

COMMISSIONERS REGULAR MEETING MINUTES
RIDGEFIELD PARK
March 23, 2021
7:30 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 28, 2020 and was posted on the Municipal Bulletin Board and Village Website.

Due to the COVID-19 Coronavirus Health Crisis, this meeting was held via Zoom call.

ROLL CALL

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

Also, present: Philip Boggia, Village Attorney; Joseph Rella, Chief of Police; Edward Monroe, DPW Superintendent and Tara O’Grady, Village Clerk

FLAG SALUTE

The flag salute was led by Mayor Anlian.

APPROVAL OF MINUTES

Motion by Commissioner Gerken, seconded by Commissioner Portorreal to approve the minutes of the Commissioners Regular Meeting of March 9, 2021.

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

COMMISSIONER REPORTS

Commissioner Gerken advised the 4th of July Committee had a meeting last night and are moving ahead with planning the 4th of July festivities. Maggie Boyd is the point person for fireworks. Mayor Anlian stated the best way to end July 4th is with fireworks. Commissioner Gerken stated the Village can only advise people to maintain 6’ distances.

Commissioner MacNeill advised the Commissioners will review the budget sheets at the April 8th Caucus meeting.

HEARING OF CITIZENS

No citizens present.

NEW BUSINESS

Mayor Anlian announces that the following business is considered to be routine in nature and will be enacted in one motion. Any item may be removed for separate consideration.

RESOLUTIONS:

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| 2021-37 | Authorize Budget Transfers |
| 2021-38 | Authorize Expenditures of Fire Prevention Dedicated Funds |
| 2021-39 | Authorize Agreement for Public Health Services with the Borough of Ridgefield |
| 2021-40 | Appoint Green Team Member |
| 2021-41 | Authorize Street Closure – Garden Street |
| 2021-42 | Authorize Shared Service Agreement for the Bergen County Road Resurfacing Program |
| 2021-43 | Authorize Shared Service Agreement for the Bergen County ADA Curb Ramp Program |

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Motion by Commissioner MacNeill, seconded by Commissioner Gerken, that the consent agenda be approved.

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

ORDINANCE INTRODUCTION

2021-03 BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2020 ROAD IMPROVEMENT PROGRAM IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,800,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Commissioner MacNeill moved the ordinance be given its first reading. So ordered.

Commissioner MacNeill read the said ordinance by title.

Commissioner MacNeill moved the ordinance be adopted on first reading, published in the Record Newspaper and posted on the Village Bulletin Board by the Village Clerk. The public hearing will be held on April 8, 2021 at 7:00 p.m.

Motion was seconded by Commissioner Portorreal.

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

ORDINANCE INTRODUCTION

2021-04 BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$125,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Commissioner Portorreal moved the ordinance be given its first reading. So ordered.

Commissioner Portorreal read the said ordinance by title.

Commissioner Portorreal moved the ordinance be adopted on first reading, published in the Record Newspaper and posted on the Village Bulletin Board by the Village Clerk. The public hearing will be held on April 8, 2021 at 7:00 p.m.

Motion was seconded by Commissioner Gerken.

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

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ORDINANCE INTRODUCTION

2021-05 BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A NATURE TRAIL IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$950,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Commissioner Gerken moved the ordinance be given its first reading. So ordered.

Commissioner Gerken read the said ordinance by title.

Commissioner Gerken moved the ordinance be adopted on first reading, published in the Record Newspaper and posted on the Village Bulletin Board by the Village Clerk. The public hearing will be held on April 8, 2021 at 7:00 p.m.

Motion was seconded by Mayor Anlian.

On roll call Commissioners Gerken, MacNeill, Olson, Portorreal and Mayor Anlian voted "YEA".

DISCUSSION

78 Mount Vernon Street

Phil Boggia stated Boswell Engineering submitted a rough draft of the property as a parking lot. 50 parking spots would be gained. The cost of the building is approx. \$950,000.00. The building next to that would cost about half that amount. Steve Pellino has reached out to the owners of 78 Mt. Vernon.

Commissioner Gerken stated these properties would come off the tax rolls - approx. \$60,000.00. He doesn't think we need extra parking.

Commissioner MacNeill added that there is a problem getting people to park in the Cedar Street lot. The Commissioners need to think about the optics – the Village lost \$1 million in ratables with the Skymark property – can we absorb more of a ratable hit? The CSO issue is down the road. If the Cedar Street lot connects to 78 Mt. Vernon's lot, it would change the dynamics of Main Street.

Mayor Anlian stated the property is an option for a least 1 centralized firehouse in the future – may not get this opportunity again. Lost tax revenue can be offset with meters.

Commissioner Portorreal stated she is for the parking lot.

Commissioner Gerken stated they need a defensible reason to the public for spending that kind of money.

Commissioner Olson stated perhaps some parking spots can be leased out to the restaurants.

Phil Boggia stated the Commissioners really need to make a decision on whether to acquire the property or not.

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On a motion by Mayor Anlian seconded by Commissioner Olson, the Board of Commissioners will proceed to purchase 74 and 78 Mt. Vernon Street.

On roll call, Commissioner Gerken stated he is 50/50. Commissioners MacNeill, Olson, Portorreal and Mayor Anlian voted "YEA".

CLOSED SESSION

Resolution:

2021-44 Authorize Closed Session Meeting

On a motion by Commissioner Olson seconded by Mayor Anlian, 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 (8) Personnel

On roll call, Commissioners Gerken, MacNeill, Olson, Portorreal and Mayor Anlian voted "YEA".

The Board of Commissioners convened closed session at 8:10 p.m.

On a motion by Commissioner Olson, seconded by Mayor Anlian, the Board of Commissioners returned to open session at 8:20 p.m.

ADJOURNMENT

Motion by Commissioner Gerken, seconded by Commissioner Olson to adjourn.

On roll call, Commissioners Gerken, MacNeill, Olson, Portorreal and Mayor Anlian voted "YEA".

Mayor Anlian adjourned the meeting at 8:20 p.m.

Absent
Commissioner Gerken

/s/Adam A. MacNeill
Commissioner

/s/Mark C. Olson
Commissioner

/s/ Wanda C. Portorreal
Commissioner

/s/Tara O'Grady
Village Clerk

Approved on April 13, 2021

/s/ John H. Anlian
Mayor