

ZOOM
MEETING OF THE
MAYOR AND COUNCIL
TOWN OF HARRISON

AUGUST 18, 2020

AGENDA

MEETING

6:00 PM - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF 07-30-2020

LEGAL

- A RESOLUTION AMENDING AND SUPPLEMENTING THE TOWN OF HARRISON HUMAN RESOURCES POLICIES AND PROCEDURES MANUAL
- A RESOLUTION OF THE TOWN OF HARRISON, HUDSON COUNTY, STATE OF NEW JERSEY AUTHORIZING THE ADOPTION OF THE 2020 HUDSON COUNTY, NEW JERSEY HAZARD MITIGATION PLAN UPDATE

LICENSE

- A RESOLUTION TO APPROVE A PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0904-33-043-006
- A RESOLUTION TO APPROVE A PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0904-33-053-006

ORDINANCE

ADOPTION OF THE FOLLOWING ORDINANCE:

ORDINANCE NO. 1420

AN ORDINANCE REGARDING NJ RAILROAD AVENUE IN THE TOWN OF HARRISON,
COUNTY OF HUDSON, STATE OF NEW JERSEY

PUBLIC COMMENT

ADJOURN

TOWN OF HARRISON

Meeting Date: 05/05/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION AMENDING AND SUPPLEMENTING THE TOWN OF HARRISON HUMAN RESOURCES POLICIES AND PROCEDURES MANUAL

WHEREAS: By Resolution #R-2010-102, the Town adopted the Town of Harrison Human Resources Polices & Procedures Manuel (the “Manual”), which set forth the personnel policies and procedures applicable to all employees and prospective employees; and

WHEREAS: It is necessary to amend the Manual, Section 2:26 entitled Permanent Part-Time Employees (hereinafter “Section 2:26”), to delete said Section 2:26 as the Town no longer has any employees covered by Section 2:26; and

WHEREAS: Nothing herein shall affect the collective negotiations agreement between the Town and the Harrison Civil Service Employees Association.

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

THAT: Section 2:26 of the Manual is hereby deleted in its entirety.

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: 08/18/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION OF THE TOWN OF HARRISON, HUDSON COUNTY, STATE OF NEW JERSEY AUTHORIZING THE ADOPTION OF THE 2020 HUDSON COUNTY, NEW JERSEY HAZARD MITIGATION PLAN UPDATE

- WHEREAS: All jurisdictions within Hudson County have exposure to hazards that increase the risk to life, property, environment, and the County and local economy; and
- WHEREAS: Pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and
- WHEREAS: The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre and post disaster hazard mitigation programs; and
- WHEREAS: A coalition of Hudson County jurisdictions with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Hudson County; and
- WHEREAS: The coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

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

THAT: The Mayor & Council:

- Adopts in its entirety, the 2020 Hudson County Hazard Mitigation Plan Update (the “Plan”) as the jurisdiction’s Hazard Mitigation Plan and resolves to execute the actions identified in the Plan that pertain to this jurisdiction.
- Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
- Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
- Will continue its support of the Mitigation Planning Committee as described within the Plan.
- Will help to promote and support the mitigation successes of all participants in this Plan.
- Will incorporate mitigation planning as an integral component of government and partner operations.
- Will provide an update of the Plan in conjunction with the County no less than every five years.

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: 08/18/2020

Committee: License

Resolution #: R-2020-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO APPROVE A PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0904-33-043-006

- WHEREAS: An application has been filed for a Person-to-Person and Place-to-Place Transfer of Plenary Retail Consumption License Number 0904-33-043-006, heretofore issued to Kenneth Doran, with a mailing address of 550 Central Ave., Unit 32, Harrison, New Jersey 07029; and
- WHEREAS: Kickin Crab LLC plans to sit the subject license at the Harrison Plaza Shopping Center, 414 Bergen Street, Harrison New Jersey 07029; and
- WHEREAS: The submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and
- WHEREAS: The applicant is qualified to be licensed according to all standards established by Title 33 of New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and
- WHEREAS: The applicant has disclosed and the issuing authority reviewed the sources of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

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

THAT: The application of Kickin Crab LLC, for a Person-to-Person and Place-to-Place transfer of Plenary Retail Consumption License Number 0904-33-043-006, heretofore issued to Kenneth Doran, with a mailing address of 550 Central Ave., Unit 32, Harrison, New Jersey 07029, to the Harrison Plaza Shopping Center, 414 Bergen Street., Harrison New Jersey, be and the same is hereby approved.

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

TOWN OF HARRISON

Meeting Date: 05/05/2020

Committee: Legal

Resolution #: R-2020-



Presented by Councilperson:
Ellen Mendoza

HUDSON COUNTY

A RESOLUTION TO APPROVE A PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0904-33-053-006

WHEREAS: An application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0904-33-053-006, heretofore issued to J Daniels, Inc., for premises located at 715 Harrison Ave., Harrison, New Jersey 07029; and

WHEREAS: The submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS: The applicant is qualified to be licensed according to all standards established by Title 33 of New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS: The applicant has disclosed and the issuing authority reviewed the sources of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

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

THAT: The application of 715 Harrison Ave LLC, for a Person-to-Person transfer of Plenary Retail Consumption License Number 0904-33-053-006 from J Daniels Inc., for premises located at 715 Harrison Ave., Harrison, New Jersey, to 715 Harrison Ave LLC, with premises located at 715 Harrison Ave., Harrison New Jersey, be and the same is hereby approved.

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. 1420

**AN ORDINANCE REGARDING NJ RAILROAD AVENUE IN THE TOWN OF HARRISON,
COUNTY OF HUDSON, STATE OF NEW JERSEY**

WHEREAS, in a meeting held on December 1, 1914 (the "Meeting"), the Town of Harrison ("Town") adopted an ordinance described in the Official Minutes of the Town as "An Ordinance to provide for the vacation of all that portion of Railroad Avenue south of the southerly lines of right of way of the New Jersey Railroad and Transportation Co. and extending west of the westerly line of First Street" (hereinafter the "12-01-1914 Ordinance"); and

WHEREAS, in various Official Tax Maps of the Town (prior to the 2017 current Tax Map), reference is made to Block 72, Lot 34 ("Lot 34"), which is south of Block 72, Lot 33 and west of the westerly line of First Street, having an irregular shape and dimensions, starting in the northwesterly point and proceeding in a clockwise direction, of 20.99', 126.22', 63.79', 4.59', 25', 222.67 (or 213.30' on the 2004 and 2017 Tax Maps); and

WHEREAS, the 1985 Tax Map states that Lot 34 was "vacated 12-1-14," the 2004 Tax Map refers to Lot 34 as "vacated street," and the 2017 Tax Map does not have a designation of Lot 34, showing same as subsumed by Block 72, Lot 33; and

WHEREAS, the Ordinance Books of the Town do not contain the 12-01-1914 Ordinance, with a page indicating that the Ordinance Books covering "May 1912 to April 1924" are "missing;" as a result, the 12-01-1914 Ordinance is unavailable for review; and

WHEREAS, the owner of Block 72, Lots 32 & 33, Supor Properties Railroad Ave., LLC, has requested that the Town confirm the vacation of NJ Railroad Avenue west of the westerly line of First Street as same relates to Lot 34, with a metes and bounds description provided by Maser Consulting P.A. as follows:

BEGINNING at a point where the projected southerly line of New Jersey Railroad Avenue (25 foot wide right of way – per tax map) is intersection with westerly line of First Street (60 foot wide right of way – per tax map), and from beginning point running thence:

1. S 86° 45' 19" W, 213.30 feet along common line dividing Lot 34, Block 72, and Lots 1 and 1.01, Block 86, to a point, thence; along a line dividing Lot 34, Block 72, and Lot 33, following four (4) courses:
2. N 66° 05' 19" E, 20.99 feet to a point, thence –
3. N 79° 05' 19" E, 126.22 feet to a point, thence –
4. N 86° 05' 19" E, 63.79 feet to a point, thence –
5. N 86° 45' 19" E, 4.70 feet to a point, thence –
6. S 3° 25' 41" E, 25.00 feet along aforesaid westerly line of First Street to the Point and Place of BEGINNING; and

WHEREAS, the Mayor and Council wish to confirm the Town's vacation of NJ Railroad Avenue as far as same relates to Lot 34 only.

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.** The public rights and interests possessed by the Town, if any, in a portion of NJ Railroad Avenue west of the westerly line of First Street described above as Lot 34, are hereby vacated, abandoned and released.
- Section 2.** The right is reserved to the Town to construct, maintain and repair all sewers, gas pipes, water pipes and other municipal conveniences located under the surface of the portion of NJ Railroad Avenue hereby vacated.
- Section 3.** There are reserved and excepted from the vacation herein all rights and privileges then possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the "Cable Television Act," P.L. 1972, c. 186 (N.J.S.A. 48:5A-1, et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the portion of NJ Railroad Avenue, or any part thereof, vacated herein.

Section 4. The vacation herein of a portion of NJ Railroad Avenue west of the westerly line of First Street referred to above as Lot 34 shall only affect said Lot 34 and shall in no way affect the Town's rights and interests in Block 86, Lot 1.01 and the Town's 25' wide common access easement in Block 86, Lot 1, or any other property in the Town.

Section 5. The Town Clerk be and he is hereby directed to file a certified copy of this Ordinance in the Office of the Clerk of Hudson County.

Section 6. This Ordinance shall take effect after final passage, publication and filing according to law.

/s/ Ellen Mendoza

Councilwoman Ellen Mendoza

Introduced: 07-30-2020

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 July 30, 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			
E. MENDOZA			X			
F. NASCIMENTO	X		X			
E. VILLALTA			X			
J. FIFE			X			

Adopted: 08-18-2020