

Last revision took place on: 3/20/2024 9:09 AM

Any and all substantive documents are on file with the Borough Clerk

1906<sup>th</sup> REGULAR MEETING OF MARCH 20, 2024

**CALL TO ORDER:**

I hereby call the Borough of Wood-Ridge Council meeting to order at \_\_\_\_\_ pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Mayor:	Paul Sarlo
Council:	Ezio Altamura
	Dominick Azzolini
	Edward Marino
	Philip Romero
	Michele A. Mabel
	Michael Donato
Borough Attorney:	Paul Barbire
Borough Engineer:	Brian Intindola
Borough Clerk:	Gina Affuso
Borough Administrator:	Chris Eilert

**OPEN PUBLIC MEETINGS ACT STATEMENT:**

This meeting is being held in accordance with Public Law 1975 Chapter 231, the Open Public Meetings Act, also known as the "Sunshine Law". The public meeting notice stating the date, time and place of this meeting was posted on the town bulletin board and the town website and was forwarded to the Record and the Star Ledger.

**CEREMONIAL PRESENTATIONS:**

None

**ADVERTISED PUBLIC HEARING:**

None

**ORDINANCES ON SECOND READING AND FINAL PASSAGE:**

**ORDINANCE 2024-4**

**AN ORDINANCE TO FIX THE SALARY, WAGES AND COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOOD-RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY.**

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2024-4

Mayor Sarlo closes Hearing of Citizens on Ordinance #2024-4

Motion: Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of Ordinance #2024-4

Discussion:

Council Roll Call: Altamura, Azzolini, Marino, Romero, Mabel, Donato

**ORDINANCES ON FIRST READING:**

**ORDINANCE NO. 2024-5**

**CALENDAR YEAR 2024 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)**

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**ORDINANCE NO. 2024-6**

**AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING**

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**BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge that Ordinance No. 2024-5 and Ordinance 2024-6 as above, be passed on first reading, to be published in the Record on March 25, 2024 and public hearing on the Ordinance to be held at the Regular Meeting on April 17, 2024 at 7:00 p.m. or soon thereafter as the matter can be reached, in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey.

Motion: Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of Ordinance No. 2024-5 and 2024-6

Discussion:

Roll Call: Altamura, Azzolini, Marino, Romero, Mabel, Donato

**PETITIONS:**

None

**COMMUNICATIONS:**

Communications and correspondence received are identified on this evening's agenda has been distributed to all Council for appropriate action.

- a. Invitation to a Taste of Hasbrouck Heights & Friends on April 24, 2024 sponsored by the Chamber of Commerce and Hasbrouck Heights Library.

**REPORTS OF GOVERNING BODY:**

Chairs of Council Committees and Council Liaisons to Boards, Commissions, Committees & Constituencies

Mayor:	Paul Sarlo
Council President:	Ezio Altamura
Councilperson:	Dominick Azzolini
	Edward Marino
	Philip Romero
	Michele A. Mabel
	Michael Donato

**REPORTS OF OFFICERS:**

Administrator:	Eilert
Borough Clerk:	Affuso
Attorney:	Barbire
Engineer:	Neglia

**REPORTS OF DEPARTMENTS:** If any, on file in clerk's office

**FIRST HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**CONSENT AGENDA:**

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

1. **MINUTES:**

Minutes of the March 6, 2024 Meeting.

2. **RESOLUTIONS:** Adoption of the following

- |          |  |
|----------|--|
| 059-2024 | Payment of Bills.  |
| 060-2024 | Approving Designation of Bond Anticipation Note, Dated March 15, 2024 as a "Qualified Tax-Exempt Obligation" Pursuant to Section 265(B)(3) of the Internal Revenue Code Of 1986, as Amended. |
| 061-2024 | 2024 Budget Appropriations Transfers.  |
| 062-2024 | Approving Tax Appeal Settlement for Block 318, Lot 34.   |
| 063-2024 | Approving Tax Appeal Settlement for Block 323, Lot 8.  |
| 064-2024 | Approving Tax Appeal Settlement for Block 248, Lot 5.01.   |
| 065-2024 | Approving Shared Service Agreement for Inter-Municipal Recreation Services.  |
| 066-2024 | Awarding Contract to Neglia Engineering for Design and Preparation of Plans and Specifications for New Tennis Courts at Bowman Park on Jocelyn Avenue.                                       |

3. **APPLICATIONS:**

- a. Tricky Tray and On-Premise 50/50 for Bergen County Academics PPO on March 21, 2023 at the Fiesta.
- b. Tricky Tray for Friends of the Hasbrouck Heights Library on April 24, 2024 at the Fiesta.

All applications have been approved by the Wood-Ridge Police Department.

4. **APPOINTMENTS:**

None

5. **HIRINGS:**

None

**Motion:** Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of all matters on the above **CONSENT AGENDA.**

**Roll Call:** Altamura, Azzolini, Marino, Romero, Mabel, Donato

*The 1906<sup>th</sup> Regular Meeting of March 20, 2024*

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**SECOND HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**ADJOURNMENT:**

Since there was no further business to come before the Council, Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, moved for adjournment. By unanimous vote of the members of the Council present, the Regular Meeting of the Mayor and Council of the Borough of Wood-Ridge held on March 20, 2024 was duly adjourned at \_\_\_\_\_ p.m.

**ORDINANCE NO. 2024-5**

**CALENDAR YEAR 2024 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Wood-Ridge in the County of Bergen finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1% increase in the budget of said year, amounting to \$168,583 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW, THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Wood-Ridge, in the County of Bergen, a majority of the full authorized membership of this Governing Body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Borough of Wood-Ridge shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$590,040, and that the CY 2024 municipal budget for the Borough of Wood-Ridge be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

APPROVED:

\_\_\_\_\_  
PAUL A. SARLO  
Mayor

ATTEST:

\_\_\_\_\_  
GINA AFFUSO  
Borough Clerk

Introduced:	3-20-24
Published:	3-25-24
Adopted:	4-17-24
Published:	4-22-24

**ORDINANCE NO. 2024-6**

**AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, as follows:

**SECTION 1.** Subchapter 6, entitled R-1 One-Family Residential District, of Chapter 530, entitled Zoning, is hereby amended as follows:

1. Section "B" entitled "Permitted accessory uses" is hereby retitled as "Permitted accessory uses and structures".
2. Under Section "D" entitled Special Provisions, delete Subsection (12) in its entirety.
3. Under Section "D" entitled Special Provisions, new Subsections are hereby established as follows:
  - (12) A residential dwelling or lot, inclusive of any and all accessory uses and structures, or any part thereof, shall not be used, occupied, rented or leased for any nonresidential use except as otherwise specifically permitted by certain provisions of this Chapter.
  - (13) Any residential dwelling or lot, inclusive of any and all yards, uses, structures or other improvements, or any part thereof, that do not comply with or otherwise violate any of the provisions of this Chapter shall be subject to the issuance of an abatement order and/or violation notice and associated monetary penalty, and/or revocation of certificate of occupancy by the Borough Zoning Officer.
  - (14) An owner, renter or lessee of a residential dwelling or lot in which either a use, occupancy, condition, or rental or leasing activity occurs that is prohibited by the provisions of this Chapter shall be subject to the issuance of a violation notice and penalty as follows:
    - a. \$250 fine for a first offense. A first offense that is not abated within ten days of issuance of an abatement order shall constitute a second offense and be subject to the penalties thereof.
    - b. \$500 fine for a second offense plus an additional fine of \$50 per day for each day that the dwelling's use, occupancy, condition, or rental or leasing activity is in violation of the provisions of this Chapter. A second offense that is not abated within ten days of issuance of an abatement order shall constitute a third offense and be subject to the penalties thereof.
    - c. \$1,000 fine for a third offense and each subsequent offense thereafter, plus an additional fine of \$100 per day for each day that the dwelling's use,

occupancy, condition, or rental or leasing activity is in violation of the provisions of this Chapter and revocation of the dwelling's certificate of occupancy. A third offense and each subsequent offense thereafter that is not abated within ten days of issuance of an abatement order shall constitute a subsequent offense and be subject to the penalties thereof.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any subchapter, section, subsection, part, provision, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

APPROVED:

ATTEST:

\_\_\_\_\_  
PAUL A. SARLO  
Mayor

\_\_\_\_\_  
GINA AFFUSO  
Borough Clerk

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