

**COMMISSIONERS CAUCUS MEETING  
RIDGEFIELD PARK  
March 6, 2014  
6:00 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 (6:04 pm), Boyd, MacNeill, Poli and Mayor Fosdick in the Chair.

Also present: Philip Boggia, Esq. 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 February 20, 2014 and the Closed Session Minutes of February 20, 2014.

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

Absent: Commissioner Anlian

**NEW BUSINESS**

**Resolution**

2014-43            Amendment to Resolution 2014-40

Motion by Commissioner MacNeill, seconded by Commissioner Boyd, that Resolution 2014-43 be approved.

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

Absent: Commissioner Anlian

**DISCUSSION I**

Bill Betesh, Esq. and Arthur Carlson, Tax Assessor were present to discuss the status of Tax Appeals. There are currently two appeals that have not been settled and sent to the Commissioners for approval – Multicultural Radio and 105 Challenger Road. Commissioner Boyd stated resolutions have been approved on all tax appeal settlements that have already been presented. Mr. Betesh advised the appeal for 100 Challenger Road is scheduled for trial on June 2 and June 3<sup>rd</sup>. The court will determine the current market value which will be used as a precedent for future appeals. The assessment now reflects a value of \$135 per square foot. Mr. Betesh is hopeful the courts will assess at \$125 per square foot, yielding a \$100,000.00 refund. The Village will have 120 days from the judgement date to process the refund. Office space market is not doing well while the residential market has improved slightly.

Mr. Betesh and Mr. Carlson left the meeting at 6:30 pm.

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**CORRESPONDENCE**

- 02-30 NJLM Mayor's Advisory – Social Security Disability / SSI Disability - Informational
- 02-31 NJLM Mayor's Advisory – Board of Public Utilities Broadband Order - Informational
- 02-32 Bergen County American Legion Inc. – Convention Program Ad - Informational
- 02-33 Robert Abbatomaro – Public Hearing for Open Space Trust Funding - Informational
- 02-34 James Ruff Letter – Snow Parking – Tabled until next meeting
- 02-35 Board of Chosen Freeholders – Ordinances - Informational
- 02-36 Washington Watch Advisory – FCC Cell Tower Rule - Informational
- 02-37 NJLM Mayor's Advisory – SFY 2015 Budget Proposal – State Aid is flat
- 02-38 Boggia & Boggia Letter to John Rolack – Professional Service Contract – Mr. Boggia stated John Rolack is accepting revision to the contract
- 02-39 Boggia & Boggia Letter to Developers – Challenger Road – Commissioner Boyd did not agree to the meeting date change for Russo Developers.
- 02-40 Chapter 28 – Direct Deposit Law – Commissioner Boyd advised the Commissioners on July 1, 2014, it will be mandatory for employees to have direct deposit. The Village would need to pass a resolution or ordinance.
- 02-41 Washington Watch Advisory – Flood Insurance Affordability Bill - Informational
- 02-42 NJDOT – Rte. 46 Advance Traffic Impact Notice – Start date March 21, 2014
- 02-43 NJLM Mayor's Advisory – Levy Cap Exemption for Snow Emergencies - Informational
- 02-44 NJLM Mayor's Advisory – COAH Extension- Informational
- 02-45 NJLM Membership Advisory – Implications of Social Media- Informational
- 02-46 NJLM Membership Advisory – Leaves of Absences in NJ - Informational
- 02-47 NJLM Mayor's Advisory – Special Olympians – Resolution for March 11, 2014 meeting.
- 02-48 Washington Watch Advisory – League Comments on FCC Cell Tower Rule Proposal - Informational
- 02-49 Twp of Teaneck – Master Plan Hearing - Informational
- 02-50 Boswell Engineering – 2014 Road Improvement Project - Recommendation for Award of Bid – Resolution for March 11, 2014

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- 02-51 NJLM Mayor's Advisory – State Aid Certifications / Pension Bills - Informational
- 02-52 County of Bergen DPW – Aerial Mosquito Spraying – Letter to be sent to the County.
- 02-53 Eric Stein Letter – Parking Restrictions – Mayor Fosdick will respond to Mr. Stein's letter.
- 02-54 Wallington Fire Department – Wake and Funeral Services - Informational
- 02-55 2014 MEL & MRHIF Education Seminar - Informational
- 02-56 NJDOT – Advance Traffic Impact Notice - Informational

## **DISCUSSION II**

Matrix Development

Donald Epstein, Richard Johnson and Gerry Salerno were present to discuss their development proposal regarding the Challenger Road Development.

Mr. Johnson reviewed Matrix's proposal. A midrise 8 story residential building with a parking deck is designed for 100 Challenger Road. Amenities would include a courtyard, pool, and rooftop terrace. 95 Challenger Road would have a podium building with 1 level of parking and 3 levels of residential construction. Mr. Johnson advised Matrix is aware a Land Disturbance Permit must be obtained and are prepared to go through the 120 day due diligence period. They are aware of the geotechnical issues of the site and want to make sure the studies are done correctly. The Commissioners will be informed of all findings and issues as they happen. The Ridgfield Park development will be Matrix's main priority.

Mayor Fosdick agreed it is important for the Board to be informed with any issues as they happen. The Commissioners will be meeting with three other developers.

Mr. Johnson pledged an MOU – Memorandum of Understanding.

While every project has challenges, Matrix will find solutions. They are ready to go.

Mr. Epstein, Mr. Johnson and Mr. Salerno left the meeting at 8:05 pm.

## **HEARING OF CITIZENS**

No public present

## **REPORTS**

**Commissioner Boyd** advised the tax collection rate is higher (98.19) than any time since 2009. At the recommendations of Vince Buono, Tax Collector, the Village should consider foreclosing on their two municipal liens. Commissioner Boyd inquired about the status of Starplex utilizing the Village lot for parking. Mr. Boggia will send correspondence to Starplex. Documentation on the 2014 budget was distributed noting no municipal increase. Commissioner Boyd does not agree with a \$30,000 increase for property maintenance, burden will be on the taxpayers. Commissioner MacNeill stated the program will pay for itself; an ordinance will need to be adopted. Mayor Fosdick added a funding mechanism needs to be in place. The budget will be introduced on Tuesday, March 11, 2014.

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**Commissioner Anlian** advised health benefits for the two part time professionals will continue. However, effective July 1, 2014, the Village will only cover the employee. Any dependents will be the responsibility of the employee. Commissioner Anlian stated full time employees wishing to opt out of medical benefits should receive an annual monetary incentive. Mr. Boggia will research. Skymark made revisions to their redevelopment plans and are more in line with the Environmental Commission recommendations.

**Mayor Fosdick** advised the Elk's Citizen of the Year Dinner is Saturday, March 15th. Larry Stefanile, Grantsman, is working on an Energy Audit. The new fire truck will be delivered in approximately 18 months. Mayor Fosdick may not be in attendance at the March 25<sup>th</sup> meeting.

**Clerk O'Grady** advised the public hearing on the two ordinances introduced on February 25 will on March 25, 2014.

**Attorney Boggia** advised the land auction will be held on March 21, 2014.

**ADJOURNMENT**

Mayor Fosdick adjourned the meeting at 8:47 p.m.

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Commissioner Anlian

/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 March 20, 2013