

MEETING OF THE
MAYOR AND COUNCIL
TOWN OF HARRISON
HARRISON, NEW JERSEY 07029

JANUARY 17, 2023

AGENDA

MEETING

6:30 PM - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE MAYOR & COUNCIL

ROLL CALL

APPROVAL OF THE MINUTES OF 12-20-2022

LEGAL

- A RESOLUTION DESIGNATING THE STANDING COMMITTEES OF THE TOWN OF HARRISON FOR THE YEAR 2023
- A RESOLUTION ADOPTING RULES AND REGULATIONS FOR THE CALENDAR YEAR 2023
- A RESOLUTION REGARDING THE LOCAL PUBLIC CONTRACTS LAW
- A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS OF THE TOWN OF HARRISON FOR CALENDAR YEAR 2023
- A RESOLUTION DESIGNATING DEPOSITORYES OF THE TOWN OF HARRISON FOR CALENDAR YEAR 2023
- A RESOLUTION TO RE-APPOINT ALBERT J. CIFELLI PUBLIC DEFENDER
- A RESOLUTION TO MAKE RE-APPOINTMENTS TO THE PLANNING BOARD OF THE TOWN OF HARRISON
- A RESOLUTION TO RE-APPOINT ELIZABETH McNAMARA MUNICIPAL COURT JUDGE
- A RESOLUTION RENEWING A CONTRACT FOR EMERGENCY MEDICAL SERVICES IN THE TOWN OF HARRISON WITH PRIME HEALTHCARE SERVICES – SAINT CLARE’S, LLC
- RESOLUTION AUTHORIZING NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS 2023 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM
- A RESOLUTION AMENDING A CONTRACT WITH ONORATI CONSTRUCTION COMPANY, INC.
- A RESOLUTION AWARDING A BID TO MUNICIPAL INSPECTION CORP. FOR THIRD PARTY ELEVATOR SUBCODE SERVICES
- A RESOLUTION TO MAKE AN-APPOINTMENT TO THE BOARD OF TRUSTEES OF THE FREE PUBLIC LIBRARY OF THE TOWN OF HARRISON
- A RESOLUTION TO APPOINT ROBERT GERRIS TOWN HISTORIAN
- A RESOLUTION MAKING AN APPOINTMENT TO THE HARRISON REDEVELOPMENT AGENCY
- A RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO GREGORY CASTANO, JR., ESQ., CASTANO QUIGLEY CHERAMI LLC

- A RESOLUTION AWARDING A CONTRACT TO THOMAS & SONS BUILDERS LLC DBA DEVELOP BUILDERS FOR THE CAPE MAY STREET PARK IMPROVEMENTS WITH ALTERNATES A1 AND A3, IN ACCORDANCE WITH SPECIFICATIONS

LICENSE

- A RESOLUTION TO APPROVE RAFFLE LICENSE - HARRISON/EAST NEWARK ELKS

ORDINANCE

INTRODUCTION OF THE FOLLOWING ORDINANCE

ORDINANCE NO. 1474

CALENDAR YEAR 2023 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

ORDINANCE NO. 1475

CAPITAL ORDINANCE APPROPRIATING \$220,000 FROM CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF HEAVY-DUTY VEHICLES FOR THE DEPARTMENT OF PUBLIC WORKS

ORDINANCE NO. 1476

AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA REGARDING PARKING REQUIREMENTS FOR RESIDENTIAL PROJECTS ADJACENT TO A PUBLIC PARKING FACILITY

FINANCE

- A RESOLUTION ADOPTING A CASH MANAGEMENT PLAN 2023
- A RESOLUTION AUTHORIZING TAX INTEREST
- A RESOLUTION AUTHORIZING AN ACCELERATED TAX SALE
- A RESOLUTION AUTHORIZING REFUNDING OR CANCELLATION OF ANY DELINQUENT CHARGES/FEES OR PROPERTY TAXES IN THE AMOUNT OF LESS THAN \$10.00
- A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE 2022 APPROPRIATION RESERVE TRANSFERS IN THE CURRENT FUND BUDGET, WATER/SEWER UTILITY OPERATING BUDGET AND PARKING UTILITY OPERATING BUDGET
- A RESOLUTION AUTHORIZING THE 2023 TEMPORARY MUNICIPAL BUDGET APPROPRIATIONS
- A RESOLUTION AUTHORIZING THE 2023 TEMPORARY PARKING UTILITY BUDGET APPROPRIATIONS
- A RESOLUTION AUTHORIZING THE 2023 TEMPORARY WATER & SEWER BUDGET APPROPRIATIONS
- A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN--BLOCK 22, LOT 20, BLOCK 41, LOT 12, BLOCK 95, LOT 10.01, BLOCK 189, LOT 79.01, AND BLOCK 194, LOT 27.02
- A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN--BLOCK 16, LOT 9, AND BLOCK 48, LOT 50.01, QUALIFIER C0208
- A RESOLUTION FOR PARTICIPATION IN THE NJEDGE COOPERATIVE PRICING SYSTEM (“EDGEMARKET”)
- A RESOLUTION AUTHORIZING THE PURCHASE OF DOCUMENT MANAGEMENT SERVICES FOR RECORDS RETENTION AND DISPOSAL

- A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN--BLOCK 3, LOT 20, BLOCK 9, LOT 49, BLOCK 90, LOT 16.01, AND BLOCK 96, LOT 3.01
- A RESOLUTION FOR PAYMENT OF BILLS AND PAYROLLS

PUBLIC COMMENT
ADJOURN

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION DESIGNATING THE STANDING COMMITTEES OF THE TOWN OF HARRISON FOR THE YEAR 2023

WHEREAS: There is a need to designate the STANDING COMMITTEES for calendar year 2023.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The attached list is the STANDING COMMITTEES of the Town of Harrison for the calendar year 2023.

(See attached)

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

2023 TOWN OF HARRISON TOWN COUNCIL STANDING COMMITTEES

MAYOR

JAMES A. FIFE

COUNCIL

James P. Doran, Ed.D, Council President

Laurence Bennett, Maria Camano, Michael Dolaghan,
Jesus R. Huaranga, Ellen Mendoza, Delfim Sarabando, Eleanor Villalta

DEPARTMENT OF PUBLIC WORKS

DOLAGHAN
Chairman

Sarabando

Mendoza

SARABANDO
Chairman

Huaranga

Camano

FIRE

HUARANGA
Chairman

Mendoza

Doran

LEGAL /ORDINANCE/LICENSE

MENDOZA
Chairman

Camano

Dolaghan

PARKING

CAMANO
Chairman

Doran

Bennett

POLICE

DORAN
Chairman

Bennett

Villalta

RECREATION

BENNETT
Chairman

Villalta

Huaranga

SENIOR CITIZEN/WELFARE/HEALTH/VETERANS AFFAIRS

VILLALTA
Chairwoman

Dolaghan

Sarabando

MEMBERS OF THE BOARD OF SCHOOL ESTIMATE

MAYOR JAMES A. FIFE

COUNCILWOMAN MARIA CAMANO
COUNCILWOMAN ELLEN MENDOZA

CIVIL DEFENSE

MAYOR AND COUNCIL AS A WHOLE

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION ADOPTING RULES AND REGULATIONS FOR THE CALENDAR YEAR 2023

WHEREAS: There is a need to create Rules and Regulations for the Calendar Year 2023.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

Section 1. General Provisions.

Members of the Mayor & Council shall observe order and decorum during Town meetings. A member of the Mayor & Council shall not, by conversation or otherwise, delay or interrupt the proceedings, disturb any member while speaking, or refuse to obey the orders of the Mayor. Members shall inform the Mayor before leaving their seats during Town meetings.

Section 2. Town Staff.

Members of Town staff shall observe the same rules of order and decorum applicable to the Mayor & Council as set forth in Section 1 above.

Section 3. Defamatory and Threatening Language Prohibited.

Any person making personal, defamatory or profane remarks, or who willfully utters loud, threatening or abusive language, or engages in any disorderly conduct which disturbs or disrupts the orderly conduct of any Town meeting shall be called to order by the Mayor. If such conduct continues, the Mayor, at his discretion, may order such person removed from that meeting by the Sergeant at Arms.

Section 4. Public Participation

Public Portion – In-Person Meetings.

Pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., at each Town meeting there shall be a portion set aside for members of the public to comment on any governmental issue that a member of the public feels may be of concern to the residents of the Town. Members of the public shall be allowed a maximum of five (5) minutes. After a member of the public has concluded his/her commentary, the Mayor, at his discretion, may respond to same or direct a member of the Town Staff to respond. There shall be no further comment from the member of the public. Any member of the public wishing to participate shall approach the podium and identify himself/herself by name and Municipality of Residence. Members of the public shall observe the same rules of order and decorum applicable to the Mayor & Council as set forth in Section 1 above.

Public Portion – Remote Meetings.

At the commencement of the meeting there shall be the following announcement explaining the muting function and the platform used:

This meeting is being conducted remotely using the “Zoom” platform. When members of the public join the meeting, their microphones will be off (muted). Each individual will have control over their video element of the meeting (if available). During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate. For access from a desktop, laptop or the zoom app, you will need to utilize

the zoom controls at the bottom of the Zoom window to “raise” your hand. For access from your phone, you will need to dial *9 on your phone. The Zoom operator will announce your designation and relay it to the Mayor & Council. Once acknowledged, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the Mayor & Council will proceed to the next public comment.

The following procedures shall apply to comments by meeting participants from the public (“participant”): For audio and audio/video participants, the Mayor & Council will acknowledge the participant unmuting them, have them identify themselves and be sworn if they wish to provide testimony and, to the extent permitted by the technology being used, present exhibits and/or other material. If the participant becomes disruptive (inappropriate behavior such as shouting, interruption, use of profanity) the meeting chairman shall: a. mute or cause to be muted the disruptive participant, and b. warn the participant that continued disruption may result in prevention from speaking or removal from the meeting. If disruption continues after the warning, the participant shall be muted while other comment is received, and allowed to speak thereafter, time permitting. If the disruptive behavior still continues despite all of the foregoing, the participant shall be muted for the balance of meeting or removed.

The following procedures shall apply to comments by non-meeting participants from the public (written comment): The Mayor & Council shall allow written public comments to be submitted to the Town Clerk no later than 2 hours prior to the scheduled starting time of the subject meeting, by e-mail or in written letter form. Comments so received before the meeting shall be read aloud and addressed during the meeting, audible to all meeting participants and members of the public. The same time limits for public comment at in-person meetings shall apply—5 minutes. Comments will be read from beginning to end or to the point at which the time limit expires. If there are duplicate comments the Mayor & Council may summarize them and note for the record that it is a summary. The Mayor & Council shall not summarize certain duplicative comments while reading others individually.

Section 5. Disorderly Conduct.

No person in the audience shall engage in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, shouting or other similar demonstrations which may disturb the peace and order of the Town meeting.

Section 6. Repeated Disturbance, Removal from Meeting.

All persons shall, at the request of the Mayor or his designee, be silent. If, after receiving a warning from the Mayor, a person persists in disrupting the meeting, the Mayor may order that person to leave the meeting. If he/she does not remove himself/herself, the Mayor may order the Sergeant at Arms to remove him/her.

Section 7. Sergeant at Arms.

The Chief of Police, or such member of the Harrison Police Department, shall be Sergeant at Arms at the Town meetings. The Sergeant at Arms shall carry out all orders given by the Mayor for the purpose of maintaining order and decorum at the Town meetings. On instruction of the Mayor, the Sergeant at Arms shall remove from the meeting any person who disturbs the proceedings.

Section 8. Resisting Removal.

Any person who resists removal by the Sergeant at Arms shall be charged with violating any and all applicable laws and rules.

Section 9. Rules of Conduct.

Town Council meetings shall be conducted pursuant to Robert’s Rules of Order.

Section 10. Distribution of Agendas and meeting materials.

The Agenda for meetings will be posted on the Town of Harrison Website prior the meetings, as available. Copies of meeting Agendas will be available at the Town Clerk's Office up to the beginning of the meetings. Extra copies of Agendas will not be distributed at/or during the meetings.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION REGARDING THE LOCAL PUBLIC CONTRACTS LAW

WHEREAS: N.J.S.A. 40A:11-1, et seq., provides that governmental purchases beyond a specific monetary threshold be obtained through competitive bidding; and

WHEREAS: From time to time the various Town departments find it necessary to advertise for competitive bids for various purchases.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: During the calendar year 2023, the Town Clerk be and he is hereby authorized to advertise for competitive bidding at any time that the estimated cost of a purchase will exceed the threshold set forth in N.J.S.A. 40A:11-1, et seq. Any contract that falls below the public bidding threshold may be awarded by the Mayor, subject to the certification of the Chief Financial Officer that sufficient funds are available therefor, and subject to the requirements of Town Ordinances and the New Jersey Pay-to-Play Law.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
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E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS OF THE TOWN OF HARRISON FOR CALENDAR YEAR 2023

WHEREAS: There is a need to designate the official newspapers of the Town of Harrison for calendar year 2023.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Jersey Journal, 30 Journal Square, Jersey City, New Jersey, and the Star Ledger, Star Ledger Plaza, Newark, New Jersey, be and they are hereby designated the official newspapers of Harrison for a term of one year from January 1, 2023 to December 31, 2023, and shall be paid according to State statute.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023



Committee: Legal

Resolution #: R-2023-

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION DESIGNATING DEPOSITORYIES OF THE TOWN OF HARRISON FOR CALENDAR YEAR 2023

WHEREAS: There is a need to designate Depositories for the funds of the Town of Harrison.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The following be and they are hereby designated as Depositories for the funds of the Town of Harrison for calendar year 2023:

BANK OF AMERICA, Harrison Branch, Harrison, NJ
VALLEY NATIONAL BANK, Harrison Office, Harrison, NJ
STATE OF N J CASH MANAGEMENT FUND, Bank of America, Trenton, NJ
MUNICIPAL INVESTORS INSURANCE CORPORATION (MBIA) Cash Management
CROWN BANK NA, 212 Frank E. Rodgers Boulevard South, Harrison, NJ
KEARNY BANK, Harrison Office, Harrison, NJ
PNC BANK, Kearny Avenue, Kearny, NJ
CAPITAL ONE, Kennedy Boulevard, Jersey City, NJ
SCHUYLER SAVINGS, Harrison Branch, Harrison, NJ
INVESTORS SAVINGS BANK, Harrison Branch, Harrison, NJ
CITIZENS BANK, Harrison Branch, Harrison, NJ

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-

Committee: Legal



HUDSON COUNTY

A RESOLUTION TO RE-APPOINT ALBERT J. CIFELLI PUBLIC DEFENDER

WHEREAS: There is a need to make a re-appointment due to an expiring term.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: Albert J. Cifelli is hereby re-appointed Public Defender for the Town of Harrison for a period of one (1) year effective January 1, 2023, and the salary to be paid in accordance with the Ordinance of the Town.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-

Committee: Legal



HUDSON COUNTY

A RESOLUTION TO MAKE RE-APPOINTMENTS TO THE PLANNING BOARD OF THE TOWN OF HARRISON

WHEREAS: There is a need to make re-appointments to the Planning Board of the Town of Harrison.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: In accordance with the provisions of Town Ordinance and the laws of the State of New Jersey, the following individuals are hereby appointed and re-appointed to the Planning Board of the Town of Harrison for the term specified:

Class III - Councilman Laurence Bennett*

* Term to expire on December 31, 2023

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO RE-APPOINT ELIZABETH McNAMARA MUNICIPAL COURT JUDGE

WHEREAS: There is a need to make a re-appointment due to an expiring term.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: Elizabeth McNamara is hereby re-appointed Judge of the Municipal Court of the Town of Harrison pursuant to N.J.S.A. 2B:12-4, for a period of three (3) years effective January 1, 2023, and that the salary to be paid shall be in accordance with New Jersey law and the ordinance of the Town.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION RENEWING A CONTRACT FOR EMERGENCY MEDICAL SERVICES IN THE TOWN OF HARRISON WITH PRIME HEALTHCARE SERVICES – SAINT CLARE’S, LLC

WHEREAS: The Town advertised for proposals pursuant to the Competitive Contracting procedures of the Local Public Contracts Law, N.J.S.A 40A:11-4.1, et seq., for emergency medical services for the Town of Harrison; and

WHEREAS: The Mayor and Council authorized the use of Competitive Contracting by Resolution No. R-2018-172, dated November 20, 2018; and

WHEREAS: By Resolution No. R-2019-18, dated January 13, 2019, the Town awarded a contract to Prime Healthcare Services – Saint Clare’s, LLC (“Saint Clare’s Health”) for two (2) years with three (3) renewal options of one (1) year each (the “Contract”); and

WHEREAS: The two (2) year Contract expired on or about February 22, 2021 and was renewed for a second year via Resolution 2022-44; and

WHEREAS: The Fire Director has recommended that the Contract be renewed for a third year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Contract between the Town and Saint Clare’s Health, for emergency medical services, be and the same is hereby extended for a period of one (1) year, expiring February 22, 2024.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

RESOLUTION AUTHORIZING NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS 2023 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM

WHEREAS: The Town of Harrison desires to apply for and obtain a grant from the New Jersey Department of Community Affairs Local Recreation Improvement Grant for approximately \$100,000 in order to enhance the recreational opportunities for our residents by supporting improvements to the Harrison Community Center; and

WHEREAS: The Town of Harrison does hereby authorize the application for such a grant and recognizes and accepts that the Department may offer lesser or a greater amount upon receipt of the grant agreement from the New Jersey Department of Community Affairs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Town of Harrison does authorize the execution of any such grant agreement as set forth above; and also, upon receipt of the executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Town of Harrison and the New Jersey Department of Community Affairs; and

THAT: The persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

James A. Fife
Mayor

Paul J. Zarbetski
Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION AMENDING A CONTRACT WITH ONORATI CONSTRUCTION COMPANY, INC.

WHEREAS: By Resolution dated December 21, 2021, the Mayor and Council duly awarded a Contract to Onorati Construction Company, Inc., 111 Cornelia Street, Boonton, NJ 07005, for the 2021 Roadway Improvements Resurfacing of Harrison Avenue, Third Street and Searing Avenue, Alternate A, South Second Street; and

WHEREAS: During the course of work to date it became necessary to authorize additional services in the net amount of \$30,899.31, as outlined in Change Order No. 1 prepared by the Town Engineer and approved by the Mayor and Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Mayor and Council approve Change Order No. 1 and the Mayor and Town Clerk be and they are hereby authorized to execute any and all documents necessary and proper to effectuate the purpose of this Resolution.

I HEREBY CERTIFY that the funds are available in
in the 2021 NJDOT Various Streets Grant Account
01-9300-00-8765-133

Gabriela V. Simoes Dos Santos, CFO

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION AWARDING A BID TO MUNICIPAL INSPECTION CORP. FOR THIRD PARTY ELEVATOR SUBCODE SERVICES

WHEREAS: The Town of Harrison advertised for bids for the services of a private on-site elevator inspection agency to perform plan reviews and elevator inspections with respect to the maintenance and erection of buildings in the Town of Harrison in conformity with the New Jersey Uniform Construction Code, N.J.A.C. 5:23-4.5A, and any revisions and amendments thereto; and

WHEREAS: In response to said advertisement for bids, the bid of Municipal Inspection Corp., 183 West 4th Street, Bayonne, NJ 07002, meets the requirements of N.J.A.C. 5:23-4.5A in that they will perform private third-party sub-code plan review and on-site elevator inspection services for the Town of Harrison for 90% of the current Department of Community Affairs Fee Schedule, and has been recommended for approval by the Construction Official; and

WHEREAS: Municipal Inspection Corp. has been approved and authorized by the New Jersey Department of Community Affairs as a private on-site agency to perform plan review and elevator inspection services.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Mayor and Town Clerk are hereby authorized to execute and attest to an Agreement between the Town of Harrison and Municipal Inspection Corp., a copy of which is to be on file in the Office of the Town Clerk.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



HUDSON COUNTY

A RESOLUTION TO MAKE AN-APPOINTMENT TO THE BOARD OF TRUSTEES OF THE FREE PUBLIC LIBRARY OF THE TOWN OF HARRISON

WHEREAS: There is a need to make an appointment to the Board of Trustees to the Free Public Library of the Town of Harrison.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: Kimberly Woods is hereby appointed a Member of the Board of Trustees of the Free Public Library of the Town of Harrison, term expiring December 31, 2026.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/03/2023

Resolution #: R-2023-



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO APPOINT ROBERT GERRIS TOWN HISTORIAN

WHEREAS: There is a need to appoint a Town Historian due to the retirement of Anthony J. Comprelli.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: Robert Gerris is hereby appointed Local Historian for the Town of Harrison, Hudson County, for a period of one (1) year effective January 1, 2023, in accordance with Chapter 59 of the New Jersey Public Laws of 1979, and Town Ordinance No. 732, adopted August 5, 1980.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION MAKING AN APPOINTMENT TO THE HARRISON REDEVELOPMENT AGENCY

WHEREAS: The Mayor has made an appointment to serve as Commissioner of the Harrison Redevelopment Agency, in accordance with Section 3 of Harrison Ordinance No. 1010; and

WHEREAS: The appointment is made a part hereof; and

WHEREAS: Ordinance No. 1010 provides that such re-appointment and appointment requires confirmation by the Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The appointment of the following person as Commissioner of the Harrison Redevelopment Agency is confirmed for the term designated:

Daniel Choffo, with term to expire April 6, 2025

APPOINTMENT

Pursuant to Section 3 of Harrison Ordinance 1010, I hereby appoint the following person as Commissioner of the Harrison Redevelopment Agency for the term designated after the name:

Daniel Choffo, with a term expiring on April 6, 2025.

This appointment shall be filed with and attached to a Resolution of the Council of the Town confirming the appointments.

Mayor James A. Fife

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Legal

Resolution #: R-2023-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO GREGORY CASTANO, JR., ESQ., CASTANO QUIGLEY CHERAMI LLC

WHEREAS: There exists a need for professional services of Town Attorney for the calendar year 2023; and

WHEREAS: Pursuant to the Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.5, et seq., the Mayor and Council advertised for proposals under the fair and open process on the Town website on January 3, 2023, which proposals were due by 2:00 p.m. on January 13, 2023; and

WHEREAS: On January 13, 2023 at 2:00 p.m. in the Council Chambers, the Town publicly opened and read aloud the proposals received; and

WHEREAS: The Mayor and Council are desirous of accepting the proposal of Gregory Castano, Jr., Esq., Castano Quigley Cherami LLC, under the fair and open process, and entering into a contract for professional services. The bidder possesses the necessary experience and qualifications to provide the subject services to the Town, and it was the only bid received; and

WHEREAS: The Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for "professional services" and the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: Pursuant to a fair and open process as defined in N.J.S.A. 19:44A-20.5, et seq., Gregory Castano, Jr., Esq., Castano Quigley Cherami LLC, with an address of 7 Giralda Farms, Suite 170, Madison, New Jersey 07940, be and hereby is appointed as Town Attorney for a one year term coinciding with the calendar year 2023, and Mayor and Town Clerk be and the same are hereby authorized to execute a contract for professional services in an amount not to exceed \$ 35,000.00; and

THAT: This contract is awarded as a "Professional Services" contract in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

THAT: A notice of this action shall be printed once in the Jersey Journal.

I hereby certify that the funds are available upon approval
of the 2023 Municipal Budget, Attorney Fees
Account# 01-2010-20-1552-028.

Gabriela V. Simoes-Dos Santos, CFO

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-



Committee: Legal

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION AWARDING A CONTRACT TO THOMAS & SONS BUILDERS LLC DBA DEVELOP BUILDERS FOR THE CAPE MAY STREET PARK IMPROVEMENTS WITH ALTERNATES A1 AND A3, IN ACCORDANCE WITH SPECIFICATIONS

WHEREAS: The Town advertised for bids in accordance with law for the Cape May Street Park Improvements, in accordance with specifications prepared by Suburban Consulting Engineers, Inc.; and

WHEREAS: In response to said advertisement for bids, the bid of Thomas & Sons Builders LLC dba Develop Builders, 174 Cedar Road, New Milford, NJ 07646, with alternates A1 & A3 in the amount of SIX MILLION EIGHT HUNDRED SEVEN THOUSAND THREE HUNDRED FORTY and 00/100 DOLLARS (\$6,807,340.00) was the lowest responsible bid received.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The bid of Thomas & Sons Builders LLC dba Develop Builders, 174 Cedar Road, New Milford, NJ 07646, in the amount of SIX MILLION EIGHT HUNDRED SEVEN THOUSAND THREE HUNDRED FORTY and 00/100 DOLLARS (\$6,807,340.00) as the lowest responsible bid received, be and the same is hereby accepted, and the Contract for same is hereby awarded to Thomas & Sons Builders LLC dba Develop Builders and the proper officers be and they are hereby authorized and instructed to execute said Contract; and

THAT: The Town reserves the right to amend this award and change the alternates as required due to factors such as environmental permits, etc.

I HEREBY CERTIFY that the funds are available in
Ordinance 1376, in the Town of Harrison Green Acres
Grant Fund and the Trust fund established by Developer Contributions
for open space as established by the Waterfront Redevelopment.

Gabriela V. Simoes Dos Santos, Chief Financial Officer

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Resolution #: R-2023-



Committee: License

Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO APPROVE RAFFLE LICENSE - HARRISON/EAST NEWARK ELKS

WHEREAS: The entity set forth below has applied to the Town of Harrison for a Raffle License.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The following application for a Raffle License in the Town of Harrison be and same is hereby approved:

APPLICANT	LICENSE NO.	DATE	PLACE AND TIME
Harrison/ East Newark Elks	RL-968 199-6-36746	3/01/23-2/29/24 (7 Days a Week Instant Raffle)	Harrison/East Newark Elks 406-408 Harrison Ave; and

THAT: The Chairman of the Police Committee is hereby authorized and directed to execute the necessary Certificates of Findings and Determination and the Town Clerk is authorized to issue said License in accordance with the Rules and Regulations of the Legalized Games of Chance Control Commission.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1474

CALENDAR YEAR 2023 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.A 40A:4-45.1*, et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget 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 Mayor & Council of the Town of Harrison, in the County of Hudson, finds it advisable and necessary to increase its CY 2023 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 Mayor & Council hereby determines that a 3.5% increase in the Budget for said year, amounting to \$1,323,617.32 in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS: The Mayor & 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 Mayor & Council of the Town of Harrison, in the County of Hudson, a majority of the full authorized membership of this Mayor & Council affirmatively concurring, that, in the CY 2023 Budget Year, the final appropriations of the Town of Harrison shall, in accordance with this ordinance and *N.J.S.A. 40A:4-45.14*, be increased by 3.5%, amounting to \$1,323,617.32, and that the CY 2023 Municipal Budget for the Town of Harrison 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.

Councilwoman Ellen Mendoza

Introduced: 01-17-2023

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1475

CAPITAL ORDINANCE APPROPRIATING \$220,000 FROM CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF HEAVY-DUTY VEHICLES FOR THE DEPARTMENT OF PUBLIC WORKS

BE IT ORDAINED by the Mayor and Council of the Town of Harrison in the County of Hudson, State of New Jersey, that:

Section 1. \$220,000 is hereby appropriated from the Capital Improvement Fund Balance of the Town of Harrison, in the County of Hudson, New Jersey (the "Town") for the purchase of heavy-duty vehicles for the Department of Public Works.

Section 2. The improvements, equipment and repairs are hereby authorized as follows:

Department	Purpose	Estimated Cost
Public Works	Heavy-Duty Vehicles	\$ 220,000.00
TOTAL		\$ 220,000.00

Section 3. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget will be filed with the Division of Local Government Services.

Section 4. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Councilwoman Ellen Mendoza

Introduced: 01-17-2022

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1476

AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA REGARDING PARKING REQUIREMENTS FOR RESIDENTIAL PROJECTS ADJACENT TO A PUBLIC PARKING FACILITY

WHEREAS, the Mayor and Council of the Town of Harrison (“Town”) desires to adopt an amendment to the Waterfront Redevelopment Plan Regarding Parking Requirements for Residential Projects Adjacent to a Public Parking Facility; and

WHEREAS, the Town previously established a Redevelopment Area, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq), which area is commonly referred to as the “Waterfront Redevelopment Area” and

WHEREAS, a Redevelopment Plan for the redevelopment area entitled Harrison Waterfront Redevelopment Plan was prepared by Heyer, Gruel & Associates and adopted by Ordinance Number 1077 on July 23, 2003; and

WHEREAS, as Amended Redevelopment Plan for the redevelopment area entitled Amended Harrison Waterfront Redevelopment Plan 2012 was prepared by Heyer, Gruel & Associates and adopted by Ordinance Number 1262 on April 24, 2012 (hereinafter the “Plan”); and

WHEREAS, since the adoption of the Plan, subsequent amendments have been adopted; and

WHEREAS, the Mayor and Council have determined that the Plan should be amended to specify parking requirements for residential redevelopment projects adjacent to a public parking facility; and

WHEREAS, the proposed amendment will not compromise the core principles and goals of the Redevelopment Plan; and

WHEREAS, the Mayor and Council desire to amend the Plan as set forth below:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF HARRISON, IN THE TOWN OF HARRISON AS FOLLOWS:

THAT: A new section of the Plan, to be entitled “Parking Requirements for Residential Projects Adjacent to a Public Parking Facility” shall be added to read in its entirety as follows:

- (a) Notwithstanding anything in the Plan to the contrary, any residential redevelopment project constructed after January 1, 2023, the closest boundary of which is located within 50 feet from the closest wall of a Public Parking Facility, shall provide parking at a ratio of one-half (1/2) spaces per dwelling unit (“Parking Requirement”). For purposes of this section, a “Public Parking Facility” (“PPF”) means a structured parking building having at least 500 parking spaces that is owned and/or operated by a municipal, county, state or regional agency (such as the Town of Harrison, the County of Hudson, the State of New Jersey, the Port Authority of New York and New Jersey or any agency or instrumentality thereof).
- (b) The Parking Requirement shall be provided by one of the following methods:
 - (i.) The owners of the project (“Owners”) may build sufficient parking on the project site, with such parking to be specifically designated for the exclusive use of the residents of the project; or
 - (ii.) To the extent that the operator of the PPF determines that there is sufficient capacity available within the PPF to meet the Parking Requirement, the Owners may purchase monthly passes for the required number of parking spaces in the PPF, with the cost of such passes to be the

same as such cost of a similar pass for the general public in effect as of the time of each monthly purchase made while this method is being utilized; or

(iii.) To the extent that the operator of the PPF determines that there is not sufficient capacity available within the PPF to meet the Parking Requirement, the Owners may contract with another project owned by an entity or entities related to the Owners to satisfy the Parking Requirement, provided that same is located within 1,250 feet of the project, which project has structured parking spaces available. This method cannot be used if the operator of the PPF determines that there is sufficient capacity available within the PPF to meet the Parking Requirement.

- (c) To the extent that the Parking Requirement is provided using either the method outlined in section (b.)(ii.) or the method outlined in section (b.)(iii.), each year, by not later than October 31 of that year, upon application submitted by the Owners, the Planning Board shall review the actual amount of parking utilized by the project and shall make a determination that the Parking Requirement shall either be the amount as set forth in section (a) or some lesser amount. If the determination is that a lesser amount is required, in the immediately subsequent year the owners of the project shall only be required to provide such lesser amount through either the method outlined in section (b.)(ii.) or the method outlined in section (b.)(iii.), as applicable.
- (d) Failure to provide parking for the project in a manner consistent with the terms of this ordinance shall be considered as an event of default under the terms of any and all redevelopment agreements and/or financial agreements to which the owner of the project is a party.
- (e) The provisions of Ordinance 1371, which allows the Planning Board to grant a variance permitting a less than 5% deviation from parking requirements, shall not apply to projects covered by this Amendment.

THAT: All prior Ordinances which are inconsistent with the provisions of this Ordinance, as well as any prior versions of the above referenced Redevelopment Plan, are hereby repealed to the extent of such inconsistency.

Councilwoman Ellen Mendoza

TOWN OF HARRISON

Meeting Date: 01/17/2023



Committee: Finance

Resolution #: R-2023-

Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION ADOPTING A CASH MANAGEMENT PLAN 2023

WHEREAS: Pursuant to amendments to N.J.S.A.40A:5-14, et seq., the State of New Jersey Local Fiscal Affairs Law, the governing body of each municipality is required to adopt a Cash Management Plan; and

WHEREAS: The Chief Financial Officer has submitted such a plan to the Mayor and Town Council which fulfills all of the requirements of N.J.S.A. 40A:5-14, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Cash Management plan presented by the Chief Financial Officer is hereby adopted; and

THAT: This plan shall currently have a duration of twelve (12) months, commencing on January 1, 2023; and

THAT: The Town Clerk is directed to provide copies of this Resolution to the Director of Local Government Services, the Town Auditor, and the Chief Financial Officer.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

CASH MANAGEMENT PLAN OF THE TOWN OF HARRISON, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY

I. STATEMENT OF PURPOSE

This Cash Management Plan (the "Plan") is prepared pursuant to the provisions of N.J.S.A. 40A:5-14 in order to set forth the basis for the deposits ("Deposits") and investment ("Permitted Investments") of certain public funds of the Town of Harrison, (the "Town") pending the use of such funds for the intended purposes. The Plan is intended to assure that all public funds identified herein are deposited in interest bearing Deposits or otherwise invested in Permitted Investments hereinafter referred to. The intent of the Plan is to provide that the decisions made with regard to the Deposits and the Permitted Investments will be done to insure the safety, the liquidity (regarding its availability for the intended purposes), and the maximum investment return within such limits. The Plan is intended to ensure that any Deposit or Permitted Investment matures within the time period that approximates the prospective need for the funds deposited or invested so that there is not a risk to the marked value of such Deposits or Permitted Investments.

II. IDENTIFICATION OF FUNDS AND ACCOUNTS TO BE COVERED BY THE PLAN

A. The Plan is intended to cover the deposit and/or investment of the following funds and accounts of the Town:

Current Fund	General Capital Fund	Animal Trust Fund
Developer Performance Escrow Funds	Other Trust Fund	Water/Sewer Operating Fund
Payroll Agency Fund	Parking Meter Account	Parking Operating Account
Parking Receipt Account	Parking Reserve Account	Library Trust
Unemployment Trust fund	Affordable Housing fund	MILETA Trust Forfeiture Fund
Urban Development Action Trust Fund	Water/Sewer Capital Fund	Parking Capital Fund
Human Services Acct		

B. It is understood that this Plan is not intended to cover certain funds and accounts of the Town, specifically:

1. General Court Fund
2. Bail Account

III. DESIGNATION OF OFFICIALS OF THE TOWN AUTHORIZED TO MAKE DEPOSITS AND INVESTMENTS UNDER THE PLAN.

The Chief Financial Officer of the Town (the "Designated Official") is hereby authorized and directed to deposit and/or invest the funds referred to in the Plan. Prior to making any such Deposits or any Permitted Investments, such officials of the Town are directed to supply to all depositories or any other parties with whom the Deposits or Permitted Investments are made a written copy of this Plan which shall be acknowledged in writing by such parties and a copy of such acknowledgement kept on file with such officials.

IV. DESIGNATION OF DEPOSITORYIES.

The following banks and financial institutions are hereby designated as official depositories for the Deposit of all public funds deferred to in the Plan, including any Certificates of Deposit which are not otherwise invested in Permitted Investments as provided for in the Plan:

1. BANK OF AMERICA
2. VALLEY NATIONAL BANK
3. STATE OF N J CASH MANAGEMENT FUND, Bank of America
4. CROWN BANK NA
5. KEARNY FEDBANK
6. SCHUYLER SAVINGS
7. INVESTOR'S SAVINGS BANK
8. CITIZENS BANK

All such depositories shall acknowledge in writing receipt of this Plan by sending a copy of such acknowledgement to the Designated Official(s) referred to in Section III above.

V. AUTHORIZED INVESTMENTS

A. Except otherwise specifically provided for herein, the Designated Official is hereby authorized to invest the public funds covered by this Plan, to the extent not otherwise held in Deposits, in the following Permitted Investments:

1. Bonds or other obligations to the United States of America or obligations guaranteed by the United States of America;
2. Government money market mutual funds;
3. Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor;
4. Bonds or other obligations of the Local Unit or bonds or other obligations of school districts of which the Local Unit is a part or within which the school district is located;
5. Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by Local Unit.
6. Local government investment pools;
7. Deposits with the State of New Jersey Cash management Fund established pursuant to Section 1 of P.L. 1977, c.281 (c.52:18A-90.4); or
8. Agreements for the repurchase of fully collateralized securities if:
 - a. the underlying securities are permitted investments pursuant to paragraphs (1) and (3) of this subsection a;
 - b. the custody of collateral is transferred to a third party;
 - c. the maturity of the agreement is not more than 30 days;
 - d. the underlying securities are purchased through a GUDPA depository as defined in Section 1 of P.L. 1970, c.236 (c.17:9-41); and
 - e. a master repurchase agreement providing for the custody and security of collateral is executed.
9. Notes Issued by New Jersey municipalities, counties, fire districts and boards of education pursuant to N.J.S.A. 40A:5-14.
 - a. Parking Authorities (N.J.S.A. 40:11A-16)
 - b. Sewage Utilities Authorities (N.J.S.A. 40:14A-30 and 40:14B-62)
 - c. County Improvement Authorities (N.J.S.A. 40:37A-84)
 - d. Pollution Control Financing Authority (N.J.S.A. 40:37C-15)
 - e. Water Commissions created pursuant to N.J.S.A. 40:62-108 et seq. (N.J.S.A. 40:62-133.12)
 - f. Municipal Port Authorities (N.J.S.A. 40:68A-22)
 - g. Bonds issued pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:121A-1 et seq.) by housing authorities, redevelopment Agencies, municipalities and counties (N.J.S.A. 40A:12A-35)
 - h. Municipal Share Service Energy Authority (N.J.S.A. 40A:66-22)

For purposes of the above language, the terms “government money market mutual fund” and “local government investment pool” shall have the following definitions:

GOVERNMENT MONEY MARKET MUTUAL FUND. An investment company investment trust:

- (a) which is registered with the Securities and Exchange Commissioner under the “Investment Company Act of 1940,” 15 U.S.C. sec. 80a-1 et seq., and operated in accordance with 17 C.F.R. sec. 270.2a-7.
- (b) the portfolio of which is limited to U.S. Government securities that meet the definition of any eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U. S. Government securities; and
- (c) which has:

- (i) attained the highest ranking or the highest letter and numerical rating of a nationally recognized statistical rating organization; or
- (ii) retained an investment advisor registered or exempt from registration with the Securities and Exchange Commission pursuant to the “investment Advisors Act of 1940,” 15 U.S.C. sec. 89b-1 et seq., with experience investing in U.S. Government securities for at least the most recent past 60 months and with assets under management in excess of \$500 million.

(d) Which does not permit investments in instrument that: are subject to high price volatility with changing market conditions; cannot reasonably be expected, at the time of interest rate adjustment, to have a market value that approximates their par value, or utilize an index that does not support a stable net asset value.

LOCAL GOVERNMENT INVESTMENT POOL. An investment pool:

- (a) which is managed in accordance with 17 C.F.R. sec. 270.2a-7;
- (b) which is rated in the highest category by a nationally recognized statistical rating organization;
- (c) which is limited to U. S. Government securities that meet the definition of an eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U. S. Government securities
- (d) which is in compliance with rules adopted pursuant to the “Administrative Procedure Act,” P.L. 1968, c.410 (c.52:14B-1 et seq.) by the Local Finance Board of the Division of Local Government Services in the Department of Community Affairs, which rules shall provide for disclosure and reporting requirements, and other provisions deemed necessary by the board to provide for the safety, liquidity and yield of the investments.
- (e) which does not permit investments in instruments that: are subject to high price volatility with changing market conditions; cannot reasonably be expected, at the time of interest rate adjustment, to have a market value that approximates their par value; or utilize an index that does not support a stable net asset value; and
- (f) which purchases and redeems investments directly from the issuer, government money market mutual fund, or the State of New Jersey Cash management Fund, or through the use of a national or State bank located within this State, or through a broker-dealer which, at the time of purchase or redemption, has been Registered continuously for a period of at least two years pursuant to Section 9 of P.L. 1967 c.9 (c.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and repost daily to the Federal Reserve Bank of New York its position in and borrowing on such U. S. Government securities.

B. Notwithstanding the above authorization, the monies on hand in the following funds and accounts shall be further limited as to maturities or specific investments.

VI. SAFEKEEPING CUSTODY PAYMENT AND ACKNOWLEDGMENT OF RECEIPT OF PLAN

To the extent that any Deposit or Permitted Investment involves a document or security which is not physically held by the Town, then such instrument or security shall be covered by a custodial agreement with an independent third party, which shall be a bank or financial institution in the State of New Jersey. Such institution shall provide for the designation of such investments in the name of the Town of Harrison to assure that there is no unauthorized use of the funds or the Permitted Investments or Deposits. Purchase of any Permitted Investments that involve securities shall be executed by a “delivery versus payment” method to ensure that such Permitted Investments are either received by the Town or by a third-party custodian prior to or upon the release of the Town’s funds.

To assure that all parties with whom the Town deals either by way of Deposits or Permitted Investments are aware of the authority and the limits set forth in this Plan, all such parties shall be supplied with a copy of this Plan in writing and all such parties shall acknowledge the receipt of the Plan in writing, a copy of which shall be on file with the Designated Official(s).

VII. REPORTING REQUIREMENTS

- A. In compliance with N.J.S.A. 54:4-73, the collector shall, on the first day of each month report collections to the governing body of the municipality. Additional reports will be provided to the governing body as requested.
- B. On the fifteenth day of each month during which this Plan is in effect, the Designated Official(s) referred to in Section III hereof shall supply to the governing body of the Town a written report of any Deposits or Permitted Investments made pursuant to this Plan, which shall include, at a minimum, the following information:
 1. The name of any institution holding funds of the Town as a Deposit or a Permitted Investment.
 2. The amount of securities or Deposits purchased or sold during the immediately preceding month.
 3. The class or type of securities purchased or Deposits made.
 4. The book value of such Deposits or Permitted Investments.
 5. The earned income on such Deposits or Permitted Investments. To the extent that such amounts are actually earned at maturity; this report shall provide an accrual of such earnings during the immediately preceding month.
 6. The fees incurred to undertake such Deposits or Permitted Investments.
 7. The market value of all Deposits or Permitted Investments as of the end of the immediately preceding month.
 8. All other information which may be deemed reasonable from time to time by the governing body of the Town.

VIII. TERM OF PLAN

This Plan shall be in effect from January 1, 2023 to December 31, 2023. Attached to this Plan is a resolution of the governing body of the Town approving this Plan for such period of time. The Plan may be amended from time to time. To the extent that any amendment is adopted by the Council, the Designated Official is directed to supply copies of the amendments to all of the parties who otherwise have received the copy of the originally approved Plan, which amendment shall be acknowledged in writing in the same manner as the original Plan was so acknowledged.

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING TAX INTEREST

WHEREAS: N.J.S.A. 54:4-66 provides that taxes are payable in quarterly installments on February 1st, May 1st, August 1st and November 1st in each year; and

WHEREAS: N.J.S.A. 54:4-67 authorizes municipalities to provide a grace period not exceeding ten days without additional charge for interest.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: No interest shall be charged if any installment of taxes is received by the tenth day of the month due. If payments are not received within the grace period, interest is then calculated from the date when the payment was originally due, until the date of actual payment at the rate of 8% per annum on the 1st \$1,500.00 of delinquency and 18% per annum on any amount in excess of \$1,500.00; and

THAT: The foregoing interest calculation shall apply to all municipal delinquencies, unless otherwise specified.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING AN ACCELERATED TAX SALE

WHEREAS: The Mayor and Council of the Town of Harrison finds and declares that N.J.S.A. 54:5-19 requires that the Town conduct a public tax sale to enforce delinquent municipal liens by selling said lien in accordance with the Tax Sale Law; and

WHEREAS: "Delinquency" means the sum of all taxes and municipal charges due on a given parcel of property covering any number of quarters per N.J.S.A. 54:4-67; and

WHEREAS: The Mayor and Council further finds and declares that the Town Tax Collector is qualified to hold said Tax Sale in the calendar year 2023 for municipal delinquent charges; and

WHEREAS: The Mayor and Council further finds and declares than an Accelerated Tax Sale may be held at the discretion of the Town Tax Collector.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Tax Collector, Anna Nicosia, be and is hereby authorized to conduct an Accelerated Tax Sale during the year 2023 in accordance with N.J.S.A. 54:5-19; and

THAT: The Town Clerk provides a copy of this resolution to the Tax Collector for her records.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING REFUNDING OR CANCELLATION OF ANY DELINQUENT CHARGES/FEES OR PROPERTY TAXES IN THE AMOUNT OF LESS THAN \$10.00

WHEREAS: N.J.S.A. 40A:5-17.1 authorizes the refund or cancellation of any delinquent charges/fees or property taxes in the amount of less than \$10.00; and

WHEREAS: The Tax Collector would like authorization to refund or cancel any delinquent charges/fees or property taxes in the amount of less than \$10.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Tax Collector is to cancel said amounts as deemed necessary.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE 2022 APPROPRIATION RESERVE TRANSFERS IN THE CURRENT FUND BUDGET, WATER/SEWER UTILITY OPERATING BUDGET AND PARKING UTILITY OPERATING BUDGET

WHEREAS: Certain transfer of funds for various 2022 appropriation reserves are necessary to cover anticipated expenditures; and

WHEREAS: N.J.S.A. 40A:4-59 provides for transfers from appropriation reserves with an excess over and above the amount deemed to be necessary to fulfill the purpose of such appropriation reserves, to those appropriation reserves deemed to be insufficient.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: With not less than two-thirds of all members therefor affirmatively concurring, the necessary transfers be made between the 2022 appropriation reserves; and

THAT: The Chief Financial Officer is given authority through the passage of this Resolution to effect these transfers; and

THAT: For transfers effected under this Resolution, the Chief Financial Officer shall record the same on the books and records of the Town of Harrison.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING THE 2023 TEMPORARY MUNICIPAL BUDGET APPROPRIATIONS

WHEREAS: 40A:4-19 Local Budget Act provides that, where any contracts, commitments or payments are to be made prior to the final adoption of the 2023 budget, temporary appropriations be made for the purposes and amounts required in the manner and time therein provided; and

WHEREAS: The date of this resolution is within the first thirty days of 2023; and

WHEREAS: The total appropriations in the 2022 budget, less appropriations made for the Capital Improvement Fund, Debt Service and Public Assistance is the sum of \$39,783,184.71; and

WHEREAS: 26.25 percent of the total appropriations in the 2022 budget less appropriations for the Capital Improvement Fund, Debt Service and Public Assistance in the said 2022 budget is the sum of \$10,443,085.99.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The following items of appropriation shall constitute the 2023 Temporary Appropriations until the 2023 Municipal Budget is adopted in accordance with the statutes; and

THAT: A certified copy of this resolution be transmitted to the Chief Financial Officer for her records.

GENERAL GOVERNMENT:

Governing Body	Salaries & Wages	\$ 4,900.00
Town Clerk's Office	Salaries & Wages	122,000.00
Town Clerk's Office	Other Expenses	39,000.00
Postage		5,100.00
Town Treasurer's Office	Salaries & Wages	125,000.00
Town Treasurer's Office	Other Expense	82,000.00
Budget & Accounting Fees		124,068.00
Bond Registration		12,000.00
Telephones & Information		21,500.00
Information Technology	Salaries & Wages	40,000.00
Information Technology	Other Expenses	74,000.00
Payroll Costs		40,000.00
Tax Assessor's Office	Salaries & Wages	24,000.00
Tax Assessor's Office	Other Expenses	5,500.00
Tax Collector's Office	Salaries & Wages	95,000.00
Tax Collector's Office	Other Expenses	5,000.00
Tax Appeals		60,000.00
Legal Service	Salaries & Wages	40,000.00
Legal Service	Other Expenses	100,000.00
Engineering Services	Other Expenses	50,000.00
Planning Board	Other Expenses	10,500.00
Zoning Board	Other Expenses	1,000.00
Construction Code Official	Salaries & Wages	166,000.00
Construction Code Official	Other Expenses	3,000.00
Sub Code Official	Salaries & Wages	17,000.00
Sub Code Official	Other Expenses	\$1,000.00

Insurance	Other Premiums	275,000.00
Insurance	Workers Compensation	260,000.00
Insurance	Employee's Group	1,900,000.00
Municipal Court	Salaries & Wages	140,000.00
Municipal Court	Other Expenses	14,000.00
Public Defender	Salaries & Wages	14,000.00

PUBLIC SAFETY:

Police	Salaries & Wages	1,550,000.00
Police	Other Expenses	10,000.00
Fire	Salaries & Wages	1,280,000.00
Fire	Other Expenses	20,000.00
Fire Safety	Salaries & Wages	33,000.00
Fire Safety	Other Expenses	1,000.00
Police and Fire	Radio Communications	6,000.00

PUBLIC WORKS:

Public Works	Salaries & Wages	409,000.00
Public Works	Other Expenses	46,000.00
Public Works	Vehicle Maintenance	33,000.00
Public Works	Traffic Signals	14,000.00
Public Works	Building Alarm	4,000.00
Recycling	Salaries & Wages	3,000.00
Street Lighting		85,000.00
Gas & Electric		50,000.00
Gasoline & Diesel Fuel		52,000.00

SANITATION

Garbage & Trash Removal	\$1,125,000.00
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HEATH & WELFARE

Board of Health	Salaries & Wages	45,000.00
Board of Health	Other Expenses	9,000.00
Public Assistance	Other Expenses	2,000.00
Dog Regulations		20,000.00
Substance Abuse Education Program		3,000.00

RECREATION & EDUCATION

Parks & Playgrounds	Salaries & Wages	42,000.00
Parks & Playgrounds	Other Expenses	2,500.00
Senior Citizens Center	Other Expenses	13,500.00
Senior Citizens Transp.	Salaries & Wages	97,000.00
Community Center	Other Expenses	1,000.00
Celebration of Public Events		1,000.00
Other Expenses		

UNCLASSIFIED

Salaries & Wages		74,000.00
Public Library	Other Expenses	30,000.00
Public Library		200,000.00

Social Security Employer's Share

DEBT SERVICE

Capital Lease Obligations	Principal	355,000.00
Capital Lease Obligations	Interest	170,463.13
School Debt Service	Principal	675,000.00
School Debt Service	Interest	103,100.00

TOTAL MUNICIPAL APPROPRIATIONS \$10,435.131.13

COUNTY TAXES \$1,563,000.00

SCHOOL TAXES**\$3,360,800.00**

BE IT FURTHER RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey:

THAT: The dedicated revenues anticipated for the period between the beginning of the Fiscal Year of 2023 and the date of the adoption on the 2023 Municipal Budget are dedicated pursuant to N.J.S.A 40A: 4-39 or other legal requirements.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING THE 2023 TEMPORARY WATER & SEWER BUDGET APPROPRIATIONS

WHEREAS: 40A:4-19 Local Budget Act provides that, where any contracts, commitments or payments are to be made prior to the final adoption of the 2023 budget, temporary appropriations be made for the purposes and amounts required in the manner and time therein provided; and

WHEREAS: The date of this resolution is within the first thirty days of 2023; and

WHEREAS: The total appropriations in the 2022 budget, less appropriations made for the Capital Improvement Fund and Debt Service is the sum of \$3,499,918.00; and

WHEREAS: 26.25 percent of the total appropriations in the 2022 budget less appropriations for the Capital Improvement Fund and Debt Service in the said 2022 budget is the sum of \$918,728.48.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: That the following items of appropriation shall constitute the 2023 Temporary Appropriations until the 2023 Water & Sewer Budget is adopted in accordance with the statutes; and

THAT: A certified copy of this resolution be transmitted to the Chief Financial Officer for her records.

WATER & SEWER UTILITY OPERATING FUND

Water & Sewer	- Salaries & Wages	\$ 65,000.00
Water	- Other Expenses	51,000.00
Water	- Purchased	500,000.00
Social Security Employer's Share		5,000.00
Sewer Treatment		200,000.00
TOTAL WATER/SEWER APPROPRIATIONS		\$ 821,000.00

BE IT FURTHER RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey:

THAT: The dedicated revenues anticipated for the period between the beginning of the Fiscal Year of 2023 and the date of the adoption on the 2023 Water & Sewer Budget are dedicated pursuant to N.J.S.A. 40A:4-39 or other legal requirements.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN--
BLOCK 22, LOT 20, BLOCK 41, LOT 12, BLOCK 95, LOT 10.01, BLOCK
189, LOT 79.01, AND BLOCK 194, LOT 27.02

WHEREAS: On December 15, 2022 the Harrison Tax Collector's office conducted a sale for unpaid municipal liens for the calendar year 2022; and

WHEREAS: A notice of such sale was posted in five public places in the municipality. A copy of the tax sale notice was sent to each taxpayer on the list; and

WHEREAS: Resulting from such sale, the liens on the real properties were sold to various lien holders and the certificates were purchased at 0%; and

WHEREAS: The liens were redeemed with all interest due.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Chief Financial Officer is hereby authorized and directed to issue a check from trust for the redemption amounts and the premium amounts.

Certificate # 22-16	Redeemed 12/28/2022
Block:	22
Lot:	20
Owner:	Vila-Segura, Alfonso & Zavellos, M
Property location:	120 Cross Street Harrison, NJ 07029
Redemption Amount:	\$770.68
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-32	Redeemed 12/16/2022
Block:	41
Lot:	12
Owner:	DaSilva, Sergio
Property location:	539 Hamilton Street Harrison, NJ 07029
Redemption Amount:	\$3,511.22
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-41	Redeemed 12/16/2022
Block:	95
Lot:	10.01
Owner:	Dios, Jose & Maria
Property location:	218 Sussex Street Harrison, NJ 07029
Redemption Amount:	\$3,628.96
Premium Amount:	\$8,500
Lien Holder:	Christiana T C/F CE1/Firstrust P.O. Box 5021 Philadelphia, PA 19111

Certificate # 22-54 Redeemed 12/21/2022
 Block: 189
 Lot: 79.01
 Owner: Fennessy, Timothy M.
 Property location: 709 Bergen Street Harrison, NJ 07029
 Redemption Amount: \$406.73
 Premium Amount: \$0
 Lien Holder: Pro Cap 8 FBO Firstrust Bank
 P.O. Box 774
 Fort Washington, PA 19034-0774

Certificate # 22-56 Redeemed 12/21/2022
 Block: 194
 Lot: 27.02
 Owner: Quintela, Rogner
 Property location: 706 Warren Street Harrison, NJ 07029
 Redemption Amount: \$434.31
 Premium Amount: \$0
 Lien Holder: Pro Cap 8 FBO Firstrust Bank
 P.O. Box 774
 Fort Washington, PA 19034-0774

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN-- BLOCK 16, LOT 9, AND BLOCK 48, LOT 50.01, QUALIFIER C0208

WHEREAS: On December 15, 2022 the Harrison Tax Collector's office conducted a sale for unpaid municipal liens for the calendar year 2022; and

WHEREAS: A notice of such sale was posted in five public places in the municipality. A copy of the tax sale notice was sent to each taxpayer on the list; and

WHEREAS: Resulting from such sale, the lien on the real property was sold to various lien holders and the certificate was purchased at 0%; and

WHEREAS: The lien was redeemed with all interest due.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Chief Financial Officer is hereby authorized and directed to issue a check from trust for the redemption amount and the premium amount.

Certificate # 22-13	Redeemed 12/29/2022
Block:	16
Lot:	9
Owner:	Valdez, Heidi
Property location:	205 North Second Street Harrison, NJ 07029
Redemption Amount:	\$347.29
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-37	Redeemed 12/29/2022
Block:	48
Lot:	50.01
Qualifier:	C0208
Owner:	Molano, Yois A.
Property location:	560 Cross Street #208 Harrison, NJ 07029
Redemption Amount:	\$256.21
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

I hereby certify this to
be a true and correct copy

Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION FOR PARTICIPATION IN THE NJEDGE COOPERATIVE PRICING SYSTEM (“EDGEMARKET”)

WHEREAS: N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS: NJEdge.Net, Inc., hereinafter referred to as the “Lead Agency”, has offered voluntary participation in the EdgeMarket Cooperative Pricing System for the purchase of goods and services; and

WHEREAS: On January 17, 2023, the Mayor and Council of the Town of Harrison, County of Hudson, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

TITLE

This RESOLUTION shall be known and may be cited as the EdgeMarket Cooperative Pricing Resolution of the Town of Harrison.

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Mayor is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATES

This resolution shall take effect immediately upon passage.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
D. SARABANDO	<input type="checkbox"/>					
E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING THE PURCHASE OF DOCUMENT MANAGEMENT SERVICES FOR RECORDS RETENTION AND DISPOSAL

WHEREAS: There is a need to digitize the archived Construction Department records in the Town of Harrison in order to comply with NJ State procedures for business continuity and disaster recovery preparedness; and

WHEREAS: The Town of Harrison Construction Department has requested the use of Fovenics Document Solutions which has provided a proposal utilizing unit pricing from Educational Services Commission of New Jersey (ESCNJ) NJ State Approved Co-Op #65MCESCCPs of which the Town is a member; and

WHEREAS: The maximum amount of this purchase is \$85,000 and funds will be available in the Construction Budget as evidenced by the certification of the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Chief Financial Officer is hereby authorized to approve and forward a purchase requisition to Fovenics Document Solutions for the commencement of the digitalization of Construction Department Records as aforesaid, and the Mayor, Town Clerk and designated department heads are authorized to sign any and all documents necessary to effectuate said purchase.

I HEREBY CERTIFY that funds are available in the
Town of Harrison's Construction, Other Expenses Budget
Account No. 01-2030-22-1952-028.

Gabriela V. Simoes Dos Santos, CFO

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
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E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

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TOWN OF HARRISON

Meeting Date: 01/17/2023

Committee: Finance

Resolution #: R-2023-



Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION AUTHORIZING REDEMPTION OF OUTSIDE LIEN-- BLOCK 3, LOT 20, BLOCK 9, LOT 49, BLOCK 90, LOT 16.01, AND BLOCK 96, LOT 3.01

WHEREAS: On December 15, 2022 the Harrison Tax Collector's office conducted a sale for unpaid municipal liens for the calendar year 2022; and

WHEREAS: A notice of such sale was posted in five public places in the municipality. A copy of the tax sale notice was sent to each taxpayer on the list; and

WHEREAS: Resulting from such sale, the lien on the real property was sold to various lien holders and the certificate was purchased at 0%; and

WHEREAS: The lien was redeemed with all interest due.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Chief Financial Officer is hereby authorized and directed to issue a check from trust for the redemption amount and the premium amount.

Certificate # 22-04	Redeemed 1/9/2023
Block:	3
Lot:	20
Owner:	Celi, Bolivar
Property location:	36 Cleveland Ave Harrison, NJ 07029
Redemption Amount:	\$573.37
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-08	Redeemed 1/4/2023
Block:	9
Lot:	49
Owner:	Cordova, Francisco
Property location:	226 John Street Harrison, NJ 07029
Redemption Amount:	\$653.15
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-39	Redeemed 1/13/23
Block:	90
Lot:	16.01
Owner:	Huang, Xiaonan & Dong, Xiaojing
Property location:	132 Sussex Street Harrison, NJ 07029
Redemption Amount:	\$293.44
Premium Amount:	\$0
Lien Holder:	Pro Cap 8 FBO Firstrust Bank P.O. Box 774 Fort Washington, PA 19034-0774

Certificate # 22-42 Redeemed 1/6/23

Block: 96
 Lot: 3.01
 Owner: Barbera, Dekek & Ryan
 Property location: 238 Bergen Street Harrison, NJ 07029
 Redemption Amount: \$2,429.21
 Premium Amount: \$0
 Lien Holder: Pro Cap 8 FBO Firstrust Bank
 P.O. Box 774
 Fort Washington, PA 19034-0774

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
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E. VILLALTA	<input type="checkbox"/>					
J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

TOWN OF HARRISON

Meeting Date: 01/17/2023



Committee: Finance

Resolution #: R-2023-

Presented by Councilperson:
Delfim Sarabando

HUDSON COUNTY

A RESOLUTION FOR PAYMENT OF BILLS AND PAYROLLS

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Harrison, Hudson County, New Jersey, as follows:

THAT: The Chief Financial Officer is hereby directed to pay the bills certified by the Heads of the Departments and approved by the respective committees of the Council (attached).

THAT: The Chief Financial Officer is hereby authorized to issue the payrolls during the month of January 2023, and the payrolls for the month of December 2022 are hereby ratified and confirmed and are on file in the Finance Office.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>					
M. CAMANO	<input type="checkbox"/>					
M. DOLAGHAN	<input type="checkbox"/>					
J. DORAN	<input type="checkbox"/>					
J. HUARANGA	<input type="checkbox"/>					
E. MENDOZA	<input type="checkbox"/>					
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J. FIFE	<input type="checkbox"/>					

James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk