

EXECUTIVE MEETING
RIDGEFIELD PARK

May 19, 2005
7:30 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 2, 2005 and was posted on the Municipal Bulletin Board.

ROLL CALL*****

Those present were Commissioners Anlian, Poli and Mayor Fosdick in the Chair. Commissioners Heck and Storer were absent.

APPROVAL OF MINUTES*****

Motion by Commissioner Poli, seconded by Commissioner Anlian that the minutes of May 5, 2005 be approved. On roll call, Commissioners Anlian, Poli and Mayor Fosdick voted "YEA"

7:30 PM – M. Kafafian & E. McIntyre regarding Development of Hartz Property

Mr. McIntyre spoke concerning the development of the property. He said he had spoken with the people who were interested in the property.

Mayor Fosdick asked what Hartz is doing?.

Mr. McIntyre said they are submitting an application to the Planning Board and hopefully it would be put on the agenda. The people interested in the property are aware that Hartz is preparing to put up a hotel. They seem to be "money people", not builders or developers. Mr. McIntyre's concern is in case of bankruptcy.

Mr. Durkin said there are new bankruptcy laws.

Mr. Kafafian said there could be a performance bond for any work; but a lease would give the Village more control than selling the property, and it should be leased parcel by parcel.

Discussion was held concerning the potentials of the property Mr. Durkin said a survey was done by an engineering firm, and they will have a certificate to us at the end of the month. Mr. Durkin spoke to Joe Layton, and he gave us a price of \$5,000 and we have awarded him a contract. Mr. Durkin said the matter will have to be sent to the Planning Board and everything should be complete by Labor Day

The market value of the property and the type of stores and restaurants for the area were discussed. It was also noted that Mellon Bank is moving to Jersey City. Mayor Fosdick

mentioned we will have some kind of affordable housing obligation, and it was agreed that a decision would have to be made concerning the property, whether to lease or sell and the Mayor said that a decision would be made when the five Commissioners were present.

Mr. McIntyre and Mr. Kafafian left at 8:20 PM.

CORRESPONDENCE*****

05-12 Hatch Mott MacDonald-Village of Ridgefield Park Public Participation Work Plan- Bill has been paid -Account has to be set up.

05-13 The Record-Sunday May 1, 2005-“Frnk Talk From Builders’ Lawyer”- Informational.

05-14 Board of Education – Certificate & Report of School Taxes 2005-2006- Informational

05-15 NJLM-Notification Prior to Utility Work-Informational

05-16 Dept. of Environmental Protection-Radon Environmental Protection- Commissioner Anlian will check with Deborah Ricci.

05-17 Board of Education-Notice of Meetings-Informational.

05-18 NJLM-Expansion of Health Coverage-File.

05-19 NJLM-Proposed Economies for 2005 for Local Governments Participation in SHBP-File.

05-20 NJLM-2nd Annual Property Tax Summit-Informational

05-21 Boswell McClave Engineering-Flood Insurance Rate Map-Letter received from FEMA-sent to M. Kelly.

05-22 Department of environmental Protection-General Permit for CSO-Informational

05-23 Time Warner Cable-Agreement Reached-File.

05-24 Time Warner Cable-Change in Travel Channel-File.

05-25 Council on Affordable Housing Newsletter-Information distributed to COAH Committee.

05-26 NJLM-Affordable Housing Finance Resources-Informational

05-27 Malcolm Pirnie-Public Notification for BCUA Stream Encroachment Permit-File.

REPORTS*****

Commissioner Anlian reported:

1. The Municipal Court has requested to be able to use Credit Cards. Spoke with Joe Kelly who said we should adopt an ordinance and essentially the cost will be chargeable to the violator.
2. The Shade Tree will be planting a tree honoring Commissioner Davis on Monday, May 30, 2005 at 1:00 PM at the town pool.

Commissioner Poli – no report.

Mayor Fosdick reported:

1. Wednesday-Met with Bergen Improvement Authority on Overpeck Park. Copy of map sent to Stephen Boswell. Use of Ridgefield Park sewers is not acceptable. Mr. Darcy is the contact person. They do not keep us informed.
2. Mary Kane wanted to know how to go about hanging two signs concerning the Girls Basketball Team-League Champions. She will be put in touch with Mr. O'Grady
3. Memorial Day Services:
Fire Department Services – 9:30 AM – Firemen's Monument
Village Service – 11:00 – at the Monument
Pool Dedication- 1:00 – at Pool
4. Mayor Fosdick will not be at Commissioners Meeting on Tuesday, May 24th. He will be attending the Academics Award Dinner.
5. Received a copy of a letter sent to the Local Finance Board that Thrift Drugs has not paid their water bills, with reference that their fire protection service would be terminated May 2, 2005
6. Pedestrian Overpass-received arials. Talked to Stephen Boswell as to what is the best place to put the overpass.

Martin t. Durkin reported:

1. Letter faxed from Skymark – in the process of purchasing 15 acres of turnpike property. Wanted assurances that we are not interested in the property. Will send letter to Stephen Boswell and will speak to Joe Kelly to calculate all taxes due.
2. T-Mobile. Will get letter to Alan O'Grady tomorrow. Decision out of Spring Lake that you have to take bids on this.
3. Bill Betesh was on "e bay" and saw a Ridgefield Park Tercentennial Book being bid on. The book sold for \$200.00.

Chief Ahrlich – no report.

Village Clerk-no report.

DISCUSSION*****

KB Tax Appeal-Martin T. Durkin stated problem is property is in two municipalities, Bogota and Ridgefield Park. There are allegations of contamination on the property. However, the property has been sold. We can settle without Bogota. Mr. Durkin spoke with Joe Kelly and we can do it after the budget is adopted.

Introduction of New Zoning Ordinance-Mr. Durkin's Office has been working on the ordinance. It may be ready to introduce on May 24th, and will be referred to the Planning Board and will be posted on the Website. The public hearing will be scheduled for July 12, 2005.

Report on Affordable Housing-Mr. Durkin sent a report which lists areas for possible affordable housing overlay zoning in the Village of Ridgefield Park (see attached)

Capital Items-Discussion on Capital Items will take place when all five Commissioners are present.

Mayor Fosdick gave the 2005-2006 Snow Plowing Program to Alan O'Grady.

ADJOURNMENT*****

Motion by Commissioner Poli, seconded by Commissioner Anlian to adjourn the meeting at 9:35 PM. On roll call, Commissioners Anlian, Poli, and Mayor Fosdick voted "YEA"

Commissioner

Commissioner

Commissioner

Commissioner

Mayor

Village Clerk