

Township of South Hackensack
Bergen County, New Jersey
October 6, 2022
7:00PM CLOSED SESSION

7:30 PM PUBLIC MEETING
AGENDA
Worksession Meeting

Frank Cagas, Mayor
James Anzevino
Gary Brugger
Yris Encarnacion
Luis Perdomo

Donna L. Gambutti, Municipal Clerk
John Schettino, Esq., Municipal Attorney

Call of Meeting to Order~

Flag Salute~

Sunshine Statement~

This is a Worksession Meeting of the Township Committee of South Hackensack. The date, time and location of this meeting has been advertised in the official Newspapers of the Township, filed with the Township Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled.

Roll Call~

Correspondence~

- Cristian G. Loor, JR, Part-Time Dispatcher, September 16, 2022- Letter of Resignation

- Carmine Maceri, Fire Chief, September 27, 2022- Fire Department Annual Memorial Service at Immaculate Conception Church on Sunday, October 9, 2022 8:00AM- Ceremony to Follow at Fire Department Monument

Old Business~

- Veteran's Park Phase II Update *Report by Mayor Cagas*
- Shared Service Agreement for Athletic Fields Improvements & Use (Memorial School Turf Soccer Field) *Report by Township Attorney*
- AFG Grant 2021- *Report by Mr. Brugger*

New Business~

- CDBG 2023-2024- Submission Due Date December 16th, 2022- *Discussion by Township Committee*
- Chief of Police, Robert Chinchar, Request to appoint Myles Dunnigan & James Sonzogni as Full Time Dispatchers, Effective October 7, 2022
- Ray DeRiso, Secretary to the South Hackensack Relief Association- List of Life Members that attended the 2022 convention and request to increase expense allowance for Annual Firefighter Convention
- Authorize the Township Clerk to advertise for Crossing Guards for the 2022-2023 School year

Resolutions~

- Closed Executive Session Resolution

- Resolution No. 2022-168 AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS ARE AREAS IN NEED OF REDEVELOPMENT- *Roll Call Vote*

By:

2nd:

RC:

- Ordinances~ Introduction-NA

- Ordinances~ Adoption~ N/A

Mayors Report~

Committee Reports~

Public Comments~

Adjournment~

Resolution Authorizing Executive Session October 6, 2022

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

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

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

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

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

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

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

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

PBA Negotiations

____(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.

____(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.

XX (8) *Matters Relating to the Employment Relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public

body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

Personnel

(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 6, 2022.

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Township of South Hackensack
County of Bergen

**Resolution No. 2022- 168 AUTHORIZING THE PLANNING BOARD TO
UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER
CERTAIN AREAS ARE AREAS IN NEED OF REDEVELOPMENT**

WHEREAS, the Governing Body of the Township of South Hackensack has the authority to cause a preliminary investigation to be made of a particular area as an “area in need of redevelopment” pursuant to New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq.; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Governing Body of the Township of South Hackensack by Resolution to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-4(b)(1) and N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area: Block 1.01, Lots 1, 2, 3, 4.01, 4.04, 4.12, 4.13, 4.14 4.18 and 4.19; and Block 2.01, Lots 4.01, 4.02, 6.03, 6.04, 8.01, 8.02 and 8.04 determination shall authorize the Township of South Hackensack to use all those powers provided by the Legislature for use in a Redevelopment Area and, as such, the Redevelopment Area shall be established and be referred to as a “Condemnation Redevelopment Area”; and

WHEREAS, the Governing Body has determined that an investigation and inquiry should be made to determine if the aforementioned Blocks and Lots are areas in need of redevelopment pursuant to N.J.S.A. 40A:12-5; and

WHEREAS, the Governing Body of the Township of South Hackensack directs the Professional Planner of the Township to undertake a preliminary investigation to determine whether the aforementioned properties identified hereinabove qualify as areas in need of redevelopment pursuant to N.J.S.A. 40A:12-5; and

WHEREAS, the Governing Body considers it to be in the best interest of the Township of South Hackensack to request that the Planning Board conduct such an investigation regarding said area/properties.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen and State of New Jersey as follows:

1. The Governing Body has reviewed N.J.S.A. 40A:12-5 and same appears that the conditions of the parcels indicated and set forth hereinabove may meet the "Area In Need" criteria set forth in said statute, including but not limited to the following statutory criteria:

N.J.S.A. 40A:12-5(a), the generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristic, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

N.J.S.A. 40A:12-5(b), the discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be un-tenantable.

N.J.S.A. 40A:12-5(d), areas with building or improvements which by reasons of dilapidation, obsolescence, overcrowding, faulty arrangements or design, deleterious land use or obsolete layout or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.

2. The Professional Planner of the Township of South Hackensack be and is hereby authorized and directed to undertake a preliminary investigation to determine whether Block 1.01, Lots 1, 2, 3, 4.01, 4.04, 4.12, 4.13, 4.14, 4.18 and 4.19; and Block 2.01, Lots 4.01, 4.02, 6.03, 6.04, 8.01, 8.02 and 8.04 is a "Condemnation Redevelopment Area" such that the Township may use all those powers provided by the Legislature for use in a Redevelopment Area according to the criteria set forth in N.J.S.A. 40A:12A-1, et. seq.; and

3. The Preliminary Investigation, once completed shall be submitted to the Township Committee for review and approval in accord with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq.

BE IT FURTHER RESOLVED, that the Township Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the South Hackensack Planning Board upon its passage.

ATTEST

Donna L. Gambutti, Municipal Clerk

Frank Cagas, Mayor

Motion:

Second:

Roll Call Vote:

October 6, 2022