACCIDENT	16
MVC	MOTOR VEHICLE COMPLAINTS	2
MVPV	MOTOR VEHICLE PARKING VIOLATION	2
MVS	MOTOR VEHICLE STOP	158
MUTA1	MUTUAL AID / AMBULANCE EMS	1
MUTA	MUTUAL AID / FIRE	3
NOIS	NOISE COMPLAINT	10
NOTI	NOTIFICATION	16
155-13	OVERNIGHT PARKING VIOLATION	29
PARK	PARK CHECK	92
PT	PART TIME DISP OUT SICK	1
POLA	POLICE ASSISTANCE	1
938	PRIVATE PROP PARK COMP	1
PROPDAM	PROPERTY DAMAGE	3
PUMP	PUMP STATION ALARM	22
RADI	RADIO TEST	59
RECS	RECOVERED STLN VEH/PROP	2
REPO	REPOSESSION	4
RTO	REQUEST TIME OFF	22
RTC	REQUEST TOUR CHANGE	9
SCHOOL2	SCHOOL CHECK	89
SECC	SECURITY CHECK	22
SENIOR	SENIOR CITIZEN CHECK-IN PROGRAM	28
ASLT	SIMPLE ASSAULT	1
STREETLIG	STREET LIGHT OUT / DAMAGED	2
SA	SUSPICIOUS CONDITION	2
SV	SUSPICIOUS VEHICLE	12
SUSP	SUSPICIOUS PERSONS	8
TERR	TERRORISTIC THREATS	2
THEFT	THEFT	2
TOUR	TOUR SHEET	31
TRAN	TRANSPORTATION	9
ORDV	TWP ORDINANCE VIOLATION	1
UNSC	UNSECURE PREMISES	1
UNWA	UNWANTED PARTY	3

# SOUTH HACKENSACK

227 Phillips Ave, SOUTH HACKENSACK, NJ 07606

## GC Type Breakdown

9/1/2009 - 9/30/2009

Code	Description	Count
WELF	WELFARE CHECK	2
WIRE	WIRE DOWN	1
		<b>Total: 991</b>

**SOUTH HACKENSACK FIRE DEPARTMENT  
MONTHLY ACTIVITY REPORT  
AUGUST 2009**

TO FIRE COMMISSIONER GREGORIO MACERI: MONTHLY REPORT AUGUST 2009

THE FOLLOWING IS A LIST OF CALLS AND DRILLS FOR THE MONTH OF AUGUST AND THE RESULTING MAN HOURS:

<u>FIRES:</u>		<u># OF MEN</u>	<u>MAN HOURS</u>
08/05/09	31 GROVE ST-STUCK ELEVATOR	12	3hrs 12mins
08/14/09	HOFFMAN & HUYLER-OIL SPILL	11	4hrs 35mins
08/14/09	135 E. GROVE ST-ALARM ACTIVATION	6	2hrs 12mins
08/25/09	MUTUAL AID HACKENSACK	7	19hrs 50mins
08/27/09	MUTUAL AID HACKENSACK	5	1hr 40mins
<b>TOTAL:</b>		<b>HOURS</b>	<b>31hrs 29mins</b>

<u>CHIEF'S CALLS:</u>		<u># OF MEN</u>	<u>MAN HOURS</u>
08/04/09	NATIONAL NIGHT OUT	17	46hrs 45mins
08/09/09	REMOVE TOOLS FROM 403	10	10hrs
08/22/09	ADD EQUIPMENT TO 403	5	2hrs 30mins
<b>TOTAL:</b>		<b>HOURS</b>	<b>59hrs 15mins</b>

<u>DRILLS:</u>		<u># OF MEN</u>	<u>MAN HOURS</u>
08/19/09	DEPT DRILL TOOL FAMILIARZATION	9	9hrs
<b>TOTAL:</b>		<b>HOURS</b>	<b>9</b>

**MONTHLY TOTALS:**

99hrs 44mins	<b>MAN HOURS</b>
5	<b>FIRES</b>
1	<b>DRILLS</b>
3	<b>CHIEF'S CALL</b>

**YEAR TO DATE TOTALS:**

673hrs 43mins	<b>MAN HOURS</b>
69	<b>FIRES</b>
8	<b>DRILLS</b>
6	<b>CHIEF'S CALL</b>

RESPECTFULLY SUBMITTED,

Michael Nasta   
CHIEF MICHAEL NASTA

**SOUTH HACKENSACK FIRE DEPARTMENT  
MONTHLY ACTIVITY REPORT  
SEPTEMBER 2009**

**RECEIVED**  
OCT 05 2009  
SOUTH HACKENSACK  
MUNICIPAL CLERK

TO FIRE COMMISSIONER GREGORIO MACERI: MONTHLY REPORT SEPTEMBER 2009

THE FOLLOWING IS A LIST OF CALLS AND DRILLS FOR THE MONTH OF SEPTEMBER AND THE RESULTING MAN HOURS:

<u>FIRES:</u>		<u># OF MEN</u>	<u>MAN HOURS</u>
09/02/09	MUTUAL AID MOONACHIE	6	10hrs 24mins
09/04/09	375 HUYLER ST-STUCK ELEVATOR	5	25mins
09/12/09	375 RT-46 (E)-MOTEL FIRE	18	45hrs 54mins
09/18/09	MUTUAL AID LITTLE FERRY	15	3hrs 45mins
09/18/09	MUTUAL AID LITTLE FERRY	17	2hrs 50mins

**TOTAL:** **HOURS**      **63hrs 18mins**

<u>CHIEF'S CALLS:</u>			
09/16/09	PREPERATION FOR FIREMEN CONVENTION	14	21hrs

**TOTAL:** **HOURS**      **21hrs**

<u>DRILLS:</u>			
09/23/09	DRILL ON LADDERS	15	30hrs
09/30/09	DRILL ON EXTRICATION OF MV	14	14hrs

**TOTAL:** **HOURS**      **44hrs**

**MONTHLY TOTALS:**

128hrs 18mins	<b>MAN HOURS</b>
6	<b>FIRES</b>
1	<b>DRILLS</b>
1	<b>CHIEF'S CALL</b>

**YEAR TO DATE TOTALS:**

802hrs 1min	<b>MAN HOURS</b>
74	<b>FIRES</b>
9	<b>DRILLS</b>
7	<b>CHIEF'S CALL</b>

RESPECTFULLY SUBMITTED,

Michael Nasta   
CHIEF MICHAEL NASTA



## Township Of South Hackensack Dept. Public Works

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

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

October 1, 2009

Mr. Gene Roman  
D.P.W. Commissioner  
Township Of South Hackensack  
South Hackensack, N.J. 07606

Dear Mr. Roman

I would like to report on some of our accomplishments for the month of September. Checked & cleaned Ejector Station on Grove 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 streets in this section of town, Moonachie & Garfield Park sections. Cleaned up town hall, police station, and senior citizen's building. Cut grass down park, behind school, along Phillips Ave, island on Lincoln Street, Green Street, and Alarm Station. Took out (4) dead tree's on Huyler Street, filled pot holes on Lincoln St and Dyer Ave (school), cleaned up park and walking track for field day. Picked up 3,760 pounds of trash that was left behind by garbage man.

For the month of September, the Department of Public Works had 2 pick up days for newspaper, September 8Th. and September 22 nd. On September 8Th, the Department of Public Works used 3 men, 2 trucks, 18 man hours, 16 gallons of gas, and both trucks rode a total of 73 miles for a total of 3,300 pounds of paper. On the second pick up day, September 22 nd, the Department used a total of 3 men, 2 trucks, 18 man hours, 16 gallons of gas; both trucks rode a total of 71 miles for a total of 4,620 pounds of paper. For the month of September, the Department of Public Works picked up a total of 7,920 pounds of paper.

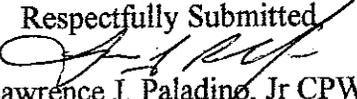
The Department of Public Works started its road stripping program for 2009. The Department of Public works used 65 gallons of white paint and 200 lbs of beads to strip.

all stop lines, arrows, and cross walks. We also started to paint the double and single yellow lines. As of this date we have used 40 gallons of yellow and 350 lbs of beads. Please be advised that the paint machine is out of service getting repaired. When the paint machine returns, we will finish the double yellow line in the north section of town.

The Department of Public works has striped the white lines/letters in the Town Hall parking lot, parking spaces at the park, the Blue Handicap Spaces at the park and Town Hall, and also striped the yellow lines in the parking lot of Company # 1. The Department of Public Works has also striped all yellow curbs, letters, arrows, and Fire Box in front of Memorial school.

For the month of September, the Department of Public Works answered 5 ambulances calls. 4 Medical Emergencies, and 1 Medical Transportation. 3 calls were transported to Hackensack Medical Center, 1 call was transported to Holy Name Hospital in Teaneck, and 1 call was transportation to Englewood Hospital. The total man hours used for the month of September were 3 hours 10 mins.

Respectfully Submitted

  
Lawrence J. Paladino, Jr CPWM  
Superintendent

CC/ R. Romano  
G. Maceri  
W. Eckel  
J. Anzenvino  
L. Lo Piccolo



# **SOUTH HACKENSACK TOWNSHIP**

MUNICIPAL BUILDING • 227 PHILLIPS AVENUE

SOUTH HACKENSACK, NJ 07606

BERGEN COUNTY

## **FIRE PREVENTION BUREAU**

September 25, 2009

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 months of July/August 2009:

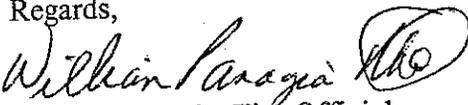
- 19 New Inspections
- 41 Violations found during the New Inspections
- 21 Re-inspections
- 18 Residential Smoke Alarm Inspections (Rental)
- 5 Residential Smoke Alarm Inspections (Sale)
- 2 Commercial Certificate of Occupancy Inspections

At the present time all Life Hazard inspections are up to date.

Entered NJ State NIFIRS reports for the month of June and transmitted electronically to the state office.

Fire inspector Maceri attended classes and received his certification as Fire Official.

Regards,

  
William Panagia, Fire Official

Zoning Report  
Monthly Activity

July 2009

This Month

Year to Date

Fees Collected

\$290

\$1,770

Zoning Applications

Received

9

49

Still Open

---

Approved

6

40

Denied

3

9

Activity

Conducted office hours

Drove the township periodically

Attended Township Committee Meeting

Attended Board of Adjustment Meeting

35 Calicooneck, Discussed with owner issues and options in converting to residential

370 Route 46 West, due to property history discussed with attorney Nasta possible new tenants

Inspections:

100 Louis

CCO (Loures Welding)

440 Taylor

CCO (Residential Rental)

12 Hegner

CCO (Residential Rental)

21 Sievers

CCO (Residential Sale)

388 Route 46 West

Site inspection monitor progress

37 Williams

CCO (Residential Rental)

68 Franklin

Inspection to widen driveway and curb parking

459 Taylor

CCO (Residential Rental)

433 Taylor

CCO (Residential Rental)

6 Hegner

CCO (Residential Sale)

26 John

CCO (Residential Rental)

356 Chestnut

CCO (Residential Rental)

Plan Reviews

None

Respectfully Submitted  
Ray DeRiso, Zoning Official



## Zoning Report Monthly Activity

August 2009

This Month

Year to Date

	This Month	Year to Date
<u>Fees Collected</u>	\$360	\$2,130
<u>Zoning Applications</u>		
Received	8	57
Still Open	---	
Approved	5	45
Denied	3	12

Activity

- Conducted office hours
- Attended Township Committee Caucus
- Drove the township periodically
- Inspection 41 Sievers, appears to be 3 dwelling units and personal garage,  
3 electric meters, 3 gas meters, elevated ground, zoning permit revoked
- Met with owner and landscaper at 41 Sievers to discuss water run off
- Attended Board of Adjustment Meeting

Inspections:

- |                   |   |
|-------------------|---|
| 25 Agar           | CCO (Residential Rental)                                |
| 11 John           | Complaint water runoff, unfounded at this time          |
| 85 Calicooneck    | Complaint of wet spot, could not find any               |
| 50 Louis          | Applying stucco, no permit, applied for                 |
| 380 Route 46 West | Installing signs, no permit, permit applied for, denied |
| 72 Dyer           | CCO (Residential Rental)                                |
| 236 Green         | Installed spray booth, no permit, CCO issued violation  |
| 410 Route 46 West | Applying stucco, no permit, applied for                 |
| 424 N. Taylor     | CCO (Residential Sale)                                  |
| 470 Chestnut      | CCO (Residential Rental)                                |
| 81 Phillips       | CCO (Residential Rental)                                |

Plan Reviews

None

Respectfully Submitted  
Ray DeRiso, Zoning Official



Property Maintenance Report September 2009

Location	Date Of: Inspection/Complaint	Date/ Inspection Status	Action Taken	Re-Inspection/Comments	Other
375 Chestnut Ave.	Garbage Cans, Recycling and minor repairs	9/10/09	Spoke to owner 9/15/09	Repairs have been done garbage/recycling still need to be addressed	on going
49 Dinallo St.	Cracked sidewalks	2/23/2009		Sent out summons to this property 8/21/09	owner replied to summons sidewalks have been replaced. 9/30/09
200 Louis Crt	Over grown weeds and garbage along side fence	8/27/09	Spoke to owner of building	Weeds have been removed and garbage cleaned up	
187 Phillips Ave	Over grown weeds and grass	8/7/09	pink slip left	weeds and grass have been cleaned up	
28 William Ave.	Over grown weeds and grass	9/4/09	pink slip left	weeds and grass have been cleaned up.	
38 Dyer Ave.	Over grown trees	9/8/09	Spoke to owner	on going	
83 Grove St.	Over grown weeds and vines on fence	9/17/09	spoke to owner	all weeds and vines have been cleaned up.	
	Reports By			James Diraimondo Jerry D'Amico	



Court Administrator  
DIANE BRANDO

Municipal Court Judge  
VINCE A. SICARI

## TOWNSHIP OF SOUTH HACKENSACK MUNICIPAL COURT

227 Phillips Avenue  
South Hackensack, N. J. 07606

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

October 7, 2009

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 #1270 in the amount of \$10,711.82 for fines and costs for the month of September 2009.

Check #1271 in the amount of \$30.00 for the P.O. A.A. fines for the month of September 2009.

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

Sincerely,

A handwritten signature in cursive script that reads "Diane Brando".

Diane Brando  
Court Administrator

CHANDLESS, WELLER & KRAMER  
COUNSELORS AT LAW  
237 B BOULEVARD  
HARBROUCK HEIGHTS, N. J.  
07604

RECEIVED

OCT 08 2009

SOUTH HACKENSACK  
MUNICIPAL CLERK  
1201 288-0090

RALPH W. CHANDLESS, 1922-1986  
ERNEST WELLER, 1923-1979  
JULIUS E. KRAMER, 1931-1986  
RALPH W. CHANDLESS, JR.

October 6, 2009

FAX (201) 288-0076

Hon. Mayor and Council  
c/o Mrs. Linda LoPiccolo  
Township Clerk  
Township Hall  
227 Phillips Avenue  
South Hackensack, New Jersey 07606

**URGENT**

Re: **SENIOR CITIZEN HOUSING AT GROVE STREET  
SECOND AMENDMENT OF GROUND LEASE  
TO INCLUDE THE INTEREST OF COLUMBIA HOUSING SLP CORPORATION**

Dear Madam and Sirs:

On September 17, 2007, upon the authorization of the Township Committee, the Township of South Hackensack entered into the ground lease of Lots 9, 10 and 10.1 in Block 2.01 with Senior Citizen Housing at Grove Street, L.P., for the construction and operation a senior citizens' residential facility thereon. You are all familiar with that agreement. Thereafter, you authorized entry into an agreement modifying the original ground lease to provide for the interests and obligations of a further party, the Housing Development Corporation of Bergen County, to assist the original lessee with the development. As anticipated by both agreements, the parties have sought and obtained further financing for the project through the County of Bergen, Department of Community Development. Such financing has now been found from Columbia Housing SLP Corporation of Portland, Oregon, and a closing is expected within the next two weeks.

Columbia, as would be expected, requires further amendments to the original ground lease, all as contained in the "Second Amendment to Lease Agreement" dated October 8, 2009, a copy of which has been dispatched to you by the Township Clerk. This agreement begins with various "whereas" paragraphs containing recitals of the background; these appear to be correct. The operative provisions of the agreement begin on the second page. They provide as follows:

Paragraph 1. provides that certain words shall be defined in accordance with the definitions contained in the original ground lease.

Paragraph 2. contains the Townships warrant of title to the land.

Paragraph 3. is an acknowledgment that all of the insurance policies required by the original agreement have been provided and remain in effect. The receipt of these policies has been monitored by the Clerk and she should provide you with this assurance.

Paragraph 4. simply provides for the insertion of the name and address of Columbia Housing in the original ground lease where it had formerly been provided, "to be determined."

Paragraph 5. appears to merely correct a typographical error in respect to punctuation.



Paragraph 6. amends the former agreements so as re-designate the Housing Development Corporation of Bergen County as a "co-general partner of, or an owner of an interest in the general partner of" the original developer, lessee, Senior Citizens Housing at Grove Street, L.P. This is apparently the result of the requirement of the lender that Housing Development Corporation have a more substantial ownership interest in the development and, of course, is not objectionable to the Township.

Paragraph 7. merely amends the dead-line to obtain construction/permanent financing and tax-credit financing from January 31, 2009, to December 31, 2009. This paragraph also contains the Township's acknowledgment that the subject financing satisfies this condition of the lease.

Paragraph 8. merely adds the to the prior amendment the phrase, "and this Lease shall terminate as of the date of such Taking," in reference to condemnation. This appears to be a mere correction of a prior omission.

Paragraph 9. ratifies and confirms all of the other terms and conditions of the prior agreements to the extent that they are not amended.

Paragraph 10. provides for the execution of the agreement in counterparts.

In my opinion, this agreement is completely satisfactory, apparently necessary to the completion of this project and, therefore, in the best interest of the Township. I therefore recommend to the Township that its execution and delivery be authorized as soon as possible.

If you have any questions or, if I can be of any assistance in this matter, please do not hesitate to contact me.

Respectfully yours,  
CHANDLESS, WELLER & KRAMER

By   
Ralph W. Chandless, Jr.

RWC/mj  
cc: David V. Nasta, Esq.  
Bart Mongelli, Esq.