

# AGENDA

## **MAYOR & COUNCIL – WORK SESSION FEBRUARY 8, 2018 ~ 7:00 PM**

(201-786-4739 – TELECONFERENCE PHONE LINE)

1. **ROLL CALL:**

2. **PUBLIC NOTICE: Clerk to Read** - "Notice of this meeting in compliance with the Open Public Meetings Act, Chapter 231 of the Laws of 1975 has been given by posting a notice of this meeting of the Mayor and Council of the Borough of Saddle River on the bulletin board, in the Municipal Building and in the office of the Clerk and by e-mailing notice thereof to the Record and the Herald News on January 17, 2018. Also on the Borough website."

**Notification of fire exits**

3. **PLEDGE OF ALLEGIANCE**

4. **RESOLUTION FOR CLOSED SESSION**

Resolution Offered by Council President Jensen  
Seconded by Council Member  
**Roll Call Vote:**

4. **WORK SESSION AGENDA**

5. **MAYOR KURPIS**

- Approve Susan Zabransky-Hughes Memorial Run – April 28, 2018\*
- Appoint Andreas Ohl to Environmental Commission\*
- Appoint Council Member Ronald Yates to the Public Relations Committee\*
- Relocating bus pickup away from Safety Complex
- Approve the relocation of Bishop House Historic barn
- Authorize replacement of non-functioning cameras at Fire Department

6. **ADMINISTRATOR**

- Adopt Ordinance 18-944-C Zoning\*
- 41 West Saddle River Road Easement\*
- Budget Update
- Appoint Susan Hodgins CFO\*
- Amending Ord. # 11-849-C Amending 208, Entitled Water\*
- Appoint Michael Silano – Full Time Communications Officer\*

7. **COUNCIL MEMBER UPDATES**

8. **OPEN TO THE PUBLIC**

10. **RESOLUTION FOR CLOSED SESSION**

Resolution Offered by Council President Jensen  
Seconded by Council Member  
**Roll Call Vote:**

11. **ADJOURNMENT**

\*Formal Action will be taken at the Regular Meeting of the Mayor and Council on 02/26/18

*Disclaimer: Agenda subject to additions and/or deletions*

AGENDA 02/08/2018

**R#** ..... **COUNCIL OF THE BOROUGH OF SADDLE RIVER**  
Introduced by Council President Jensen  
**Date: 2/08/18** Seconded by Council Member

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting, and

**WHEREAS**, the Mayor and Council of the Borough of Saddle River has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

**WHEREAS**, the regular meeting of this Governing Body may or may not reconvene; and

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Saddle River will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12b:

\_\_\_\_\_ Any matter which, by express provision of Federal Law or State statute or Rule of Court shall be rendered confidential or excluded from discussion in public;

\_\_\_\_\_ Any matter in which the release of information would impair a right to receive funds from the Federal Government;

\_\_\_\_\_ Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy.

\_\_\_\_\_ Any collective bargaining agreement;

\_\_\_\_\_ Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

\_\_\_\_\_ 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 or possible violations of the law;

\_\_\_\_\_ 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 required in order for the attorney to exercise his ethical duties as a lawyer;

**R#**  
**2/08/18**  
**Page 2**

\_\_\_\_\_ Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual, in writing requests a public meeting;

\_\_\_\_\_ Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

**AYES   NAYS   ABSTAIN   ABSENT**

**Jensen, Eric, Council President**  
**Acaster, Benjamin**  
**Gray, Ronald**  
**Salazer, Elizabeth**  
**Schulstad, Paul**  
**Yates, Ronald**

**Kurpis, Albert J., Mayor**

**Date Passed: 2/08/18**

\_\_\_\_\_ ( Mayor)

\_\_\_\_\_ (Borough Clerk)

R#

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

Resolution Offered by Council President Jensen

Date: 02/26/18

Seconded by Council Member

**AUTHORIZING MEMORIAL RUN – FRIENDS OF SUSAN ZABRANSKY HUGHES**

BE IT RESOLVED, that the Mayor and Council of the Borough of Saddle River hereby authorize the Susan Zabransky-Hughes Memorial Run to take place on April 28, 2018.

**Ayes    Nay    Abstain    Absent**

**Jensen, Eric, Council Pres.  
Acaster, Benjamin  
Gray, Ronald  
Salazer, Elizabeth  
Schulstad, Paul  
Yates, Ronald**

**Kurpis, Albert J., Mayor**

**Date Passed: 02/26/18**

\_\_\_\_\_ **(Mayor)**

\_\_\_\_\_ **(Borough Clerk)**

**R#**

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

Resolution by Council President Jensen

Seconded by Council Member

**Date: 2/26/18**

**Appointment of Andreas Ohl to Environmental Commission**

**WHEREAS,** Andreas Ohl, is hereby recommended by the Mayor to fill a three-year term on the Environmental Commission,

**NOW, THEREFORE, BE IT RESOLVED,** that the Mayor and Council of the Borough of Saddle River hereby approve the appointment of Andreas Ohl to serve a three-year term to expire 12/31/20, on the Environmental Commission of the Borough of Saddle River.

**AYES    NAYS    ABSTAIN    ABSENT**

**Jensen, Eric, Council President**

**Acaster, Benjamin**

**Gray, Ronald**

**Salazer, Elizabeth**

**Schulstad, Paul**

**Yates, Ronald**

**Raia, Samuel S. - Mayor**

Date Passed: 2/26/18

\_\_\_\_\_ Mayor

\_\_\_\_\_ (Borough Clerk)

R#

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

Introduced by Council President Jensen

Date: 2/26/18

Seconded by Council Member Yates

**RESOLUTION APPOINTING COUNCIL MEMBER RONALD YATES  
TO THE PUBLIC RELATIONS COMMITTEE**

**BE IT RESOLVED** that Council Member Ronald Yates be appointed as a member of the **Public Relations Committee** effective immediately.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Saddle River accept the appointment of Council Member Ronald Yates on the Public Relations Committee through December 31, 2018.

**Ayes      Nay      Abstain      Absent**

Jensen, Eric, Council President

Acaster, Benjamin

Gray, Ron

Salazer, Elizabeth

Schulstad, Paul

Yates, Ron

Kurpis, Albert, Mayor

**DATE PASSED: 02/26/18**

\_\_\_\_\_ (Mayor)

\_\_\_\_\_ (Borough Clerk)

**R#**

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

**Date: 02/26/18**

Resolution Offered by Council Schulstad  
Seconded by Council Member

**RESOLVED that an Ordinance No. 18-944-C entitled:**

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE  
ZONING CODE OF THE BOROUGH OF SADDLE RIVER**

Passed final reading and that said ordinance be adopted as an Ordinance in the Borough of Saddle River; and

**BE IT FURTHER RESOLVED THAT** the Borough Clerk is hereby authorized to cause a copy of title of said ordinance to be published together with adoption of said Ordinance.

**Ayes            Nays            Abstain            Absent**

**Jensen, Eric, Council Pres.  
Acaster, Benjamin  
Yates, Ronald  
Salazer, Elizabeth  
Schulstad, Paul  
Gray, Ronald**

**Kurpis, Albert J., Mayor**

**Date Passed: 02/26/18**

\_\_\_\_\_(Mayor)

\_\_\_\_\_(Borough Clerk)

**ORDINANCE NO. 18-944-C**

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE  
ZONING CODE OF THE BOROUGH OF SADDLE RIVER**

**I. BE IT ORDAINED** by the Mayor and Council of the Borough of Saddle River that the following amendments are hereby made to the zoning code to the Borough of Saddle River:

1. Section 210-3, word usage; definitions is hereby amended to read as follows:

**Improved Lot Coverage** is that part or percentage of a lot covered by and including but not limited to buildings, accessory buildings, structures, sidewalks four (4) feet in width (sidewalks less than four (4) feet in width are exempted from the calculation), driveways, (except as otherwise provided for flag lots pursuant to Section 179-7c) swimming pools, sports courts, decks, patios, cabanas, and parking areas. Storm water management devices and man-made ponds shall not count towards these calculations nor shall pads for HVAC or generator units. In addition, accessory buildings which pre-date 1896 or are listed on the list of historic structures in the Borough shall not count toward improved lot coverage.

2. Article 210-11.1 shall be augmented by the following: Garage doors shall not face the street, on corner lots they shall face the side of the home.

3. The Zoning Bulk Schedule provided for in Sec. 210 of the Saddle River Zoning Code and annexed hereto as schedule A shall be amended to read as shown thereupon.

Except as provided for herein, all other provisions of the Saddle River Zoning Code shall remain unchanged.

If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

Attest:

Approved:

\_\_\_\_\_  
Albert J. Kurpis, Mayor

\_\_\_\_\_  
Joy C. Convertini, Borough Clerk



ZONING

Nov. 9, 2017

210 Attachment 1

Borough of Saddle River  
 Schedule B: Limiting Schedule  
 [Amended 12-12-1983 by Ord. No. 393-C; 10-8-1984 by Ord. No. 404-C; 10-8-1984 by Ord. No. 405-C;  
 3-9-1987 by Ord. No. 465-C; 12-19-1988 by Ord. No. 520-C; 6-17-1991 by Ord. No. 563-C;  
 9-18-1995 by Ord. No. 629-C; 5-20-1996 by Ord. No. 637-C; 5-19-1997 by Ord. No.  
 97-650-C; 12-15-1997 by Ord. No. 97-659-C; 4-17-2000 by Ord. No. 00-690-C; 7-21-2003 by Ord. No. 03-748-C; 9-20-2004 by Ord. No. 04-767-C;  
 10-18-2010 by Ord. No. 10-843-C; 12-19-2011 by Ord. No. 11-860-C]

Zone	Minimum Area Requirements			Building Height (c)			Maximum Bulk Requirements			Minimum Yard Requirements		
	Lot Area (square feet)	Frontage (feet)	Lot Width (b)	Feet	Stories	Total Improved Lot Coverage (percent)	Improved Lot Coverage of Principal Building (percent)	Building Area as a Percentage of Lot Area	Front (d) (feet)	Each (feet)	Both (min. % of lot width)	Rear (feet)
R-1 Residential	87,120	200(a)(e)	200(e)	35	2 1/2	21	7 (2-story dwelling) (h)	8.5 (2-story dwelling) (h)	125(f)	40	50	50
R-2 Residential	11,250	75	75	25	1 1/2	21	9 (1 and 1 1/2-story dwelling) (h)	10 (1 and 1 1/2-story dwelling) (h)	75	15	40	25
R-3 Residential: Single-family	87,120	200(a), (e)	200(e)	35	2 1/2	21	7 (2-story dwelling) (h)	8.5 (2-story dwelling) (h)	125(f)	40	50	50
Townhouse	271,800(f)	500	500	35	1 1/2	20	9 (1 and 1 1/2-story dwelling) (h)	10 (1 and 1 1/2-story dwelling) (h)	100	40	--	30
CG-Crossing Governmental: other uses	87,120*	200	200	35	2 1/2	30	12	--	50	20	40	25
CB-Crossing Business	10,000	75	75	35	2 1/2	30	12	--	65	20	--	25
CO-Crossing Office	10,000	75	75	35	2 1/2	30	12	--	65	20	--	25
PUD Planned Unit Development												
Single-family	87,120	200(a),(e)	200(e)	35	2 1/2	21	7 (2-story dwelling) (h)	8.5 (2-story dwelling) (h)	125(f)	40	50	50
Assisted living	25 acres (f)	1,000	500	--	--	--	9 (1 and 1 1/2-story dwelling) (h)	10 (1 and 1 1/2-story dwelling) (h)	--	--	--	--
Office, research	--	--	--	35(k)	3	50	--	--	100(g)	50	--	50
Extended stay hotel	--	--	--	38	3	65	--	--	100(g)	40	--	30
Townhouse or Town Residence	--	--	--	38	3	45(l)	--	--	100(g)	40	--	50
				35	3	45	--	--	50(g)	40	--	50

NOTES:

- (a) The minimum frontage may be reduced to a value of not less than 180 feet, with the approval of the Borough Planning Board at the time it approves the subdivision containing said lot, in the case of an interior lot which falls on a curve in the street on which said frontage is measured, provided that said lot falls on the side of the street having the greater radius of curvature.
- (b) Minimum lot width at the required minimum front building line.
- (c) Maximum height shall not apply to church steeples or spires, provided, however, that said steeples or spires conform in all respects to the Building Code and Fire Code.
- (d) A corner lot shall provide the minimum front yard requirements in the zone of its location for both intersecting streets (§ 210-30). The front yard shall be measured from the center line of the street (see § 210-3B), except for townhouses which shall be measured from the front property line.
- (e) The minimum frontage and lot width for a corner lot shall be 250 feet.
- (f) Minimum lot area for the entire development.
- (g) Minimum of 50 feet from Boroline Road.
- (h) (Reserved)

- (i) (Reserved)
- (j) (Reserved)
- (k) The building height may be increased to 37 feet for gabled roof structures.
- (l) An additional 2 1/2% improved lot coverage over the 45% maximum is permitted for the construction of active recreational facilities.

**R#**

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

Resolution Offered by Council President Jensen

**Date: 02/26/18**

Seconded by Council Member

**RESOLUTION APPOINTING SUSAN HODGINS**

**CHIEF FINANCIAL OFFICER**

**WHEREAS, N.J.S.A. 40A:9-140.10** requires that "in every municipality there shall be a chief financial officer appointed by the governing body of the municipality"; and

**WHEREAS, N.J.S.A. 40A:9-140.10** further provides that the term of office of the chief financial officer "shall be four years, which shall run from January 1 in the year in which the chief financial officer is appointed"; and

**WHEREAS,** the Borough of Saddle River is in need of a Chief Financial Officer and the Mayor and Council of the Borough of Saddle River desires, pursuant to **N.J.S.A. 40A:9-140.10**, to appoint Susan Hodgins as Chief Financial Officer at an annual salary of **\$92,000** with such other benefits as are provided to Borough employees who are not part of a collective negotiations unit, for a four (4) year term; and

**WHEREAS,** the starting date of the hire being February 26, 2018 with the four (4) year term running from January 1, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Saddle River, County of Bergen and State of New Jersey as follows:

1. Susan Hodgins is hereby appointed as the Chief Financial Officer at an annual salary of \$92,000, with such other benefits as are provided to Borough employees who are not part of a collective negotiations unit.
2. Susan Hodgins is hereby appointed with the starting date of the hire being February 26, 2018, with the four (4) year term running from January 1, 2018.
3. This Resolution shall take effect immediately.

**Ayes      Nay      Abstain      Absent**

**Jensen, Eric , Council President**  
**Acaster, Benjamin**  
**Gray, Ron**  
**Salazer, Elizabeth**  
**Schulstad, Paul**  
**Yates, Ron**

**Kurpis, Albert J., Mayor**

**Date Passed: 2/26/18**

\_\_\_\_\_ **(Mayor)**

\_\_\_\_\_ **(Borough Clerk)**

R#

**COUNCIL OF THE BOROUGH OF SADDLE RIVER**

Resolution Offered by Council President Jensen

Date: 02/26/18

Resolution Seconded by Council Member

**RESOLUTION APPOINTING COMMUNICATIONS OFFICER**

**BE IT RESOLVED** that **Michael Silano**, currently employed part time, be appointed Full Time Communications Officer effective March 1, 2018 at a salary of \$20,500, and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Saddle River accept the recommendation of the Saddle River Police Chief and appoint Michael Silano Communications Officer.

**Ayes      Nay      Abstain      Absent**

**Jensen, Eric, Council President**

**Acaster, Benjamin**

**Gray, Ron**

**Salazer, Elizabeth**

**Schulstad, Paul**

**Yates, Ron**

**Kurpis, Albert, Mayor**

**Date Passed: 02/26/2018**

\_\_\_\_\_ **(Mayor)**

\_\_\_\_\_ **(Borough Clerk)**

**R#** **COUNCIL OF THE BOROUGH OF SADDLE RIVER**  
Introduced by Council President Jensen  
**Date: 2/08/18** Seconded by Council Member

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting, and

**WHEREAS**, the Mayor and Council of the Borough of Saddle River has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

**WHEREAS**, the regular meeting of this Governing Body may or may not reconvene; and

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Saddle River will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12b:

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\_\_\_\_\_ Any matter in which the release of information would impair a right to receive funds from the Federal Government;

\_\_\_\_\_ Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy.

\_\_\_\_\_ Any collective bargaining agreement;

\_\_\_\_\_ Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

\_\_\_\_\_ 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 or possible violations of the law;

\_\_\_\_\_ 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 required in order for the attorney to exercise his ethical duties as a lawyer;

**R#**  
**2/08/18**  
**Page 2**

\_\_\_\_\_ Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual, in writing requests a public meeting;

\_\_\_\_\_ Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

**AYES   NAYS   ABSTAIN   ABSENT**

**Jensen, Eric, Council President**  
**Acaster, Benjamin**  
**Gray, Ronald**  
**Salazer, Elizabeth**  
**Schulstad, Paul**  
**Yates, Ronald**

**Kurpis, Albert J., Mayor**

**Date Passed: 2/08/18**

\_\_\_\_\_ ( Mayor)

\_\_\_\_\_ (Borough Clerk)