

**COMMISSIONERS CAUCUS MEETING MINUTES**  
**RIDGEFIELD PARK**  
**July 9, 2020**  
**7:00 PM**

Mayor Anlian 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 December 31, 2019 and was posted on the Municipal Bulletin Board.

**ROLL CALL**

Those present were Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian in the chair.  
Absent: Commissioner Olson

Also, present: Philip Boggia, Village Attorney; Joe Rella, Chief of Police and Tara O’Grady, Village Clerk

**APPROVAL OF MINUTES**

Motion by Commissioner Gerken, seconded by Commissioner Portorreal to approve the minutes of the Commissioners Caucus and Closed Session Meetings of June 4, 2020.

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA”.  
Absent: Commissioner Olson

**PUBLIC HEARING ON 2020 BUDGET**

Mayor Anlian advised the public hearing is on the 2020 introduced budget.

Mayor Anlian then announced that all interested parties would now be given opportunity to be heard for or against the 2020 Municipal Budget.

Janet Malool stated she did not see the budget posted on the website. Robert Benecke, Village Financial Consultant, advised it should be up on the website shortly. The advertised summary replaces the actual budget document. \$1 million in surplus is being used to balance the collection of taxes.

Janet Malool asked if the Village qualifies to be reimbursed for COVID expenses. Mr. Benecke advised that is not part of the budget.

Janet Malool inquired about the capital projects and thought the taxes would go up significantly for the sewer project. Mr. Benecke advised not a lot is in this year’s budget for the sewers. Next year’s budget will have CSO money budgeted. Commissioner MacNeill advised the Village has already spent millions of dollars on the CSO issue. Mayor Anlian added the CSO project is an enormous cost that is being placed on the taxpayers.

Janet Malool asked when we will have the figures for the Green Team’s budget. Mayor Anlian advised we have to wait for the state to approve the budget.

Janet Malool stated the Board of Education designates a meeting for the budget. Does the Village? Mr. Benecke responded that tonight’s public hearing serves that purpose. A previous meeting was held June 4, 2020.

Mr. Benecke advised the budget increased between 1.5 – 2% of last year’s budget. Taxes are increasing \$25 to \$30 per \$100,000 of the average assessed home value for the municipal portion.

**July 9, 2020**

Vince Buono, Tax Collector, stated the Village will be mailing estimated 3<sup>rd</sup> quarter tax bills in August with a due date after Labor Day. Mayor Anlian would like a letter to accompany the tax bills to clarify the estimated tax bill.

Commissioner Portorreal moved the public hearing be closed, seconded by Commissioner Gerken.

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA” to close the public hearing.

Absent: Commissioner Olson

### **NEW BUSINESS**

#### **Resolution:**

2020-093      Accept Recommendation of the Ridgefield Park Planning Board to Designate Certain Parcels as an “Area in Need of Redevelopment” with Condemnation Powers Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Motion by Commissioner Gerken, seconded by Commissioner Portorreal to approve Resolution 2020-093.

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA”.

Absent: Commissioner Olson

#### **Resolution:**

2020-094      Award Professional Services Contract to Ken Ochab, AICP, P.P.

Motion by Commissioner Portorreal, seconded by Commissioner Gerken to approve Resolution 2020-094.

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA”.

Absent: Commissioner Olson

### **CORRESPONDENCE**

06-22 Webinar – Facing and Embracing Crisis for your Municipality - Informational

06-23 NJLM – Weekly Round-Up - Informational

06-24 Ezio Altamura – Proposed Bylaw Amendment Clarification – Commissioners will prepare a resolution in August.

06-25 Natasha Suarez – Block Party – Resolution to be prepared for July 14, 2020 meeting.

06-26 Matthew McHale, NJ Transit – Portal North Bridge Major Development - Informational

06-27 Rep. Pascrell – COVID-19 Update - Informational

06-28 NJLM – Weekly Round-Up - Informational

07-01 NJLM – Weekly Round-Up - Informational

07-02 Board of Chosen Freeholders – Ordinance - Informational

**July 9, 2020**

**CORRESPONDENCE – cont.**

07-03 NJLM – 23<sup>rd</sup> Annual Elected Officials Hall of Fame – Board of Commissioners should Send in a nomination.

07-04 Matt Watkins, Municipal Communications Management Company – To be invited to a September Caucus meeting.

**DISCUSSION**

LOSAP Ordinance – will be introduced on Tuesday, July 14, 2020.

2020 Salary Ordinance – tabled until July 23, 2020 Caucus Meeting.

**HEARING OF CITIZENS**

Janet Malool, resident, stated she is frustrated with the Village’s Master Plan. The Master Plan is in the process of being updated and she can not locate it on the website. She has inquired with Ken Ochab, Village Planner, when he will have public meetings on it so the citizens can have some input. Mayor Anlian advised the Master Plan would have to be approved and all committees, boards and commissions have a “Hearing of Citizens” portion at their public meetings. Commissioner Gerken stated website updates are in the works – realizes the current website is not very user-friendly.

**REPORTS**

**Commissioner Gerken** advised paperwork has been submitted for the extension and addendum for the Nature Trail. The 4<sup>th</sup> of July went well and was uneventful. He thanked the Police Department, DPW and all who participated.

**Mayor Anlian** advised he received a copy of the petitions on the proposed Main Street/Preston Street apartment building. The developer had contacted Francine Orovitz asking to meet with the Board of Commissioners to see what would be acceptable. The proposed location is not zoned for an apartment building. Schools and parking are issues. Attorney Boggia added all high rises that exist are in the Master Plan. The Master Plan identifies all multi-family zones. Main/Preston is zoned for 1 and 2 family homes.

**Clerk O’Grady** advised the Summer Rec program has a permit for the pavilions and an AA group has been infringing on their space. The AA group does not have a permit and are smoking near the children – who enforces permits? Chief Rella will look into the issue.

**Philip Boggia** advised KABR has proposed redevelopment plans for 64 & 95 Challenger Road. 60 Challenger Road LLC has plans and application into the Planning Board. The Borough of Bogota is giving the developer of the “Bogota Golf Center” site a resolution stating the property is in need of redevelopment in order to obtain a PILOT program - Ridgefield Park will not.

**CLOSED SESSION**

Resolution:

2020-095 Authorize Closed Session Meeting

On a motion by Mayor Anlian, seconded by Commissioner MacNeill, the public portion of the meeting recessed in order to convene a Closed Session Executive Meeting permitted pursuant to N.J.S.A. 10:4-12b (7) Potential Litigation

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA”.  
Absent: Commissioner Olson

**July 9, 2020**

The Board of Commissioners convened closed session at 8:28 p.m.

On a motion by Mayor Anlian, seconded by Commissioner MacNeill, the Board of Commissioners returned to open session at 9:00 p.m.

**ADJOURNMENT**

Motion by Commissioner Gerken, seconded by Mayor Anlian to adjourn.

On roll call, Commissioners Gerken, MacNeill, Portorreal and Mayor Anlian voted “YEA”.

Absent: Commissioner Olson

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

/s/William G. Gerken  
Commissioner

/s/Adam A. MacNeill  
Commissioner

Absent  
Commissioner

/s/Wanda C. Portorreal  
Commissioner

/s/ Tara O’Grady  
Village Clerk  
Approved on August 6, 2020

/s/John H. Anlian  
Mayor