



BOROUGH OF LEONIA

REGULAR COUNCIL MEETING

~ Minutes ~

Barbara Rae, Borough Clerk

305 Beechwood Pl
Leonia, NJ 07605
www.leonianj.gov

Wednesday, January 18, 2017

7:30 PM

Borough Annex

A Regular Council Meeting of the Mayor & Council of the Borough of Leonia, Bergen County, New Jersey, was held this evening in the Borough Hall Annex, Commencing at 7:30 PM

called the meeting to order.

1. FLAG SALUTE

Council President Havlusch led the Salute to the Flag.

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Maureen Havlusch	Councilperson	Present	
Bernadette Flaim	Councilperson	Present	
Pat Fusco	Councilperson	Present	
Greg Makroulakis	Councilperson	Present	
Mark Minichiello	Councilperson	Present	
Judah Zeigler	Mayor	Present	
Brian Chewcaskie	Borough Attorney	Present	
Jack Terhune	Administrator	Present	
Barbara Rae	Clerk	Present	
Bill Ziegler	Councilman	Present	

3. OPEN MEETING STATEMENT

Conditions of the Open Meetings Act have been met by Notice placed on the Bulletin Board at Borough Hall and notice sent to the Official Newspaper.

4. PROCLAMATIONS/APPOINTMENTS

1. Councilwoman Randi Duffie from WEDO (Democratic Women's Org. Bergen County) to Councilwoman Flaim

A representative from the Democratic Women's Organization of Bergen County (WEDO) was present this evening to present Councilwoman Flaim with a certificate on her accomplishments as a re-elected Councilwoman for the Borough of Leonia.

5. COMMENTS FROM THE PUBLIC - "AGENDA ITEMS ONLY" TWO (2) MINUTES PER SPEAKER OR AT THE DISCRETION OF THE CHAIR

None.

6. APPROVAL OF MINUTES

1. Council - Special Council Meeting - Dec 3, 2016 9:00 AM

RESULT: ACCEPTED [5 TO 0]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Davis, Flaim, Fusco, Makroulakis, Ziegler
ABSTAIN: Mark Minichiello

2. Council - Special Council Meeting - Dec 10, 2016 9:00 AM

RESULT: ACCEPTED [5 TO 0]
MOVER: Bernadette Flaim, Councilperson
SECONDER: Pat Fusco, Councilperson
AYES: Davis, Flaim, Fusco, Makroulakis, Ziegler
ABSTAIN: Mark Minichiello

3. Council - Regular Council Meeting - Dec 19, 2016 7:30 PM

RESULT: ACCEPTED [5 TO 0]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Pat Fusco, Councilperson
AYES: Davis, Flaim, Fusco, Makroulakis, Minichiello
ABSTAIN: Bill Ziegler

7. NON-CONSENT RESOLUTIONS

None.

8. CONSENT RESOLUTIONS

1. RES-2017-60 Sewer Refund

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

2. RES-2017-61 Mutual Aid Rapid Deployment Force

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

3. RES-2017-62 CDBG ADA - Curb Ramp Construction Project

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

4. RES-2017-63 CFO/Treasurer Resignation

RESULT: ADOPTED [UNANIMOUS]
MOVER: Maureen Davis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

5. RES-2017-64 Independent Registered Municipal Advisor

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

6. RES-2017-65 Elevator Maintenance

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

7. RES-2017-66 Authorization to Advertise for Bids - Crescent & Highland

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

8. RES-2017-67 2018 NJDOT Municipal Aid Program Application

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

9. RES-2017-68 Amending Resolutions

RESULT: ADOPTED [UNANIMOUS]
MOVER: Greg Makroulakis, Councilperson
SECONDER: Bernadette Flaim, Councilperson
AYES: Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

9. UNFINISHED BUSINESS

1. Appointments - Mayoral: 1) Green Team, 2) Alternate Planning Board

Mayor Zeigler made the following appointments to the Green Team:

Jing Chen, Martha Lieblich, Rick Teng and William Russell.

Mayor Zeigler also made the following appointment to the Planning Board:

Alt. 3 - Christopher LoBanco, term to expire on December 31, 2018.

2. Firehouse - Urgent roof repair - Councilman Ziegler

Councilman Ziegler reported that the firehouse roof is in urgent need of repair. The ceiling is crashing down and his fear is that someone will get injured.

He requested that the Borough Engineer go up to the roof, check out the scope of the project and then get the roof fixed.

Borough Administrator Terhune stated that this has been on and off for the past year-year and a half and that the Borough Engineer has been up there a half dozen times. The roof was repaired, Borough Attorney had drawn up an agreement and one of the cell tower carriers pad for the last repair. The Borough Attorney stated that an amendment to the lease agreement had been done. They are to take care of it; whomever damaged it.

The Borough Administrator was directed to have the Borough Engineer go up there and provide the full governing body with a report and his recommendations and costs associated with needed repairs.

Councilman Ziegler mentioned that he didn't get the impression from the officers of the fire department that it was fixed.

3. Regulation of Transient Boarding Houses (Airbnb) in Residential Zones

Councilwoman Flaim spoke on this matter and stated she would bring this to the Laws and Ordinance Committee. This matter will be moved to the next work session meeting.

10. NEW BUSINESS

Councilman Ziegler referenced a postcard he received of a two-family new development at the site of 174 Ft. Lee Road that was sent through the mail. This development is up the hill from the Ft. Lee Gateway. He reported that there is no landscaping or greenery at this development. He feels that as a governing body, we need to be sensitive to buildings like this because they don't promote the character of this town.

Councilman Minichiello gave a brief review of this development and he stated that the Planning Board approved what was built. He was on the Planning Board as a Council member and had no vote however, he did speak as a citizen. The question that arose is is there a way for the Governing Body members to express their disappointment with the current result. Councilman Minichiello wanted to make sure that because this was permitted, that doesn't mean that it is going to be a given approval for future development.

Attorney Chewcaskie suggested that a solution would be to go through the council member appointed to the board to express to the board the Governing Body's disappointment with this development and the lack of trees and greenery.

At this time Councilman Ziegler made the following motion:

A motion to direct Councilman Fusco as the Class III member to the Planning Board to express to the members of the Planning Board the Governing Body's disappointment with the construction of 174 Fort Lee Road because the Governing Body feels there is inappropriate landscaping on the frontage and not in keeping with the residential character of the borough and in the future give greater consideration to the appearance of frontage and in general keep the residential character of Leonia top of the line.

Councilman Minichiello spoke about the tree cutting ordinance and trying to figure out where it is. The commission is willing to adjust the ordinance to include fees for removing trees. He would like some type of ordinance in place.

Mayor Zeigler asked that this topic be visited by the Laws and Ordinance committee. The Planning Board had sent this back twice.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Ziegler, Councilman
SECONDER:	Maureen Davis, Councilperson
AYES:	Ziegler, Flaim, Fusco, Davis, Makroulakis, Minichiello

11. COMMENTS FROM THE PUBLIC "AGENDA AND NON-AGENDA ITEMS ONLY" FIVE (5) MINUTES PER SPEAKER OR AT THE DISCRETION OF THE CHAIR

Karen Peters - 142 Park Avenue - Referenced Councilman Ziegler's comments regarding the reentry into town and how she has noticed how things look in terms of garbage in the business district and lower areas. The garbage is overflowing out of the current receptacles due to the design of said receptacles and she suggested that the town purchase new receptacles without openings to curtail the garbage overflowing onto the sidewalks. Discussion ensued regarding garbage being picked up on weekends at the beginning of Spring at the parks and the central business district area.

12. MAYOR'S REMARKS

13. CLOSED SESSION Whereas the Borough of Leonia desires to meet in Closed Session to discuss matters that are permitted by the exceptions to the Open Public Meetings Act as indicated herein:

14. ADJOURNMENT

A motion to adjourn was made by Councilman Minichiello, second by Councilman Ziegler. All council members present voted aye.