

BOROUGH OF RAMSEY
COUNCIL MEETING MINUTES
August 27, 2008

Mayor Botta called the regular meeting of the Mayor and Council to order. Council President led the Pledge of Allegiance. Mayor read the Open Public Meetings Law notice. Mayor asked for a moment of silence in memory of former Mayor Salvatore Burgio.

I. ROLL CALL

Present: Mayor Botta, Councilmembers Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozeh, Borough Administrator Nicholas Saros, Borough Attorney Peter Scandariato, and Borough Clerk Meredith Bendian.

Absent: None

II. APPROVAL OF MINUTES – Motion by Jones, seconded by Dillon, to approve the minutes of July 23, 2008, as submitted. Carried.

III. COMMUNICATIONS -

Motion by Jachzel, seconded by Nalbandian, to receive and file the following Communications. Carried.

1. [Janet Portadino, 92 W. Main Street, Ramsey, NJ 07446](#)
letter dated July 16, 2008, regarding the COAH Ordinance.
2. [Bears Cove at Ramsey Homeowners, c/o Lawrence C. Bell, 1 Windsor Lane, Ramsey, NJ](#) letter dated August 3, 2008, regarding residents' concerns about Route 17 at Williams Drive.
3. [Mary Sinacore, Treasurer, Ramsey Seniors](#)
letter dated August 5, 2008, requesting permission to hold a 50/50 raffle on September 25, 2008 at their annual picnic.
4. [Carl Weber, First Alternate, Planning Board, 115 Orchard Place, Ramsey](#)
letter dated August 12, 2008, resigning as first alternate to the Planning Board.
5. [Senator Gerald Cardinale, 350 Madison Avenue, Cresskill, NJ 07626](#)
letter dated August 11, 2008, issuing a helpful guide on lowering energy costs.
6. [Tyler Buysse, 20 Lillian Court, Ramsey, NJ](#)
letter received August 18, 2008, invitation to his Eagle Court of Honor on Sunday, September 14, 2008 at the Masonic Lodge.

7. [Mrs. Pat Burgio and Family](#)
note dated August 14, 2008, thanking the Mayor and Council for the flowers and their condolences on the passing of her husband, former Mayor Sal Burgio.
8. [Mary Beth and Russell Remy, 109 Jean Street , Ramsey, NJ](#)
letter dated August 23, 2008, requesting permission to hold a block party on September 20, 2008.
9. [Crop Walk, Jan Taylor, Coordinator](#)
letter dated August 25, 2008, requesting permission to hold the crop walk on Sunday, October 19, 2008.

IV. APPOINTMENTS –

Mayor Botta made the following appointments:

Carl Weber, Planning Board, Class IV Member (filling the place of Donald McLaughlin)

Joseph Carey, Planning Board, First Alternate

Mayor administered the Oaths of Office to the Planning Board members.

V. CONSENT RESOLUTION

Introduced by Siemsen , seconded by Vozeh

BE IT RESOLVED that the following resolutions herewith listed having been considered by the governing body of the Borough of Ramsey be and are hereby passed and approved:

162-2008 Resolution: [Payment of Vouchers](#)

163-2008 Resolution: [Refund of tax Payment to Crusader Lien Services in the amount of \\$2,312.59](#)

164-2008 Resolution: [Release of performance bonds](#)

165-2008 Resolution: [Various escrow releases](#)

166-2008 Resolution: [Authorizing the Borough to enter into a Snow Plow Agreement with the County of Bergen](#)

167-2008 Resolution: [Authorizing the award of contract to Dynamic Productions for sound system, staging, generator and lighting for Ramsey Day in the amount of \\$9,200.00.](#)

- 168-2008 Resolution: [Authorizing the tax refund to Crusader Lien Services](#)
Block 4803 Lot 36 in the amount of \$2,372.14
- 169-2008 Resolution: [Authorizing PMK Group to perform sediment sampling](#)
and analysis in an amount not to exceed \$5,700.00
- 170-2008 Resolution: [Awarding a contract to LKL Contracting for insulation at](#)
the senior center in the amount of \$7,200.00.
- 171-2008 Resolution: [Awarding the drainage improvements at Arrowhead](#)
Court and Park Street to Reivax Contracting Corp. in the
amount of \$40,801.85.
- 172-2008 Resolution: Authorizing the Borough to enter into a contract with
Concrete Construction Corp. to repair steps and drainage
at MacFarran Field
- 173-2008 Resolution: Approving a strategic plan to meet current and future needs
of the community which will result in an upgrade of the
Library's physical facility
- 174-2008 Resolution: Authorizing CMX to perform a study on the existing
communications tower at the Fire Department
- 175-2008 Resolution: Authorizing the Mayor and Council to contribute \$500.00
to the NJ League of Municipalities COAH Litigation Fund

BE IT FURTHER RESOLVED that the following applications and/or
recommendations hereby be approved:

- A. SPECIAL PERMITS:
[Friends of the Adornos are requesting permission to hold an outdoor fair on](#)
Sunday, October 12, 2008
- B. BLOCK PARTY REQUESTS:
[Russell Remy is requesting permission to hold a block party on Saturday,](#)
September 20, 2008 between the hours of 11:00 am and 11:00 pm.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozech NAYS: None

VI. COMMITTEE AND LIAISON REPORTS

- A. FINANCE AND ADMINISTRATION -Councilman Andrew Siemsen
Congratulations to the Planning Board members. The Ramsey Pool had a very successful year in 2008. The recent improvements have added to the increased membership and the overall facility received many nice comments.
- B. PUBLIC SAFETY – Councilman William Jones
My thanks to Mr. Weber and to Mr. Carey for their continued involvement in the community. Thanks also to Don McLaughlin for his dedication and I wish him the best in his new community. The Fine Arts Council will be selling a CD on Ramsey Day. It is a compilation of Open Mic nights and submissions from various local songwriters and singers. I believe it will be \$10. The Environmental Commission will be giving out free eco-friendly shopping bags on Ramsey Day.
We had several events over the summer: Strawberry Festival, Centennial Pool Party, and the Garden Tour. I would like to thank everyone who was involved. The diversity that we offer keeps our community vibrant. I encourage everyone to get involved in Ramsey Day. There will be a lot of great things.
- C. BUILDING PLANNING & ZONING – Councilman Arthur M. Nalbandian
My congratulations and thanks to Joe Carey and Carl Weber. I look forward to working with them on the Planning Board. I would like to express my sympathy to the Burgio Family. I look forward to Ramsey Day this year. By all accounts, it will be the biggest one ever and there has been a lot of hard work and planning. I wish everyone a happy and safe Labor Day weekend.
- D. UTILITIES, BUILDINGS & GROUNDS – Councilwoman Deirdre A. Dillon
My thanks to Mr. Carey and Mr. Weber for serving on such an important board. We attended the Ramsey pool party and it was an extremely well attended event. It was very well organized and my thanks to the Boy Scouts and the Centennial Committee. We are going to be going forward with the project to improve the façade of the front of the Municipal Building and that will include changing out the door, the columns, and replacing the staircase. Tonight, we will amend the previous ordinance for the funding involved with this project. Due to increased materials costs, our costs have gone up as well. There is approximately \$89,000 available from a Community Development grant which will help to defray the cost of this project.
- E. PUBLIC & GOVERNMENTAL RELATIONS – Council President Bruce Vozeh
Congratulations and thanks to Carl Weber and Joe Carey for their service on the Planning Board. My sympathy to the Burgio family. Steve Burgio has been on the Board of Public Works for a number of years. The Centennial Pool Party was a tremendous event and I thank everyone involved for putting it together. We appreciate all the work. We look forward to Ramsey Day and a wonderful parade. Hopefully, people will get there early. I look forward to working with the Library on furthering that project.

F. HEALTH, EDUCATION & SOCIAL SERVICES – Councilwoman Vanessa Jachzel
Congratulations and thanks to the Planning Board members who were appointed tonight. My condolences to the family and friends of former Mayor Burgio. Ramsey Day should be a spectacular event. We will have a parade with 10 bands, including the U.S. Marine Corps Band, as well as many different organizations. We will also have the Taste of Ramsey on September 14. There will be a soup cook-off and several restaurants will be participating.

G. MAYOR CHRISTOPHER C. BOTTA

Ramsey Day is going to be spectacular and one that will be remembered for many years. The concert at the end of Ramsey Day will feature the American Idol contestant and Strawberry Fields. I would also like to mention the fact that we will be having a memorial event on September 11th at the Ramsey High School at 7:30 p.m. We are committed to continuing to do that in honor of Ramsey's residents who lost their lives. The Library renovation project will transform the 40+ year library to a state-of-the-art facility and we are committed to do that. We look forward to working with everyone on the plans, as they go forward.

H. BOROUGH ATTORNEY – Peter A. Scandariato, Esq. No comments.

I. BOROUGH ADMINISTRATOR – Nicholas C. Saros
My condolences to the Burgio family.

J. BOROUGH CLERK – Meredith Bendian No comments.

VII. PUBLIC COMMENT

Emily Rennie, 30 Rose Avenue, expressed her appreciation for the resolution. It has been a most difficult journey since 2002 and I hope everything goes forward very quickly. The entire Library Board has worked very hard and we started 3 Mayors ago.

Michael Lonier, 5 Goose Cove Lane, expressed his thanks for the support from the Mayor and Council and we are eager to get started on the next phase and that is the planning that will be necessary to start the construction. We are very excited about this and hope to be back very soon with a plan to get this going.

Doug Rennie, 30 Rose Avenue, stated that tonight is the 41st annual dinner of the Ramsey Duffers. This is a group of people who have been playing golf for 41 years. We go to Myrtle Beach and today we played at Apple Ridge. It is a very good group and I think they represent Ramsey very well.

Todd Meyer, 453 Island Road, spoke about a packet of information he had recently submitted. Mayor stated that the Borough has retained a traffic consultant who works with us regularly and he has prepared a report on the recommendations, some of which are based on Mr. Meyer's presentation. The Public Safety Committee is meeting with the Island Road residents on 9/10/08. Councilman Jones added that we were waiting to receive Mr. Meth's report. Mayor stated that those issues will be addressed and we need to rely upon professionals to tell us what is permitted. Mayor stated that Mr. Meth does not have any agenda or intentions with our community and he is the person we hire whenever we have traffic issues with new applications, new development, or ordinance review, etc. Mr. Meth is well known in his field and his report will be distributed at the next meeting. Mr. Meyer asked why he had not received a letter and Mayor stated that we received and filed it and we took action upon it and apologized for not communicating that to Mr. Meyer. Councilman Jones stated that he had at least 5 e-mails from Mr. Dolan and he was communicating with him. There was some discussion concerning e-mails and writing letters, etc. Mr. Meyer indicated that he would like to have a painted line on his side of Island Road. It is very dangerous and he cannot pull out from his driveway. The sign does not work. Councilman Jones stated that they have been working on the electrical connections. There has been limited enforcement going on and there has to be some permanent electrical work for the sign. Mr. Meyer stated that as he was backing out of his driveway, an NAR automotive truck almost pushed him into a maple tree. Dynasty is also driving there constantly. I know they tow for the town and they do not slow down. Mr. Meyer stated that getting out of a car by the post office is also very dangerous and the sign for pedestrians has been moved. Mayor stated that it is a movable sign and Councilman Jones added that there are many of those signs around town; they get knocked down. Mr. Meyer stated that this town needs a traffic committee.

Doug Rennie, asked about the sidewalks on South Central. Councilwoman Dillon stated that the matter was tabled, but we are making progress.

Emily Rennie stated that the first year when Mayor Burgio was in office, a committee of 25 people got a petition, came to a Council Meeting, and asked for sidewalks on South Central. That year, some of our children were transferred to Dater School. After we came to about 10 meetings, Mayor Burgio said we could have asphalt but it never went all the way down and since then, there are telephone poles in the middle and people have extended their driveways so there is no delineation. There used to be a line, but that is not there anymore.

Not seeing anyone who wished to speak, Mayor closed the public comment.

VIII. ADVERTISED PUBLIC HEARING FOR FINAL CONSIDERATION OF ORDINANCES

[Ordinance 10-2008 An ordinance amending CHAPTER XXXIV of the code of the Borough of Ramsey, Bergen County, New Jersey and more specifically subsection 34-3 entitled Zoning; Definitions](#)

[Ordinance 11-2008 An ordinance amending the code of the Borough of Ramsey, Bergen County, New Jersey and more specifically Chapter III thereof entitled Police regulations so as to establish Section 3-22 silly string and section 3-23 poppers](#)

Ord. 10-2008 – Introduced by Nalbandian, seconded by Siemsen

BE IT RESOLVED that an ordinance entitled: AN ORDINANCE AMENDING CHAPTER XXXIV OF THE CODE OF THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY AND MORE SPECIFICALLY SUBSECTION 34-3 ENTITLED ZONING: DEFINITIONS having been brought up for public hearing and all persons interested having been given an opportunity to be heard, pass final reading by title, and that said ordinance be adopted as an ordinance of the Borough of Ramsey; and

BE IT FURTHER RESOLVED that the Borough Clerk be, and she hereby is, directed to cause a copy of the title of said ordinance to be published in an official newspaper of the Borough in the manner provided by law, together with a notice of the date of introduction and adoption of said ordinance.

Not seeing anyone who wished to speak, Mayor closed the public hearing. Councilman Nalbandian stated that this ordinance clears up the definition of boarding house.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozeh NAYS: None

Ord. 11-2008 – Introduced by Jones, seconded by Jachzel

BE IT RESOLVED that an ordinance entitled: AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY, AND MORE SPECIFICALLY CHAPTER III THEREOF ENTITLED POLICE REGULATIONS SO AS TO ESTABLISH SECTION 3-22 SILLY STRING AND SECTION 3-23 POPPERS having been brought up for public hearing and all persons interested having been given an opportunity to be heard, pass final reading by title, and that said ordinance be adopted as an ordinance of the Borough of Ramsey; and

BE IT FURTHER RESOLVED that the Borough Clerk be, and she hereby is, directed to cause a copy of the title of said ordinance to be published in an official newspaper of the Borough in the manner provided by law, together with a notice of the date of introduction and adoption of said ordinance.

Not seeing anyone who wished to speak, Mayor closed the public hearing. Councilman Jones stated that this is for safety factors.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozeh NAYS: None

IX. INTRODUCTION OF ORDINANCES

[Ordinance 12-2008 An ordinance amending and supplementing the code of the](#) Borough of Ramsey, Bergen County, New Jersey and more specifically Chapter XIII therefore entitled Building and Housing so as to establish Section 13-16 entitled, R-1, R-2, R-3 and R-4 residential zone district rental property

Introduced by Nalbandian, seconded by Jachzel

BE IT RESOLVED that an ordinance entitled: AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF RAMSEY, BERGEN COUNTY, NEW JERSEY AND MORE SPECIFICALLY CHAPTER XIII THEREFORE ENTITLED BUILDING AND HOUSING SO AS TO ESTABLISH SECTION 13-16 ENTITLED R-1, R-2, R-3 and R-4 RESIDENTIAL ZONE DISTRICT RENTAL PROPERTY pass the first reading by title and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 10th day of September, 2008, at 8:45 p.m. prevailing time or as soon after as the matter can be reached, at the Municipal Building in said Borough, and

BE IT FURTHER RESOLVED that the Borough Clerk be, and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law a copy of said ordinance, together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilman Nalbandian stated that there was quite a bit of research and extensive work on this ordinance. This was based on the recommendation of our Construction Official Bob Connell to clarify rentals. There are a number of towns that already have this in place. It is designed to maintain the integrity of our zoning, as well as enhance the public safety and health. Owners would have to register with the municipality and pay a nominal fee for inspections.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozech NAYS: None

Ord. 13-2008 – Various Improvements

Introduced by Dillon, seconded by Vozech

BE IT RESOLVED that an ordinance entitled AMENDING BOROUGH OF RAMSEY 28-2007 SO AS TO INCREASE THE SUM APPROPRIATED FOR VARIOUS IMPROVEMENTS AT THE BOROUGH OF RAMSEY MUNICIPAL BUILDING TO \$280,000.00 pass the first reading by title and that said ordinance be further considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on the 10th day of September, 2008, at 8:45 p.m. prevailing time or as soon after as the matter can be reached, at the Municipal Building in said Borough, and

BE IT FURTHER RESOLVED that the Borough Clerk be and she hereby is, instructed to publish in an official newspaper of the Borough in the manner provided by law a copy of said ordinance, together with notice of introduction thereof and notice when the same will be considered for final passage and adoption.

Councilwoman Dillon stated that this is an amendment to the ordinance that was passed last year to improve the façade of the municipal building. It will include the façade repair, replacement of the columns, a new ramp for ADA accessibility, etc. We have approximately \$89,000 available from a Community Development Grant to offset the cost of the project.

AYES: Dillon, Jachzel, Jones, Nalbandian, Siemsen, Vozech NAYS: None

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

Motion by Nalbandian, seconded by Vozech, to adjourn the meeting. Carried.

Meredith Bendian
Borough Clerk