

**COMMISSIONERS CAUCUS MEETING
RIDGEFIELD PARK
March 20, 2014
7:00 PM**

Mayor Fosdick announced that this meeting is being held in accordance with the "Open Public Meeting Act, N.J.S.A. 10 4-6 et seq." notice of which was sent to the Record, and the Star Ledger on January 7, 2014 and was posted on the Municipal Bulletin Board.

ROLL CALL

Those present were Commissioners Anlian (7:05 pm), Boyd, MacNeill, Poli and Mayor Fosdick in the Chair.

Also present: Philip Boggia, Esq.; Alan O'Grady, DPW Superintendent and Tara O'Grady, Village Clerk

APPROVAL OF MINUTES

Motion by Commissioner Boyd, seconded by Commissioner Poli, to approve the minutes of the Caucus Meeting of March 6, 2014.

On roll call, Commissioners Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

Absent: Commissioner Anlian

DISCUSSION I

Edward Russo, Omer Ahmed, Stephen Santola, and Clinton Calabrese were in attendance representing Russo Development/Woodmont Properties to discuss the redevelopment of Village owned parcels on Challenger Road.

Mayor Fosdick made a preliminary statement informing all in attendance that the Board of Commissioners is interested only in the Village of Ridgefield Park. They are not interested in anything for themselves personally such as dinners, tickets to games etc. He asked that they not take offense he states this every time a proposal is presented to the Board. The Commissioners want to be informed of events as they happen.

Mr. Russo advised the Board of Commissioners that Russo Development and Woodmont Properties have a joint proposal for the Challenger Road parcels. They have dealt with challenging sites in the past. Alternate plans are designed for each parcel if warranted by constraints. A 90 day due diligence period is needed for Geotech studies. If Russo/Woodmont cannot deliver project due to findings, the reports will be turned over to the Village.

Mr. Santola advised the Board of Commissioners they do not play the political game either. Russo's knowledge of pilings and construction strategies is extensive. The Challenger Road location warrants high quality - Corporate rental units and high end amenities.

Mr. Russo added the two companies have complementary skills. Russo has in-house professionals and Woodmont has residential experience. A formal proposal will be submitted.

Mr. Russo, Mr. Ahmed, Mr. Santola and Mr. Calabrese left the meeting at 8:25 pm.

March 20, 2014

OLD BUSINESS

Correspondence

02-34 James Ruff Letter – Snow/Parking - Tabled until next meeting

CORRESPONDENCE

03-01 NJLM Washington Watch Advisory – Flood Insurance Affordability - Informational

03-02 Landmark Dividend – Cellular Lease - Informational

03-03 Boggia & Boggia – Tax Appeal Settlement – 105 Challenger Road – Resolution to be prepared for Tuesday, March 25, 2014.

03-04 Board of Chosen Freeholders – Ordinances - Informational

03-05 Stephen Quinn Letter – Snow – Commissioner Anlian suggested a joint meeting with Stephen Quinn, James Ruff, and Eric Stein. Tabled until next meeting

03-06 NJLM – COAH - Informational

03-07 Troop 3 – Eagle Scout – Mrs. O’Grady will order plaque.

03-08 NJLM Mayor’s Advisory – Energy Receipts Property Tax Relief - Informational

03-09 NJLM Mayor’s Advisory – Ewing - Informational

03-10 Lauren St. Helaire – Access for All Summit - Informational

03-11 NJLM Washington Watch Advisory – Earned Income Tax Credit - Informational

03-12 Bergen County Department of Human Services – Access for All Committee - Informational

03-13 State of NJ DOT – Transportation Alternatives Program - Informational

03-14 State of NJ DOT – Safe Routes to School – Mr. O’Grady advised the Village, will again, request a sidewalk for Emerson Street by Challenger Road. If denied, should consider having the work done. Mike Kelly will submit the application.

03-15 Fred Meyers – Bergen County Environmental Council Annual Meeting – Forwarded to the Environmental Commission. Mrs. O’Grady will respond a representative from the Village will attempt to attend.

03-16 NJLM Mayor’s Advisory – COAH, Commercial Development Fee - Informational

03-17 NJLM Mayor’s Advisory – 2013 Pension Valuation Report - Informational

03-18 North Hudson Community Action Corporation – Veteran’s Program – Informational

March 20, 2014

03-19 Washington Watch Advisory – Flood Insurance Affordability Bill - Informational

03-20 State of NJ, Department of Environmental Protection – 2014 Tree City USA Anniversary Awards - Informational

03-21 NJLM Mayor's Advisory – 2% Cap on Interest Arbitration Awards – Mayor Fosdick will draft a letter.

03-22 NJLM Mayor's Advisory – COAH - Informational

03-23 Kathleen Donovan – Hudson-Bergen Light Rail – Informational

03-24 NJLM Mayor's Advisory – Police & Fire Interest Arbitration Task Force Report - Informational

03-25 Ordinance – Removal of Snow and Ice/Liens – Commissioners to review.

03-26 Ordinance – Removal of Brush, Grass, Weeks/Liens – Commissioners to review.

HEARING OF CITIZENS

No public present

REPORTS

Commissioner Boyd read correspondence from Vince Buono, Tax Collector, advising the Village to foreclose on the two tax liens the Village is currently holding. Mr. Boggia will research.

Mayor Fosdick advised 1 Station Plaza has been recently sold. The attorney for the new owners has inquired about the parking spaces on the south side of the property. Mr. Boggia advised if the Village sells property; need to hold a public auction. Commissioner Anlian suggested leasing the spots. Mr. O'Grady suggested leasing the South Side and installing meters on the north side. He advised the biggest issue Ridgefield Park will face in the 21st century is the Combined Sewer Overflows. A resolution will be on Tuesday, March 25, 2014 awarding the fire equipment contracts. The Arts Festival is April 4th.

Clerk O'Grady distributed the cost analysis of the Village Newsletter to the Commissioners. The Division of Taxation had seized an inactive liquor license and is auctioning it on March 31st.

Attorney Boggia advised the land auction for 100 Challenger Road will be held on March 21, 2014.

ADJOURNMENT

Mayor Fosdick adjourned the meeting at 9:00 p.m.

March 20, 2014

/s/John H. Anlian
Commissioner

/s/Margaret R. Boyd
Commissioner

/s/Adam A. MacNeill
Commissioner

/s/ Hugo R. Poli
Commissioner

/s/ George D. Fosdick
Mayor

/s/ Tara O'Grady
Village Clerk
Approved on April 3, 2014