

MEETING OF THE  
MAYOR AND COUNCIL  
TOWN OF HARRISON

February 4, 2020

AGENDA

**CAUCUS (CAUCUS ROOM – 3<sup>rd</sup> FLOOR)**

6:30 P.M. - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

**MEETING (COUNCIL CHAMBERS) 2<sup>ND</sup> FLOOR**

7:00 PM - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF 01-07-2020

**FIRE**

- ) A RESOLUTION TO HIRE FIRE FIGHTERS FOR THE HARRISON FIRE DEPARTMENT

**LEGAL**

- ) A RESOLUTION FOR THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT FOR YEAR 2020
- ) A RESOLUTION AUTHORIZING THE SUBMISSION OF THE RECYCLING TONNAGE GRANT APPLICATION FOR YEAR 2019
- ) A RESOLUTION AUTHORIZING EXCEL ENVIRONMENTAL RESOURCES, INC. TO APPLY FOR GRANT FUNDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PRELIMINARY ASSESSMENT, SITE INVESTIGATION AND REMEDIAL INVESTIGATION OF THE PROPERTY AT CAPE MAY STREET PARK, BLOCK 143, LOT 43, HARRISON, HUDSON COUNTY, NEW JERSEY
- ) A RESOLUTION AUTHORIZING THE EXECUTION OF A RIGHTS-OF-WAY AGREEMENT BETWEEN THE TOWN OF HARRISON AND CROSS RIVER FIBER LLC TO PERMIT THE INSTALLATION, USE AND MAINTENANCE OF FACILITIES WITHIN PUBLIC RIGHTS OF WAY (TBS)
- ) A RESOLUTION SUPPORTING A PRELIMINARY PREFERRED ALTERNATIVE FOR THE REPLACEMENT OF ESSEX COUNTY/HUDSON COUNTY BRIDGE STREET BRIDGE OVER THE PASSAIC RIVER AND IMPROVEMENTS TO THE APPROACH ROADWAY INTERSECTIONS IN THE CITY OF NEWARK AND TOWN OF HARRISON, NEW JERSEY
- ) A RESOLUTION RECOGNIZING CROSSING GUARD WILLIAM EGNAR FOR HIS DEDICATED SERVICE TO THE RESIDENTS OF HARRISON
- ) A RESOLUTION RECOGNIZING PATRICK TRIANO AS HARRISON POLICE DEPARTMENT OFFICER OF THE YEAR FOR 2019
- ) A RESOLUTION RECOGNIZING COUNCILMAN LAURENCE M. BENNETT AS NORTH CENTRAL DISTRICT ELK'S SPECIAL CHILDREN'S COMMITTEE PERSON OF THE YEAR FOR 2020

**ORDINANCE**

ADOPTION OF THE FOLLOWING ORDINANCES:

**ORDINANCE NO. 1400**

CALENDAR YEAR 2020 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

**ORDINANCE NO. 1401**

AN ORDINANCE AMENDING ORDINANCE NO. 1357 CONCERNING CIVIL SERVICE EMPLOYEES OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY

**ORDINANCE NO. 1402**

AN ORDINANCE REGARDING THE HOURS OF OPERATION FOR ALCOHOLIC BEVERAGE LICENSEES IN THE TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY

**ORDINANCE NO. 1403**

AN ORDINANCE AMENDING ORDINANCE NO. 1075 REGARDING THE TOWN OF HARRISON TOWING ROTATION

INTRODUCTION OF THE FOLLOWING ORDINANCES

**ORDINANCE NO. 1404**

AN ORDINANCE AMENDING CHAPTER 17 ENTITLED "LAND DEVELOPMENT ORDINANCE" OF THE CODE OF THE TOWN OF HARRISON TO INCLUDE PROVISIONS FOR THE AFFORDABLE SENIOR HOUSING ZONE

**ORDINANCE NO. 1405**

AN ORDINANCE AMENDING CHAPTER 17 ENTITLED "LAND DEVELOPMENT ORDINANCE" OF THE CODE OF THE TOWN OF HARRISON TO INCLUDE PROVISIONS FOR THE TV AND FILM STUDIO OVERLAY ZONE

**ORDINANCE NO. 1406**

AN ORDINANCE SUPERSEDING AND REPEALING IN PART ORDINANCE NOS. 442, 565, 588, 734, 804, 904 AND 1147 CONCERNING THE PROHIBITION OF PARKING ON THE STREETS OF THE TOWN OF HARRISON FOR THE PURPOSE OF STREET CLEANING (TBS)

**FINANCE**

- J A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 MUNICIPAL BUDGET
- J A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 PARKING UTILITY BUDGET
- J A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 WATER AND SEWER BUDGET
- J A RESOLUTION FOR PAYMENT OF BILLS AND PAYROLLS

**TOWN OF HARRISON**

Meeting Date: 02/04/2020

Committee: Fire

Resolution #: R-2020-



Presented by Councilperson:  
Jesus Huaranga

**HUDSON COUNTY**

**A RESOLUTION TO HIRE FIRE FIGHTERS FOR THE HARRISON FIRE DEPARTMENT**

WHEREAS: There are vacancies in the Harrison Fire Department Table of Organization for the position of Firefighter.

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

THAT: The following individuals are hereby appointed as Firefighters from the existing Certification of Eligibles #OL190662, subject to satisfactory completion of pre-employment processing:

Hector Londono Jr.  
Matthew Nicastro  
Christopher Young

THAT: The effective date of this Resolution shall be dependent upon completion of the above mentioned requirements; the Fire Director shall issue a Departmental Order for the above-referenced individuals to report for duty when the subject requirements have been satisfied.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

**A RESOLUTION FOR THE GOVERNOR'S COUNCIL ON  
ALCOHOLISM AND DRUG ABUSE FISCAL GRANT FOR YEAR 2020**

WHEREAS: The Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

WHEREAS: The Mayor and Council of the Town of Harrison, County of Hudson, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages, and, therefore, has an established Municipal Alliance Committee; and

WHEREAS: The Mayor and Council of the Town of Harrison further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS: The Mayor and Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Hudson.

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 does hereby authorize the submission of a strategic plan for the Town of Harrison's Municipal Alliance grant for July 1, 2020 to June 30, 2021 in the amount of \$13,914 (DEDR), \$3,479.00 (Cash Match), and \$10,436.00 (In-Kind); and

THAT: The Mayor and Council acknowledges the terms and conditions for administering Municipal Alliance grant, including the administrative compliance and audit requirements.

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

\_\_\_\_\_  
James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

**TOWN OF HARRISON**

Meeting Date: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

A RESOLUTION A RESOLUTION AUTHORIZING EXCEL ENVIRONMENTAL RESOURCES, INC. TO APPLY FOR GRANT FUNDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PRELIMINARY ASSESSMENT, SITE INVESTIGATION AND REMEDIAL INVESTIGATION OF THE PROPERTY AT CAPE MAY STREET PARK, BLOCK 143, LOT 43, HARRISON, HUDSON COUNTY, NEW JERSEY

WHEREAS: The State of New Jersey Department of Environmental Protection (NJDEP) through the Hazardous Discharge Site Remediation Fund, has grant funds available to municipalities for the purpose of funding preliminary assessments, site investigations and remedial investigations to determine the existence or extent of hazardous substance discharge conditions on the property; and

WHEREAS: The Town of Harrison (the "Town") wishes to conduct a preliminary assessment with respect to the property located at Cape May Street, Block 143, Lot 43, Harrison, Hudson County, New Jersey (hereinafter the "Property"); and

WHEREAS: Excel Environmental Resources, Inc. ("Excel") is qualified to prepare and submit all Applications for such funding; and

WHEREAS: The Town owns the Property, has adopted a Redevelopment Plan in 2012 that incorporates this parcel and is committed to develop or redevelop the Property within a three-year period from the completion of the remediation.

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

THAT: Excel is hereby authorized and directed to apply for grant funding in order to conduct a preliminary assessment for the above-described parcels.

THAT: The Mayor, Town Administrator and other appropriate Town Officials are authorized to execute any and all documents necessary in order to apply for the aforesaid grant.

THAT: In the event that funding is approved pursuant to a grant issued in favor of the Town, Excel shall be authorized and directed to implement a preliminary assessment for the above described parcels in accordance with a contract to be approved by the Town and the NJDEP, but only to the extent that NJDEP grant funds are available for payment for the aforesaid services.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

## HUDSON COUNTY

A RESOLUTION SUPPORTING A PRELIMINARY PREFERRED ALTERNATIVE FOR THE REPLACEMENT OF ESSEX COUNTY/HUDSON COUNTY BRIDGE STREET BRIDGE OVER THE PASSAIC RIVER AND IMPROVEMENTS TO THE APPROACH ROADWAY INTERSECTIONS IN THE CITY OF NEWARK AND TOWN OF HARRISON, NEW JERSEY

- WHEREAS: The Essex County/Hudson County Bridge Street Bridge, spanning the Passaic River and connecting the City of Newark and the Town of Harrison, was constructed in 1908 and is a critical transportation connection for residents and commuters in both Counties; and
- WHEREAS: The office of the Essex County Engineer and the office of the Hudson County Engineer has determined that the bridge is in need of major rehabilitation and/or replacement and, through a federally funded Local Concept Development process administered by North Jersey Transportation Planning Authority (NJTPA), has performed an alternatives analysis to identify and evaluate viable and feasible alternatives to replace and/or rehabilitate the bridge; and
- WHEREAS: The NJTPA and the New Jersey Department of Transportation (NJDOT) have been project team members with Essex and Hudson Counties; and
- WHEREAS: The project team held two (2) local officials meetings with municipal representatives from the City of Newark and the Town of Harrison, and held two (2) community stakeholders meetings to provide project information and receive comments and input on the Bridge Study; and
- WHEREAS: Based on the alternatives analysis and the public and municipal comments, the Project Team's recommended Preliminary Preferred Alternative (PPA), referred to as Concept 6A, is a complete replacement of the bridge on the existing alignment with a movable bridge over one 80' waterway channel, as depicted on the plan sheet entitled, "Essex County/Hudson County Bridge Street Bridge over Passaic River Local Concept Development Study, Concept 6A – Preliminary Preferred Alternative Movable Bridge on Existing Alignment, November 2019", as prepared by Hardesty & Hanover and McCormick Taylor; and
- WHEREAS: Concept 6A replaces the bridge with a movable single-span bascule bridge structure to address structural, geometric and operational deficiencies of the bridge, with the roadway profile of the bridge slightly raised to limit impacts to the hydraulic opening, and with a bridge width of approximately 80 feet to provide: 6-foot sidewalks and 2-foot concrete barriers along both sides of the bridge, two 12-foot eastbound lanes, two 12-foot westbound lanes, and 8-foot shoulders in both directions; and
- WHEREAS: The PPA was developed prior to construction of One Harrison Apartments on Harrison Avenue, please note that the alignment and cross section of the roadway at this location will be modified as needed to minimize impacts to the existing building similar to the other private properties adjacent to the bridge so to minimize impacts to any existing property or future development with regard to the alignment and cross section of the bridge replacement; and
- WHEREAS: The new bridge accommodates the future commercial and recreational users of the Passaic River; and is critical for improving economies for business in the area on both sides of the river; and

WHEREAS: The new bridge will address the continuing disturbance and delays to vehicular traffic and pedestrian mobility as a result of frequent maintenance to the existing bridge due to its serious overall condition; and

WHEREAS: The Counties of Essex and Hudson will continue to maintain and operate the new Bridge Street Bridge; and

WHEREAS: The County of Essex and County of Hudson is desirous of completing the Local Concept Development Study Phase and proceed to the Local Preliminary Engineering (LPE) Phase and then the Final Design (FD) Phase; and

WHEREAS: To qualify to receive federal funding for the LPE Phase and FD Phase, a resolution of support of the project is necessary from the Town of Harrison and included in the Local Concept Development Study documentation.

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

THAT: This resolution shall be forwarded to the Hudson County Engineer and the North Jersey Transportation Planning Authority.

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

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James A. Fife, Mayor

I hereby certify this to  
be a true and correct copy

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Paul J. Zarbetski, Town Clerk

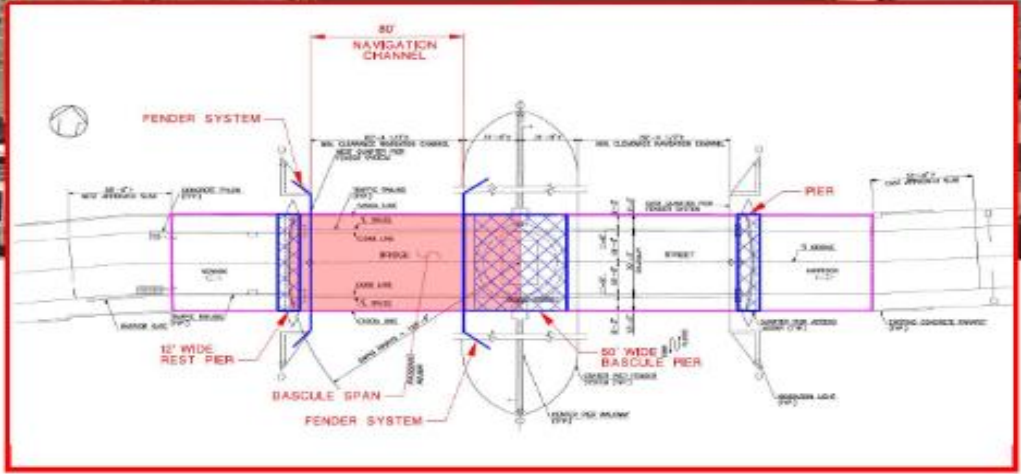
**City of Newark  
Essex County**

**Town of Harrison  
Hudson County**



**LEGEND**

- PROPOSED CURB
- PROPOSED LANE
- - - - PROPOSED INTERSECTION STRIP
- - - - PROPOSED SIDEWALK
- PROPOSED BIWAY
- PROPOSED BIWAY
- PROPOSED BIWAY
- PROPOSED BIWAY
- PROPOSED BIWAY
- PROPOSED BIWAY



**NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY**  
*Bridge Street Bridge over Passaic River*  
 CONCEPT 6A  
 PRELIMINARY PREFERRED ALTERNATIVE  
 MOVABLE BRIDGE ON  
 EXISTING ALIGNMENT

**City of Newark** Essex County  
**Town of Harrison** Hudson County

McDORMICK  
 TAYLOR

50 Scale  
 DECEMBER 2019



**TOWN OF HARRISON**

Meeting Date: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

**A RESOLUTION RECOGNIZING CROSSING GUARD WILLIAM EGNAR FOR HIS DEDICATED SERVICE TO THE RESIDENTS OF HARRISON**

WHEREAS: The Town Council would like to recognize William Egnar for his 12 years of dedicated service as a crossing guard to the residents of Harrison; and

WHEREAS: William became a crossing guard in September of 2008, and since that time he has been protecting our children as they travel to and from school. Not only does William take responsibilities of keeping our children safe very seriously, but he is a true gentleman and greets all who approach him with a warm hello or good morning; and

WHEREAS: Throughout his career, William has gained a reputation for being considerate and safe while always willing to pitch in when needed. His supervisors count on him on a daily basis. Most notably, William has not used a sick day in his 12 years of service to our community. Taking into consideration that our crossing guards must work in very harsh weather conditions throughout the year from sweltering 90 plus temperatures in June, to freezing cold windblown snow days during the winter months, the fact that William comes to work “no matter what” has gained him the respect of all who know him; and

WHEREAS: Crossing Guard Egnar is a credit to the uniform he wears and is a role model for other crossing guards to follow, and should be commended for his outstanding commitment to his job and more directly to our Harrison community.

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

THAT: Our heartiest congratulations and warmest best wishes be extended to William Egnar for being recognized by the Harrison Police Department for his dedicated service as a Crossing Guard to the residents of Harrison, and that this resolution be spread in full upon the minutes of the February 4, 2020 meeting of the Mayor and Council.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

**A RESOLUTION RECOGNIZING PATRICK TRIANO AS HARRISON  
POLICE DEPARTMENT OFFICER OF THE YEAR FOR 2019**

**WHEREAS:** The Town Council has been made aware that Police Officer Patrick Triano has been selected as Harrison Police Department Officer of the Year for 2019 for his record of service; and

**WHEREAS:** Officer Triano responded to 3,285 calls for service, involving a wide array of community needs ranging from assisting residents with domestic neighborhood problems to pursuing and successfully capturing individuals who posed various dangers to our community. His exemplary and constant professionalism and record of service reflects a consistent commitment, dedication and intense drive to make our community a better and safer place; and

**WHEREAS:** Officer Triano is the first Police Officer in the Harrison Police Department to earn certification as a Drug Recognition Expert. He has topped the Department in arrests during the past year, arresting 107 individuals for various crimes. He has been honored by the organization Mother’s Against Drunk Driving (MADD) for his continued work to reduce drunk driving; and

**WHEREAS:** In addition to his outstanding performance as a Police Officer and a role model to his fellow officers, Officer Triano is unwavering when it comes to volunteering his time to various events, including the PBA’s Christmas Angel Project, as well as various community functions during the past year. Most notably, he was one of five officers who immediately volunteered his time to cover the North District in Jersey City to allow his brother and sister officers of the Jersey City Police Department to grieve for and honor the loss of one of our fallen Brothers.

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

**THAT:** Our heartiest congratulations and warmest best wishes be extended to Police Officer Patrick Triano for being selected Harrison Police Department Officer of the Year and for his dedicated service, commitment and outstanding work ethic, clearly showing his ability to fulfill the Department’s mission to enhance the quality of life in our community and to protect and serve our community members with integrity and honor.

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

\_\_\_\_\_  
James A. Fife, Mayor

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Paul J. Zarbetski, Town Clerk

**TOWN OF HARRISON**

Meeting Date: 02/04/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

A RESOLUTION RECOGNIZING COUNCILMAN LAURENCE M. BENNETT AS THE NEW JERSEY STATE ELKS ASSOCIATION NORTH CENTRAL DISTRICT’S SPECIAL CHILDREN’S PERSON OF THE YEAR FOR 2020

WHEREAS: The Mayor and Town Council have been made aware that one of their own, Councilman Laurence M. “Larry” Bennett is being honored as the New Jersey State Elks Association Special Children’s Committee, North Central District’s Person of the Year for 2020; and

WHEREAS: Larry will be honored at the New Jersey State Elks Association North Central District’s charity ball on February 22, 2020 at the Russian Hall, Little Falls, New Jersey; and

WHEREAS: Larry is an asset to our community and throughout the State donating countless hours to many charitable causes, among those and one that is most important to him is Camp Moore, where he and other members of the Elks have spent many tireless hours over the years painting, replacing roofs, industrial washers and dryers, carpeting and waterproofing the deck for the many families who enjoy spending time there with their children. Larry is also well known for always finding the resources to assist families that need specialized equipment for their children. It is for these reasons and many more that it was a unanimous vote to honor him.

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

THAT: Our heartiest congratulations and warmest best wishes be extended to Laurence M. Bennett on being selected as the New Jersey State Elks Association North Central District’s Special Children’s Person of the Year, and that this resolution be spread in full upon the minutes of the February 4, 2020 meeting of the Mayor and Council.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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. 1400

**CALENDAR YEAR 2020 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 2020 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 \$1,152,049.50 in excess of the increase 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 2020 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 \$1,152,049.50, and that the CY 2020 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.

/s/ Ellen Mendoza  
Councilwoman Ellen Mendoza

Introduced: 01-07-2020

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on January 7, 2020 the foregoing Ordinance passed on first reading.

Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO						X
E. VILLALTA			X			
J. FIFE			X			

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1401

AN ORDINANCE AMENDING ORDINANCE NO. 1357 CONCERNING CIVIL SERVICE EMPLOYEES OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY

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

**Section 1.** There is hereby established within the Town of Harrison the following permanent civil service position, effective immediately, with the salary as set forth below.

<u>TITLE</u>	<u>2020</u>	
	<u>MIN.</u> <u>SALARY</u>	<u>MAX.</u> <u>SALARY</u>
Supervising Parking Enforcement Officer	20,000	79,371

**Section 2.** Any existing ordinances or parts thereof which are inconsistent with the provisions herein are hereby repealed.

Section 3. This ordinance shall take effect immediately upon final passage according to law.

/s/ Ellen Mendoza  
Councilwoman Ellen Mendoza

Introduced: 01-07-2020

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on January 7, 2020 the foregoing Ordinance passed on first reading.

Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO						X
E. VILLALTA			X			
J. FIFE			X			

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1402

**AN ORDINANCE REGARDING THE HOURS OF OPERATION FOR ALCOHOLIC BEVERAGE LICENSEES IN THE TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY**

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

Section 1. Ordinance Nos. 122, 135, 214, 226, 244, 300 and 1315, Chapter 5.04.080 of the Town of Harrison Municipal Code, are hereby amended as follows:

a) In Sub-section B, change “twelve noon” to “ten-thirty a.m.”

Section 2. Any existing ordinances or parts thereof which are inconsistent with the provisions herein are hereby repealed.

Section 3. This ordinance shall take effect immediately upon final passage according to law.

/s/ Ellen Mendoza

Councilwoman Ellen Mendoza

Introduced: 01-07-2020

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on January 7, 2020 the foregoing Ordinance passed on first reading.

Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO						X
E. VILLALTA			X			
J. FIFE			X			

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1403

**AN ORDINANCE AMENDING ORDINANCE NO. 1075 REGARDING THE TOWN OF HARRISON TOWING ROTATION**

WHEREAS, pursuant to Ordinance Number 1075, the Town of Harrison established a towing rotation for the removal of motor vehicles from public property in accordance with NJSA 40A:11-5(u); and

WHEREAS, Ordinance Number 1075, adopted in 2003, set forth in Schedule “A” the fees for towing, storage and other services that may be charged by official towers pursuant to the towing rotation; and

WHEREAS, the fees have not been increased for over 16 years; and

WHEREAS, despite performing services related to the towing of vehicles in the Town pursuant to the towing rotation, the Town has never charged a fee necessary to defray the costs incurred by the Town; and

WHEREAS, it is necessary to amend Ordinance Number 1075, as amended previously by Ordinance Number 1373.

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

- Section 1.** Schedule “A” from Ordinance Number 1075 is hereby replaced with the updated Schedule “A” attached hereto, which is the first and only increase in towing-related fees in over 16 years.
- Section 2.** In order to defray the costs incurred by the Town in performing services related to the towing of vehicles in the Town pursuant to the towing rotation, every owner of a vehicle so towed shall pay to the Town a fee of \$30, which fee shall be due and payable to the Town upon release of the subject vehicle to the owner.
- Section 3.** If any section, subsection, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.
- Section 4.** Any existing ordinances, resolutions or parts thereof which are inconsistent with the provisions herein are hereby repealed to the extent of such inconsistencies. This shall confirm that Ordinance Number 1075, as amended by Ordinance Number 1373 and this Ordinance, supersedes Ordinance Number 837.
- Section 5.** This Ordinance shall take effect immediately upon final passage and publication as required by law.

/s/ Ellen Mendoza  
Councilwoman Ellen Mendoza

Introduced: 01-07-2020

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on January 7, 2020 the foregoing Ordinance passed on first reading.

Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO						X
E. VILLALTA			X			
J. FIFE			X			

**SCHEDULE "A"**

**TOWING:**

STANDARD	\$110
FLATBED	\$130
TRACTOR TRAILER	\$485
STRAIGHT BODY	\$390
TRAILER	\$390
TRACTOR	\$390

**STORAGE:**

INSIDE STORAGE AUTO/ MOTORCYCLE	\$45
OUTSIDE AUTO/VAN/PICKUP	\$30
OUTSIDE MOTORCYCLE	\$30
OUTSIDE STRAIGHT BODY	\$95
OUTSIDE TRACTOR/TRAILER	\$95 PER UNIT
OUTSIDE TRAILER	\$95
OUTSIDE TRACTOR	\$95

**MISC: (\*\*FUEL NOT INCLUDED IN PRICE)**

SERVICE	\$50 JUMPSTART, TIRE CHANGE, LOCKOUT, FUEL**
RUN AIRLINE	\$30 PER EACH LINE
PULL AXLE/SHAFT	\$55
SHOW UP FEE	\$45
CLEAN-UP FEE	\$45

**TRUCK/TRACTOR ROLLOVER/RECOVERY: (\*MINIMUM PER HOUR)**

EQUIP. VAN/SERVICE TRUCK	\$130*
EXTRA MAN	\$85*
AIRBAGS	\$390
FORKLIFT SVC.	\$130*
TRUCK LIFT TO SCENE	\$130*
LOBOY SERVICE	\$325* (2) HR. MINIMUM

**WINCHING (when necessary to remove the motor vehicle): (\*MINIMUM PER HOUR)**

AUTO/VAN/PICKUP	\$95*
STRAIGHT BODY	\$420*
TRACTOR/TRAILER	\$420*
TRACTOR	\$420*
TRAILER	\$420*

Winching is the process of moving a motor vehicle by the use of additional chains, nylon slings and additional lengths of winch cable from a position that is not accessible for direct hook up by conventional means of towing or loading onto a tow vehicle from a position beyond the right-of-way or berm, or from being impaled upon any object within the right-of-way or berm, including overturned motor vehicles.

No winching fees shall be charged unless the Official Tower receives pre-approval for same from the HPD.



TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1404

**AN ORDINANCE AMENDING CHAPTER 17 ENTITLED “LAND DEVELOPMENT ORDINANCE” OF THE CODE OF THE TOWN OF HARRISON TO INCLUDE PROVISIONS FOR THE AFFORDABLE SENIOR HOUSING ZONE**

**WHEREAS**, the Mayor and Council of the Town of Harrison have the power to adopt or amend zoning ordinances provided such ordinances or amendments are either (i) substantially consistent with the Land Use Plan Element and the Housing Element of the Master Plan or (ii) designed to effectuate such plan elements pursuant to N.J.S.A. 40:55D-62; and

**WHEREAS**, the Mayor and Council of the Town of Harrison desire to create a realistic opportunity for the creation of affordable housing within the Town; and

**WHEREAS**, the Mayor and Council of the Town of Harrison has determined that certain land within the Town is suited for age-restricted affordable development; and

**WHEREAS**, the Town wishes to foster development that provides affordable housing for seniors; and

**WHEREAS**, the Town has a constitutional obligation to create a realistic opportunity for the construction of its fair share of the region’s need for affordable housing; and

**WHEREAS**, pursuant to that obligation, the Town entered into a settlement agreement with Fair Share Housing Center (“FSHC”), which was signed by the Mayor on November 12, 2019, which provides for a new affordable senior housing zone along Supor Boulevard; and

**WHEREAS**, a Housing Element and Fair Share Plan was prepared and adopted by the Planning Board on December 17, 2019 (“HEFSP”) recommending the implementation of an affordable senior housing zone.

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

THAT: Ordinance Section 17-81.1, entitled “Establishment of Zones,” is hereby amended to remove the “AH Affordable Housing Overlay” and the “SAH/SH Senior and Affordable Housing Zone” and include the “ASH Affordable Senior Housing Zone.”

THAT: Ordinance Section 17-81.2, entitled “Zoning Map” is hereby amended to read as follows: “The location and boundaries of the above zones are hereby established on the Zoning Map, dated January 2020, which is attached hereto and made part of this Chapter.”

THAT: The Official Zoning Map of the Town of Harrison is hereby amended in accordance with Attachment A to rezone the following parcels to the ASH Affordable Housing Zone:

Block 89	Lots 1, 5, 6, 7, 8, 27, and 33
Block 189	Lot 1
Block 193	Lots 1, 2, 4, 5, 27, and 32
Block 198	Lot 1
Block 199	Lots 1, 5, 9, 13, 19, 20, 21, and 23
Block 202	Lot 1, 13, 17, and 21

THAT: Ordinance Section 17-83, entitled “Affordable Housing Overlay” is deleted in its entirety and replaced with the following:

**17-83 ASH Affordable Senior Housing Zone**

A. Purpose. The principal purpose of the ASH Affordable Senior Housing Zone is to provide areas within the Town for age-restricted affordable development in the form of multi-family, townhouse, and/or mixed-use development. The development shall include age-restricted affordable housing that will be incorporated into the multi-family, townhouse, and/or mixed-use development. A minimum of 98 age-restricted affordable units shall be generated from this zone. The units may be delivered as part of an inclusionary development and/or as a 100% affordable development.

B. Permitted Principal Uses.

1. Multi-Family Housing. Multi-family housing is a building containing (4) or more dwelling units where each unit is joined to other dwelling units above, adjacent, and/or below. Also known as an “apartment building.”
2. Townhouse. A townhouse is a single-family dwelling in a row of at least three such attached dwellings in which each dwelling has its own front and rear access to the outside. No dwelling is located over another dwelling and each dwelling is separated from all other attached dwellings by one or more vertical common fire-resistant walls.
3. Mixed-Use Development. Mixed-use development is the development of a tract of land or building or structure with two or more permitted uses, one of which shall be residential. Permitted non-residential uses include office/co-working space, retail, restaurants, medical uses, TV and film studios, adult educational facilities/schools. Office/co-working space is an arrangement where multiple companies share an office space in order to save costs through the utilization of common facilities, including office space, equipment, utilities, and administrative staff such as a receptionist and/or IT personnel.

C. Permitted Accessory Uses.

1. All uses accessory and incidental to the principal use

D. Area and Yard Requirements

1. Minimum lot area: 20,000 square feet
2. Minimum setback from the public right-of-way:
  - i. Residential-only development: 10 feet
  - ii. Mixed-use development: 5 feet

E. Maximum Height

1. 6 stories if parking is provided under the building
2. 5 stories if no parking is provided under the building

F. Maximum Density

1. 55 dwelling units per acre

G. Minimum Off-Street Parking

1. Age-restricted residential: 1 space per unit
2. Office/Retail/Financial Institutions/TV and Film Studios: 1 space per 1,000 square feet of gross floor area
3. Off-site parking is permitted for non-residential uses only if the developer can provide a long-term parking arrangement to the satisfaction of the Planning Board.

H. Affordable Housing

1. A minimum affordable housing set-aside of 15% shall be required for rental residential inclusionary development and 20% for sales inclusionary development.
2. The development of all affordable units shall comply with the executed Settlement Agreement between the Town and Fair Share Housing Center (signed by the Town on November 12, 2019), the Uniform Housing Affordability Controls (“UHAC”) found at N.J.A.C. 5:80-26.1 et. seq. or any successor legislation; COAH’s applicable regulations; the Fair Housing Act, and all other relevant law, including but not limited to, affirmative marketing requirements, bedroom and income distribution requirements, and deed-restriction requirements.
3. A minimum of 50% of all affordable units shall be affordable to very low and low-income households. A minimum of 13% of all affordable units shall be affordable to very low-income households. All other affordable units may be affordable to moderate-income households.
4. Affordable units shall remain affordable for a period of at least thirty (30) years from the date of their initial occupancy.
5. The developer’s obligations related to the creation of Affordable Housing shall, as a condition of any site plan approval, be incorporated into a developer’s agreement with the Town of Harrison.
6. A 100% age-restricted affordable development is permitted.

I. Article V, “Development Requirements and Standards” of the Harrison Land Development Ordinance shall apply. Should the standards in Article V conflict with the standards in this ordinance section, the standards in this section shall apply.

THAT: Zoning Schedule I, entitled “Bulk Regulations – All Districts,” and Zoning Schedule II-A, entitled “Use Regulations – Residential Districts,” is hereby amended to remove all references to the SH Senior Housing Zone and AH Affordable Housing Overlay and shall include the following additional language:

“ASH Affordable Senior Housing Zone: see Ordinance Section 17-83 Affordable Senior Housing Zone for all use and bulk regulations”

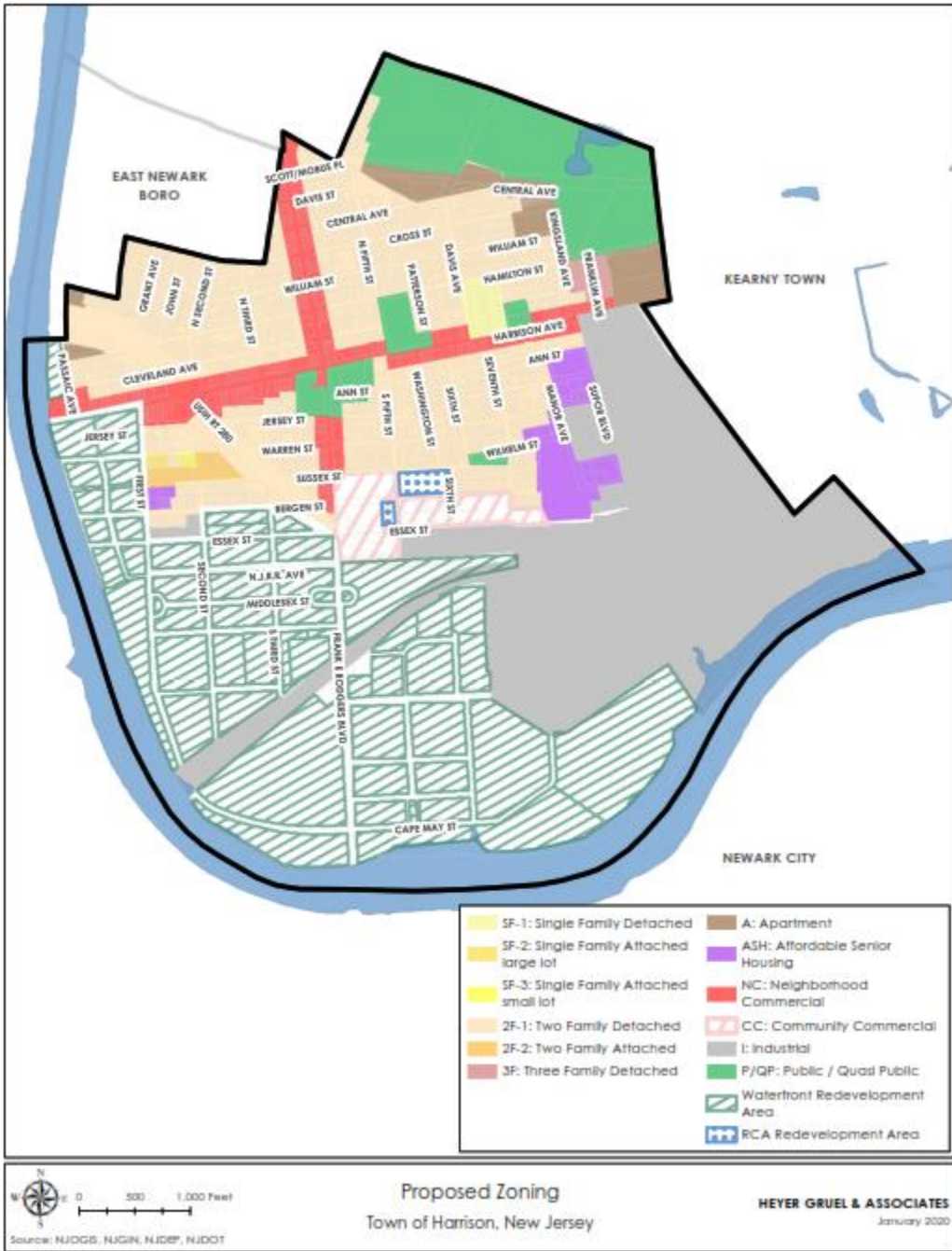
**BE IT FURTHER ORDAINED** that all prior Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

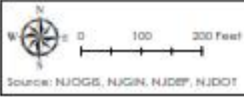
**BE IT FURTHER ORDAINED** that this Ordinance shall become effective immediately upon final passage and publication as required by law.

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Councilwoman Ellen Mendoza

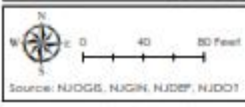
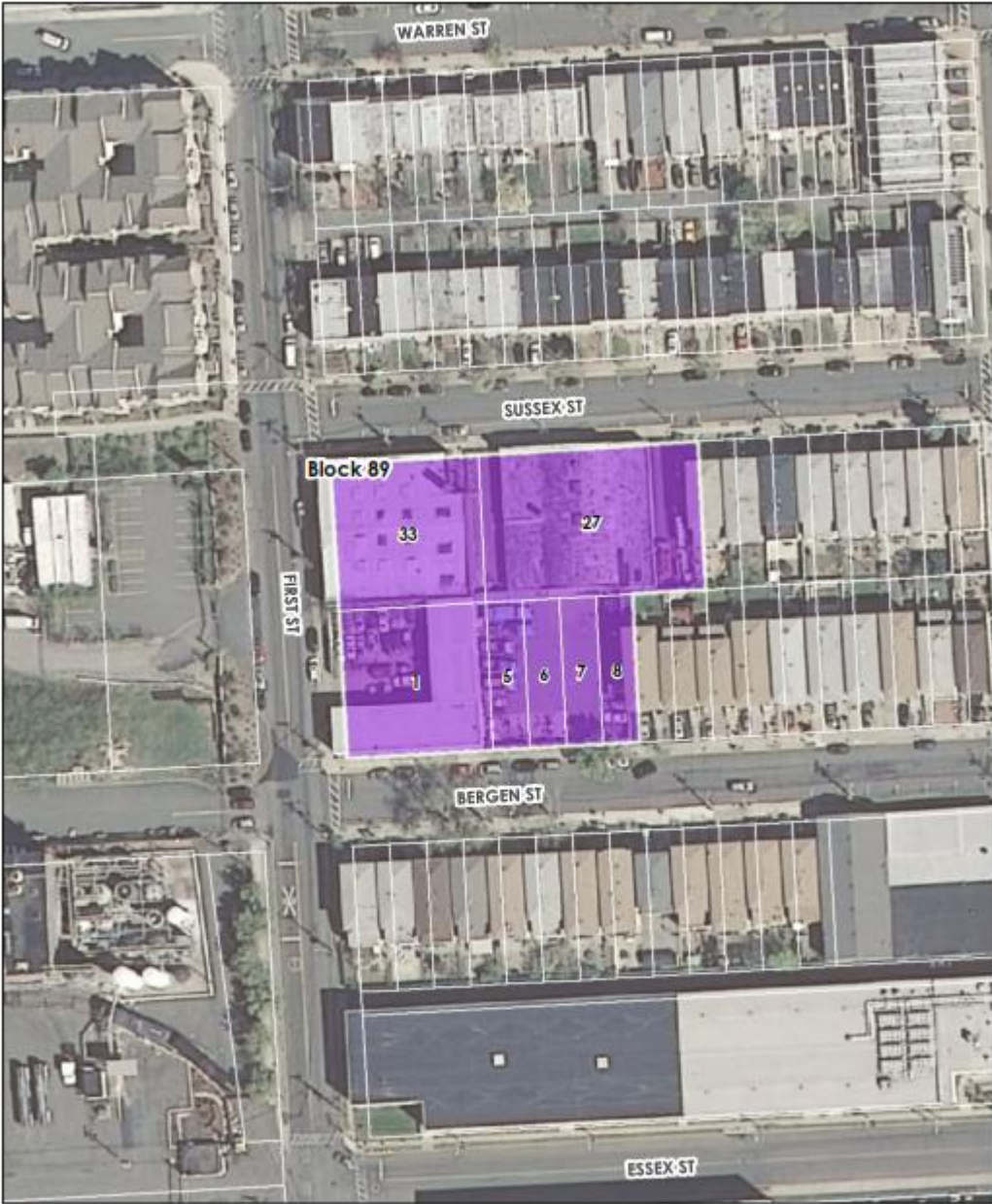
Introduced: 02-04-2020





Easterly ASH-Zoned Lots  
Town of Harrison, New Jersey

HEYER GRUEL & ASSOCIATES  
January 2020



Westerly ASH-Zoned Lots  
Town of Harrison, New Jersey

HEYER GRUEL & ASSOCIATES  
January 2020

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1405

**AN ORDINANCE AMENDING CHAPTER 17 ENTITLED “LAND DEVELOPMENT ORDINANCE” OF THE CODE OF THE TOWN OF HARRISON TO INCLUDE PROVISIONS FOR THE TV AND FILM STUDIO OVERLAY ZONE**

**WHEREAS**, the Mayor and Council of the Town of Harrison have the power to adopt or amend zoning ordinances provided such ordinances or amendments are either (i) substantially consistent with the Land Use Plan Element and the Housing Element of the Master Plan or (ii) designed to effectuate such plan elements pursuant to N.J.S.A. 40:55D-62; and

**WHEREAS**, it is the intent and purpose of the Municipal Land Use Law (“MLUL”) to encourage municipal action to guide the appropriate use or development of all lands in th State, in a manner which will promote the public health, safety, morals, and general welfare; and

**WHEREAS**, pursuant to the MLUL N.J.S.A. 40:55D-62(a), reasonable consideration must be given to the character of each district and its suitability to particular uses, and appropriate uses must be encouraged; and

**WHEREAS**, the Town wishes to foster development that supports a balanced development pattern and enhances long-term economic and social interests of the Town’s present and future residents; and

**WHEREAS**, the State of New Jersey in recent years has shown growing support for the development of TV and film studios, where most recently the Garden State Film and Digital Media Jobs Act was passed, which through a transferable tax credit, supports the development of businesses that produce films and digital media; and

**WHEREAS**, the Town desires to create an opportunity for the production of films and digital media in the older industrial area of the Town; and

**WHEREAS**, the Mayor and Council have determined that certain parcels within the Town are appropriate for the development of film and digital media studios.

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

THAT: Ordinance Section 17-81.1, entitled “Establishment of Zones,” is hereby amended to include the “TV and Film Studio Overlay (TV & F-O).”

THAT: Ordinance Section 17-81.2, entitled “Zoning Map” is hereby amended to read as follows: “The location and boundaries of the above zones are hereby established on the Zoning Map, dated January 2020, which is attached hereto and made part of this Chapter.”

THAT: The Official Zoning Map of the Town of Harrison is hereby amended in accordance with Attachment A to place the following properties in the TV and Film Studio Overlay:

Block 197	Lot 9
Block 200	Lot 1
Block 201	Lot 1
Block 203	Lots 1 and 14
Block 222	Lots 1, 3.01, and 3.03
Block 223	Lots 1.01 and 6.03
Block 227	Lot 1

THAT: Ordinance Section 17-84, entitled “TV and Film Studio Overlay (TV&F-O)” is hereby created to read as follows:

17-84 TV and Film Studio Overlay (TV&F-O)

J. Purpose. The purpose of the TV and Film Studio Overlay is to permit an optional development to the primarily industrial zoning adjacent to Supor Boulevard. The alternative development would allow a major TV and film production studio complex with complementary uses. Potential developers may choose to either develop the parcels pursuant to the existing underlying zoning OR choose to utilize the Overlay option. Merging of the two options is not permitted. Once a choice is made between the Overlay or underlying zoning, deviations are not permitted.

The Overlay is approximately 38 acres in size and is anticipated to contain over 300,000 square feet of studio space. A school is proposed to be an integral part of the complex, which will provide training and skills necessary to work within the studio industry. This Overlay is intended to capitalize on its location in the northeast section of the State near the Harrison PATH station, which will provide the interconnection with the NYC Metropolitan market. This Overlay promotes the State's policy to encourage studio production and to capitalize on the State of New Jersey tax credit program: the Garden Film and Digital Media Jobs Act.

K. Permitted Principal Uses.

1. Television production studio. A television production studio is an installation facility in which video productions take place, either for the recording of live television to video tape or for the acquisition of raw footage for post-production. The design of the studio is similar to movie studios with special requirements of television production.
2. Film studio/movie studio. A film studio/movie studio is a facility that is used to make films.

The following uses are intended to be associated with and complementary to a television production studio and/or a film studio/movie studio.

3. Office-Coworking space. Office/co-working space is an arrangement where multiple companies share an office space in order to save costs through the utilization of common facilities, including office space, equipment, utilities, and administrative staff such as a receptionist and/or IT personnel.
4. Retail sales and service
5. Restaurants
6. Adult education/school
7. Mixed-use development
8. Hotel, including conference space
9. Warehouse, east of Supor Boulevard
10. Light industrial, east of Supor Boulevard
11. Self-storage, east of Supor Boulevard
12. Medical facilities
13. Financial institutions
14. Movie theaters and similar entertainment uses
15. Child care facilities
16. Public uses
17. Fitness centers
18. No drive-through uses shall be permitted

L. Permitted Accessory Uses.

1. Uses accessory and incidental to the principal use. Structured parking may be permitted subject to the ground level parking being visually screened by non-residential uses.

M. Area and Yard Requirements

1. Minimum lot area: 20,000 square feet
2. Minimum setback from the public right-of-way: 5 feet
3. Maximum setback from the public right-of-way: 10 feet, except for properties east of Supor Boulevard, which shall have no maximum setback from rights-of-way.
4. Non-residential uses shall have a minimum depth of 40 feet.

N. Maximum Height

1. 68 feet, except hotels, which may be 100 feet in height.

O. Minimum Off-Street Parking



1. Office/Retail/Financial Institutions/TV and Film Studios/other non-residential space not covered below: 1 space per 1,000 square feet of gross floor area
  2. Restaurants: One space per 4 seats
  3. Hotel: One space per room plus one space per 1,000 square feet of conference or similar space
  4. Off-site parking is permitted for non-residential uses only if the developer can provide a long-term parking arrangement to the satisfaction of the Planning Board. As part of the agreement, a shuttle service shall be provided from the Studio area to the Harrison PATH Station.
- P. Article V, "Development Requirements and Standards" of the Harrison Land Development Ordinance shall apply. Should the standards in Article V conflict with the standards in this ordinance section, the standards in this section shall apply.

THAT: Zoning Schedule I, entitled "Bulk Regulations – All Districts," and Zoning Schedule II-B, entitled "Use Regulations – Non-Residential Districts," is hereby amended to include the following additional language:  
"TV&F-O: see Ordinance Section 17-84 TV and Film Studio Overlay for all use and bulk regulations"

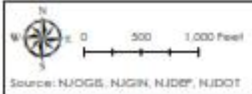
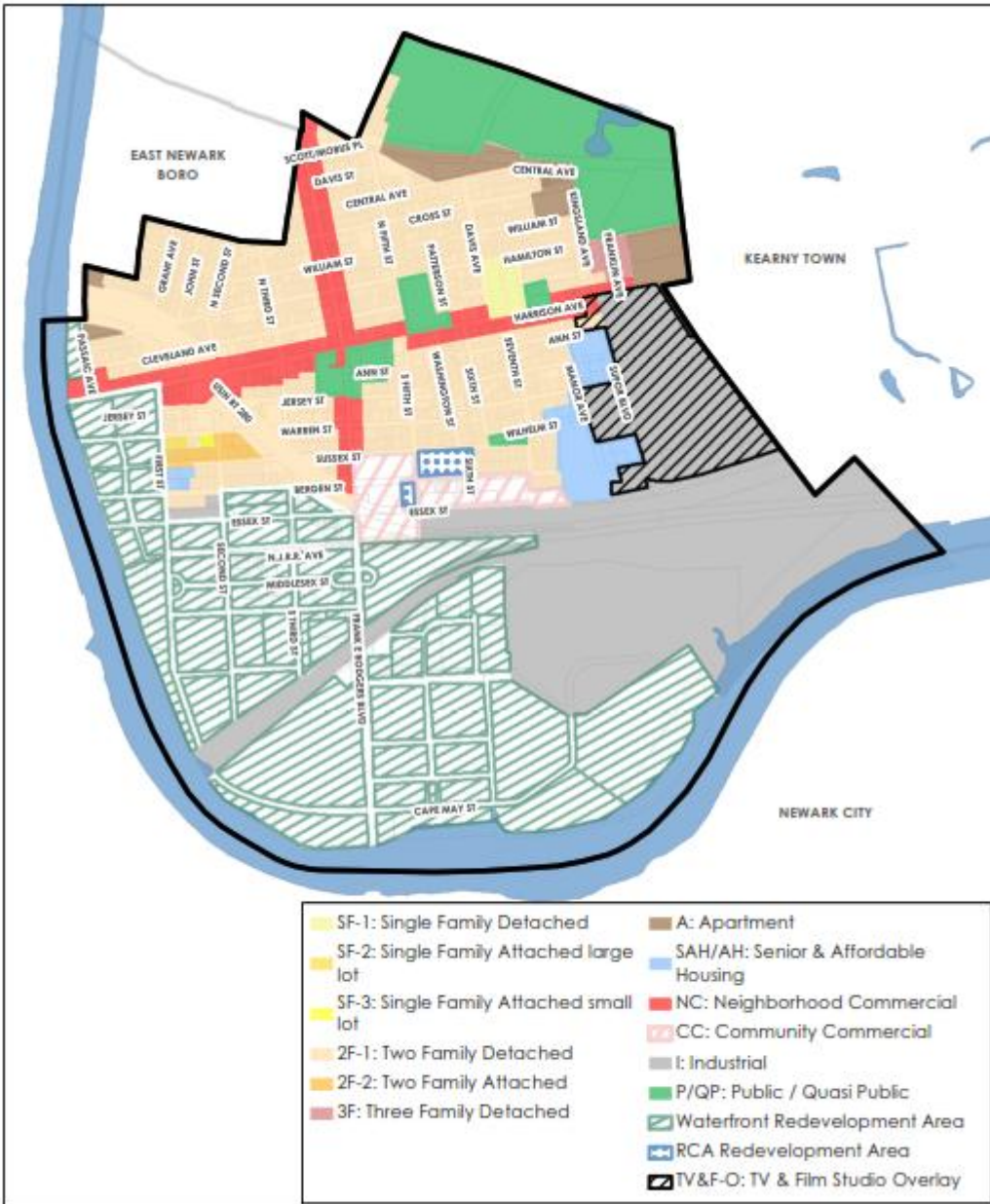
**BE IT FURTHER ORDAINED** that all prior Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective immediately upon final passage and publication as required by law.

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Councilwoman Ellen Mendoza

Introduced: 02-04-2020



**Proposed Zoning**  
 Town of Harrison, New Jersey

**HEYER GRUEL & ASSOCIATES**  
 January 2020



Block 197.9

1 Block 227

ANN ST

JERSEY ST

SUPOR BLVD

WARREN ST

Block 200

1 Block 222

MANOR AVE

1 Block 201

WILHELM ST

1.01 Block 223

SUSSEX ST

3.03

6.03

BERGEN ST

3.01

1 Block 203

USH RT-280

14

- 2F-1: Two Family Detached
- NC: Neighborhood Commercial
- I: Industrial
- TV&F-O: TV & Film Studio Overlay



# TOWN OF HARRISON

Meeting Date: 02/04/2020

Committee: Finance

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

## HUDSON COUNTY

### A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 MUNICIPAL BUDGET

WHEREAS: An emergency has arisen with respect to the payment of various bills prior to the adoption of the 2020 Municipal Budget; and

WHEREAS: Adequate provision will be made in the 2020 Municipal Budget, which has not yet been adopted; and

WHEREAS: N.J.S.A. 40A:4-20 provides for the creation of a temporary emergency appropriation for payment of said bills; and

WHEREAS: The total emergency appropriation resolution adopted in the year 2020 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A 40A:4-20) including this Resolution total \$11,156,730.61

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 affirmatively concurring, in accordance with N.J.S.A. 40A:4-20, a temporary emergency appropriation be and the same is made for the following line item appropriations to be provided in full in the 2020 Municipal Budget under the titles of:

#### GENERAL GOVERNMENT:

Insurance	Other Premiums	260,081.00
Insurance	Workers Compensation	253,514.00

#### PUBLIC SAFETY:

Police	Salaries and Wages	90,000.00
Police	Other Expense	92,000.00
Police & Fire	Signal Alarm System	6,000.00

#### PUBLIC WORKS:

Public Works	Other Expenses	7,000.00
Public Works	Vehicle Maintenance	10,000.00
Public Works	Building Alarm	1,000.00
Recycling	Salaries and Wages	3,000.00

#### HEALTH & WELFARE:

Board of Health	Other Expenses	39,000.00
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#### RECREATION & EDUCATION:

Parks & Playgrounds	Other Expenses	27,000.00
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#### UNCLASSIFIED:

Public Employees	Retirement System	840,471.00
Police & Firemen's	Retirement System	2,496,897.00

#### DEBT SERVICE:

Bond Principal		795,000.00
Interest on Bonds		432,517.25
Developer Bonds	Principal & Interest	620,308.76
NJEIT Loan	Repayment Principal & Interest	1,208,308.34
Capital Lease	Obligations Principal	305,000.00
Capital Lease	Obligations Interest	383,988.76
School	Payment of Bond Principal	1,704,380.00
School	Interest on Bond	1,561,432.50
TOTAL MUNICIPAL APPROPRIATIONS		\$11,156,730.61

THAT: Said temporary emergency appropriations will be provided for in full in the 2020 Municipal Budget under the titles set forth above; and

THAT: One certified copy of this Resolution shall be filed with the Director of the Division of Local Government Services.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Finance

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

**A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 PARKING UTILITY BUDGET**

WHEREAS: An emergency has arisen with respect to the payment of various bills prior to the adoption of the 2020 Parking Utility Budget; and

WHEREAS: Adequate provisions will be made in the 2020 Parking Utility Budget, which has not yet been adopted; and

WHEREAS: N.J.S.A. 40A:4-20 provides for the creation of temporary emergency appropriation for payment of said bills; and

WHEREAS: The total emergency appropriation resolution adopted in the year 2020 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) in this resolution total \$ 2,684,887.50.

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

THAT: With no less than two-thirds of all members affirmatively concurring, in accordance with N.J.S.A. 40A:4-20, a temporary emergency appropriation be and the same made for the following line item appropriations to be provided in full in the 2020 Parking Utility Budget un the titles of:

**PARKING UTILITY OPERATING BUDGET:**

Payment of Bond Principal	930,000.00
Interest on Bonds	1,754,887.50

<b>TOTAL PARKING UTILITY APPROPRIATIONS</b>	<b>\$2,684,887.50</b>
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THAT: Said temporary emergency appropriations with be provided for in full in the 2020 Parking Utility Budget under the titles set forth above; and

THAT: One certified copy of this Resolution shall be filed with the Director of the Division of Local Government Services.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Finance

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**HUDSON COUNTY**

**A RESOLUTION TO PROVIDE FOR TEMPORARY EMERGENCY APPROPRIATIONS TO THE 2020 WATER AND SEWER BUDGET**

WHEREAS: An emergency has arisen with respect to the payment of various bills prior to the adoption of the 2020 Water and Sewer Budget; and

WHEREAS: Adequate provisions will be made in the 2020 Water and Sewer Budget, which has not yet been adopted; and

WHEREAS: N.J.S.A. 40A:4-20 provides for the creation of temporary emergency appropriation for payment of said bills; and

WHEREAS: The total emergency appropriation resolution adopted in the year 2020 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) in this resolution total \$ 477,100.00.

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

THAT: With no less than two-thirds of all members affirmatively concurring, in accordance with N.J.S.A. 40A:4-20, a temporary emergency appropriation be and the same made for the following line item appropriations to be provided in full in the 2020 Water and Sewer Budget un the titles of:

**WATER AND SEWER UTILITY OPERATING BUDGET:**

Sewer Treatment	\$205,000.00
Payment of Bond Principal	250,000.00
Interest on Bonds	22,100.00

<b>TOTAL WATER AND SEWER APPROPRIATIONS</b>	<b>\$477,100.00</b>
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THAT: Said temporary emergency appropriations with be provided for in full in the 2020 Water and Sewer Budget under the titles set forth above; and

THAT: One certified copy of this Resolution shall be filed with the Director of the Division of Local Government Services.

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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: 02/04/2020

Committee: Finance

Resolution #: R-2020-



Presented by Councilperson:  
Ellen Mendoza

**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 for the month of January 2020, certified by the Heads of the Departments and approved by the respective committees of the Council; and
- THAT: The Chief Financial Officer is hereby authorized to issue the payrolls during the month of February 2020, and the payrolls for the month of January 2020 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. CAMANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. DOLAGHAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. DORAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. HUARANGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. MENDOZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. NASCIMENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VILLALTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. FIFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
James A. Fife, Mayor

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be a true and correct copy

\_\_\_\_\_  
Paul J. Zarbetski, Town Clerk