

MEETING OF THE
MAYOR AND COUNCIL
TOWN OF HARRISON

March 19, 2020

AGENDA

MEETING (COUNCIL CHAMBERS) 2ND FLOOR

6:30 PM - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF 03-03-2020

LEGAL

-) A RESOLUTION TO CALL ON THE GOVERNOR AND UNITED STATES CONGRESSIONAL DELEGATION FROM NEW JERSEY TO PROVIDE ECONOMIC RELIEF FOR THE IMPLEMENTATION OF THE USEPA AND NJDEP MANDATED “LONG TERM CONTROL PLAN” FOR COMBINED SEWER OVERFLOWS

MUNICIPAL BUDGET

-) INTRODUCTION OF THE 2020 MUNICIPAL BUDGET

ORDINANCE

ADOPTION OF THE FOLLOWING ORDINANCES:

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. 1411

AN ORDINANCE TO AMEND ORDINANCE NOS. 974, 1055, 1122, 1253, 1316, 1336 AND ORDINANCE DATED SEPTEMBER 3, 1885, REGARDING THE TABLE OF ORGANIZATION OF THE HARRISON POLICE DEPARTMENT

TOWN OF HARRISON

Meeting Date: 03/19/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO CALL ON THE GOVERNOR AND UNITED STATES CONGRESSIONAL DELEGATION FROM NEW JERSEY TO PROVIDE ECONOMIC RELIEF FOR THE IMPLEMENTATION OF THE USEPA AND NJDEP MANDATED "LONG TERM CONTROL PLAN" FOR COMBINED SEWER OVERFLOWS

- WHEREAS: The Town of Harrison "Town" is a "Combined Sewer Overflow" ("CSO") municipality; and
- WHEREAS: All CSO municipalities are authorized to use CSOs by the United States Environmental Protection Agency ("USEPA") pursuant to its National Pollutant Discharge Elimination System permitting program; and
- WHEREAS: It is the national policy of USEPA and the state policy of the New Jersey Department of Environmental Protection ("NJDEP") to reduce and/or completely eliminate the volume of wastewater that flows out of CSOs and into local waterbodies without any treatment; and
- WHEREAS: In accordance with its national CSO policy, USEPA has required all permitted entities to create "long term control plans," pursuant to which each permitted entity must identify all actions that the entity will implement to achieve the goals and level of CSO control that USEPA sets forth in its national CSO policy; and
- WHEREAS: New Jersey is the last state in the United States to develop long term control plans in accordance with USEPA's national CSO policy; and
- WHEREAS: Long term control plans most frequently require the completion of massive public infrastructure projects that are highly technically complex, take many years or even decades to develop and implement, and place severe economic burdens on the residents who live in the areas where implementation takes place; and
- WHEREAS: In 2015, the NJDEP required all New Jersey CSO Municipalities to develop a CSO Long Term Control Plan ("LTCP") in order to comply with USEPA's national CSO policy, which must be submitted to USEPA and NJDEP for approval on June 1, 2020 ; and
- WHEREAS: According to USEPA, "Environmental Justice" means "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies;" and
- WHEREAS: According to the USEPA, "Fair Treatment" means "no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies;" and
- WHEREAS: The cost of the LTCP will place a severe economic burden on the residents of our Town as well as the other CSO Municipalities; and
- WHEREAS: The cost regionally could be in excess of two billion dollars (\$2,000,000,000); and
- WHEREAS: It is clear that the severe economic burden that the LTCPs will place on the municipalities' residents in no way comports with USEPA's definitions of "Environmental Justice" or "Fair Treatment;" and
- WHEREAS: Economic relief from the federal government is necessary for implementation and completion of the LTCPs.

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 on the Governor as well as the members of our United States Congressional Delegation to provide economic relief for the purpose of facilitating the implementation and construction of a LTCP for the control of the Municipality’s combined sewer overflow points; and

THAT: A copy of this Resolution, along with matching resolutions from the other New Jersey CSO municipalities, be delivered immediately to the Governor and all members of our United States Congressional Delegation.

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: 03/19/2020

Committee: Finance

Resolution #: R-2020-



Presented by Councilperson:
Jesus Huaranga

HUDSON COUNTY

INTRODUCTION OF THE 2020
MUNICIPAL BUDGET

SEE ATTACHED

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. 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 the 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)

- A. 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.

B. 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

C. 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.

D. 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.

E. Maximum Height

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

F. 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.
- G. 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.

/s/ Ellen Mendoza
Councilwoman Ellen Mendoza

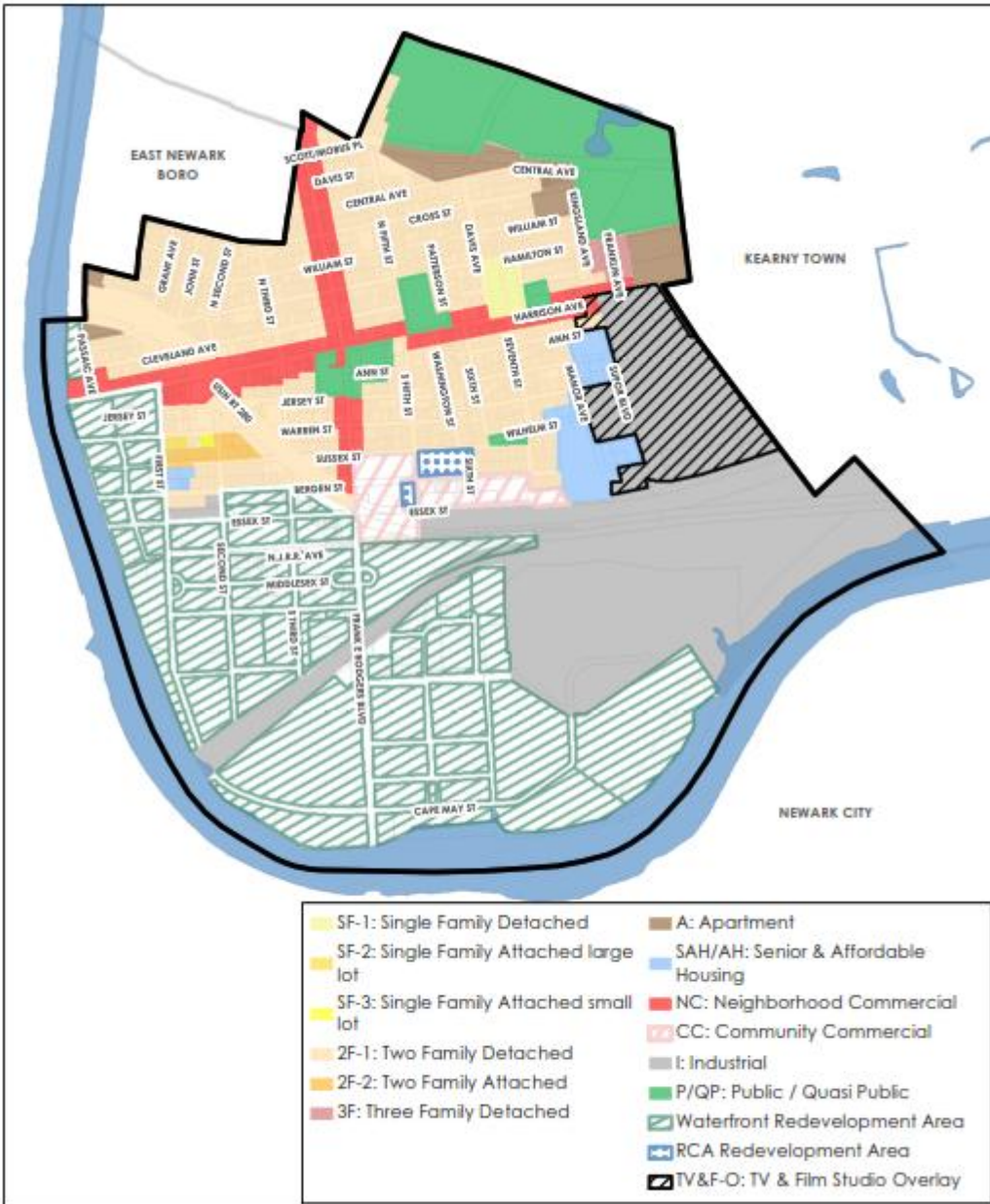
Introduced: 02-04-2020

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 February 4, 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			
J. HUARANGA		X	X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA						X
J. FIFE						X

Adopted: 03-19-2020



Proposed Zoning
Town of Harrison, New Jersey

HEYER GRUEL & ASSOCIATES
January 2020



TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1411

AN ORDINANCE TO AMEND ORDINANCE NOS. 974, 1055, 1122, 1253, 1316, 1336 AND ORDINANCE DATED SEPTEMBER 3, 1885, REGARDING THE TABLE OF ORGANIZATION OF THE HARRISON POLICE DEPARTMENT

WHEREAS, the Town of Harrison, in consultation with the Department of Community Affairs, Division of Local Government Services (“DLGS”), established a Table of Organization for the Harrison Police Department (“HPD”) pursuant to Ordinance No. 1336; and

WHEREAS, the current Table of Organization for the HPD consists of no more than:

One (1)	Police Chief
Zero (0)	Police Captains
Six (6)	Police Lieutenants
Eight (8)	Police Sergeants
Thirty (30)	Police Officers (Patrolmen)
Ten (10)	Special Law Enforcement Officers, Class I
Five (5)	Special Law Enforcement Officers, Class II
Three (3)	Special Law Enforcement Officers, Class III; and

WHEREAS, the Town wishes to amend the Table of Organization of the HPD.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Harrison, County of Hudson and State of New Jersey, that Ordinance Numbers 974, 1055, 1122, 1253, 1316, 1336 and Ordinance dated September 3, 1885, be and they are hereby amended as follows:

Section 1. Beginning March 30, 2020, the HPD shall consist of no more than:

One (1)	Police Chief
Zero (0)	Police Captains
Seven (7)	Police Lieutenants
Eight (8)	Police Sergeants
Thirty (30)	Police Officers (Patrolmen)
Ten (10)	Special Law Enforcement Officers - Class I
Five (5)	Special Law Enforcement Officers - Class II
Three (3)	Special Law Enforcement Officers - Class III.

Section 2. Beginning April 1, 2020, the HPD shall consist of no more than:

One (1)	Police Chief
Zero (0)	Police Captains
Seven (7)	Police Lieutenants
Seven (7)	Police Sergeants
Thirty (30)	Police Officers (Patrolmen)
Ten (10)	Special Law Enforcement Officers - Class I
Five (5)	Special Law Enforcement Officers - Class II
Three (3)	Special Law Enforcement Officers - Class III.

The reductions established by this Section shall be implemented through attrition, and no person shall have his employment terminated or rank reduced because of same.

Section 3. Any existing ordinances or parts thereof which are inconsistent with the provisions herein are hereby repealed to the extent of such inconsistencies.

Section 4. This Ordinance shall take effect immediately upon final passage and publication according to law.

/s/ Ellen Mendoza
Councilwoman Ellen Mendoza

Introduced: 03-03-2020

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 March 3, 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
J. HUARANGA		X	X			
E. MENDOZA			X			
F. NASCIMENTO						X
E. VILLALTA			X			
J. FIFE			X			

Adopted: 03-19-2020