

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
April 23, 2024
7:30 PM

Mayor Anlian announces 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 29, 2023 and was posted on the Municipal Bulletin Board and the Village Website.

This agenda is listed as a courtesy and attempt to inform the public of actions being considered by the Village Board of Commissioners. There may be additions and deletions prior to the Board taking final action. Any action may be taken at any meeting, which includes all Caucus and Regular sessions. The Commissioners reserve the right to conduct and/or attend any meetings presently scheduled for the rest of 2024 by a combination of electronic and/or in-person means. Meetings are open to the public.

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES

Commissioners Regular Meeting of April 9, 2024

COMMISSIONER REPORTS

HEARING OF CITIZENS

PUBLIC HEARING

Bergen County Trust Fund Municipal Program – Nature Preserve Land Acquisition

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:

- 2024-66 Authorize Application for US Congress Community Project Funding FY 2025
- 2024-67 Authorize Application for Recycling Tonnage Grant
- 2024-68 Authorize Agreement with ParkMobile Through the National Cooperative Purchasing Alliance
- 2024-69 Authorize Tax Appeal Settlement – 185 Industrial Avenue
- 2024-70 Appoint Fund Commissioner for the South Bergen Municipal Joint Insurance Fund
- 2024-71 Appoint Func Commissioner for the Bergen Municipal Employee Benefits Fund
- 2024-72 Authorize Tax Lien Redemption
- 2024-73 Authorize Emergency Repairs
- 2024-74 Authorize Shade Tree Trust Expenditure
- 2024-75 Authorize Contract to Boswell Engineering to Administer Improvements to Hunter Park
- 2024-76 Authorize Boswell Engineering to Update the Stormwater Pollution Prevention Plan
- 2024-77 Authorize Professional Services Contract with Lewis S. Goodfriend & Associates for Acoustical Services

ORDINANCE PUBLIC HEARING & ADOPTION

2024-06 ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 96 AND 96A ENTITLED "DISTRICT REGULATIONS" OF THE ZONING ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK

PROCLAMATION

Arbor Day

CLOSED SESSION (if necessary)

2024-78 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2024-66

A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK AUTHORIZING THE APPLICATION FOR U.S. CONGRESS COMMUNITY PROJECT FUNDING IN CONNECTION WITH COMBINED SEWER OVERFLOW (CSO) IMPROVEMENTS

WHEREAS, the Village of Ridgefield Park desires to apply for and obtain a grant from the Federal Government in connection with improvements to its sewer infrastructure; and

WHEREAS, the United States Congress has initiated a program for the funding of local projects, called, respectively, “Congressionally Directed Funding” in the Senate, and “Community Project Funding” in the House of Representatives; and

WHEREAS, both United States Senators Menendez and Booker have submitted applications for Congressionally Directed Funding on behalf of the Village for the 2025 fiscal year; and

WHEREAS, Congressman Gottheimer, as the Village’s representative, has submitted an application for Community Project Funding for the 2025 fiscal year; and

WHEREAS, this project purpose is for reduction of Combined Sewer Overflow (CSO) occurrences in the Hackensack River via localized sewer separation; and

WHEREAS, this project will help mitigate combined sewer overflows by implementing localized sewer separation to provide linear storage of stormwater discharge within the Village, and facilitate implementation of store-delay-discharge during peak rain events.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners for the Village of Ridgefield Park, does hereby approve the application for Federal funding for improvements to the Village’s sewer and wastewater infrastructure; and

BE IT FURTHER RESOLVED, that the Mayor, Village Clerk, and other appropriate officials are hereby directed, authorized and empowered to execute any documents necessary for this grant application.

Resolution 2024-67

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2023 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Board of Commissioners of the Village of Ridgefield Park to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Village of Ridgefield Park hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Edward Monroe, Recycling Coordinator/Certified Recycling Professional to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purpose of recycling.

Resolution 2024-68

A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK AUTHORIZING ENTRY INTO AN AGREEMENT WITH PARKMOBILE, LLC, THROUGH THE NATIONAL COOPERATIVE PURCHASING ALLIANCE, FOR THE PROVISION OF ADDITIONAL PARKING MANAGEMENT SERVICES

WHEREAS, the Village of Ridgefield Park has negotiated with ParkMobile, LLC for the provision of electronic parking management, in addition to the physical parking management currently available in the Village; and

WHEREAS, these services will be revenue producing and will provide added convenience to Village residents and businesses; and

WHEREAS, N.J.S.A. 52:34-6.2 authorizes contracting units to purchase goods or to contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement for its administration; and that has been developed utilizing a competitive bidding process by another contracting unit within the State of New Jersey, or within any other state, when available; and

WHEREAS, the Department of Community Affairs Division of Local Government Services issues Local Finance Notice 2012-10 entitled "Using National Cooperative Contracts: Application of P.L. 2011, C. 139." The LFN set forth guidance for contracting units to follow in utilizing a national cooperative contract; and

WHEREAS, the procurement of goods and services through a National Cooperative does not need to go through the public bidding process; and

WHEREAS, ParkMobile, LLC is an authorized vendor under the National Cooperative Purchasing Alliance; and

WHEREAS, a copy of the proposed agreement is attached hereto and made a part hereof; and

WHEREAS, in view of the fact that this contract is revenue-generating, it is not necessary for the Chief Financial Officer of the Village of Ridgefield Park to certify that there are sufficient funds available for the purpose of awarding a contract to said entity.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park, that the attached contract for parking services be awarded to ParkMobile LLC; and

BE IT FURTHER RESOLVED, that the Mayor, the Village Clerk, and all other appropriate officials are hereby directed, authorized, and empowered to execute this agreement, and any other necessary documents.

Resolution 2024-69

WHEREAS, the Ridgefield Park Board of Commissioners have been advised of the proposed settlement of a property tax appeal filed by MS Settlers Run LLC Etal (hereinafter the “Tax Appeal”), under Docket Numbers 011632-2021; 009611-2022 and 003545-2023; and,

WHEREAS, the aforesaid Tax Appeal involves a commercial property located at 185 Industrial Avenue, and is otherwise designated as Block 151 Lot 1 on the tax assessment map of the Village; and,

WHEREAS, the Governing Body has been advised of the merits of the aforesaid settlement by legal counsel, the Village Appraiser and the Village Tax Assessor; and,

WHEREAS, the terms of the proposed Tax Appeal settlement are set forth in the Schedule “A” attached hereto and made a part hereof; and,

WHEREAS, it is in the best interest of the Village to settle the subject Tax Appeal in accordance with the terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park, that the aforesaid Tax Appeal settlement is hereby approved, in accordance with the terms set forth in the attached Schedule “A”; and,

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Village Clerk, Village Tax Attorney and/or any other appropriate Village official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE “A”

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

2021 Appeal: Withdrawn
2022 Appeal: Withdrawn
2023 Appeal: \$10,500,000

B. The 2024 Assessment for the subject property shall not exceed \$10,000,000.

Resolution 2024-70

**RESOLUTION APPOINTING
FUND COMMISSIONER**

WHEREAS: Public Law 1983, c.372 (N.J.S.A. 40A:10-36 et seq) permits municipalities to join together to form a joint insurance fund; and

WHEREAS, the South Bergen Municipal Joint Insurance Fund is duly constituted as a Municipal Self-Insurance Fund; and

WHEREAS, the Village of Ridgefield Park is a member of the South Bergen Municipal Joint Insurance Fund, and

WHEREAS, the NJSA 40A:10-36 et seq as well as the Bylaws of the South Bergen Municipal Joint Insurance Fund provide that “in the manner generally prescribed by law, each member shall appoint one (1) commissioner to the Fund. Each member shall select either a member of its governing body or one of its employees and,

WHEREAS the term of the appointment is either:

1. A commissioner, other than the special commissioner, who is a member of the appointing municipality's governing body shall hold office for two years or for the remainder of his/her term of office as a member of the governing body, whichever shall be less.
2. Commissioners who are employees of the appointing member shall hold office at the pleasure of the Township and can be removed by the Township at any time without cause.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Village of Ridgefield Park does hereby appoint Mark Olson to serve as Fund Commissioner to the South Bergen Municipal Joint Insurance Fund

Resolution 2024-71

**RESOLUTION APPOINTING
FUND COMMISSIONER**

WHEREAS: Public Law 1983, c.372 (N.J.S.A. 40A:10-36 et seq) permits municipalities to join together to form a joint insurance fund; and

WHEREAS, the Bergen Municipal Employee Benefits Fund is duly constituted as a Municipal Self-Insurance Fund; and

WHEREAS, the Village of Ridgefield Park is a member of the Bergen Municipal Employee Benefits Fund, and

WHEREAS, the NJSA 40A:10-36 et seq as well as the Bylaws of the Bergen Municipal Employee Benefits Fund provide that “in the manner generally prescribed by law, each member shall appoint one (1) commissioner to the Fund. Each member shall select either a member of its governing body or one of its employees and,

WHEREAS the term of the appointment is either:

1. A commissioner, other than the special commissioner, who is a member of the appointing municipality's governing body shall hold office for two years or for the remainder of his/her term of office as a member of the governing body, whichever shall be less.
2. Commissioners who are employees of the appointing member shall hold office at the pleasure of the Township and can be removed by the Township at any time without cause.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Village of Ridgefield Park does hereby appoint Mark Olson to serve as Fund Commissioner to the Bergen Municipal Employee Benefits Fund.

Resolution 2024-72

WHEREAS, Tax Sale Certificate No. 23-001 Block 20.01 Lot 14.01 525 Teaneck Road, was redeemed by the owner AORS Realty LLC,

And Whereas, payment was received in the amount of \$38,736.15 from the owner, AORS Realty LLC

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be, and hereby is, authorized to issue a check for the Lien Redemption amount of \$38,736.15 and Return of Premium \$46,000.00 payable to the Lienholder:

CHRISTIANA T. C/F C&E1/FIRSTTRUST BANK
P.O. BOX 5021
PHILADELPHIA, PA 19111-5021

Resolution 2024-73

BE IT RESOLVED that pursuant to the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1, that there existed an exigency caused by an emergency as indicated below and that the below vendor(s) have been authorized to remedy the emergency in the amount(s) listed below:

<u>Date of Emergency</u>	<u>Nature</u>	<u>Vendor</u>	<u>Amount Authorized</u>
11/14/2023	Repairs to Ambulance	Bergen Brookside Automotive	\$13,007.18

Resolution 2024-74

WHEREAS, the Shade Tree Commission has requested payment be made to Ben Shaffer Recreation Inc.; and

WHEREAS, this expenditure is a permitted use of funds in the Shade Tree Dedicated Account.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the following expenditure:

Ben Shaffer Recreation Inc.

\$1,234.00

VILLAGE OF RIDGEFIELD PARK

Resolution No. 2024-75

A RESOLUTION AUTHORIZING ENTRY INTO A CONTRACT WITH BOSWELL ENGINEERING TO ADMINISTER IMPROVEMENTS TO THE TENNIS AND BASKETBALL COURTS AT HUNTER PARK

WHEREAS, the Village of Ridgefield Park has received \$125,206 in funding from the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (“Trust Fund”) for the municipal park project Hunter Park: Resurfacing for Tennis & Basketball Courts; and

WHEREAS, the Village has passed Resolution 2024-26, authorizing acceptance of this grant on February 27, 2024; and

WHEREAS, the Village Engineer, Boswell Engineering, Inc., has prepared a proposal for the administration of this project, including preparation of bid documents, bid administration services, and construction inspection services, dated April 15, 2024; and

WHEREAS, the Village Chief Financial Officer has certified that funds have been received and are available for this purpose in account number 04-2150-55-2405.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park that the Village Engineer, Boswell Engineering, Inc., is hereby authorized to administer the Improvements to the Tennis & Basketball Courts at Hunter Park, as outlined in its April 15, 2024 proposal.

Resolution 2024-76

A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK AUTHORIZING THE VILLAGE ENGINEER, BOSWELL ENGINEERING, TO UPDATE THE VILLAGE STORMWATER POLLUTION PREVENTION PLAN (SP3)

WHEREAS, in December 2022 the New Jersey Department of Environmental Protection (“NJDEP”) publicized new and modified minimum standards for the Statewide Basic Requirements to the Tier A Municipal Stormwater General Permit; and

WHEREAS, Village of Ridgefield Park is a participant of the Municipal Stormwater Management Program, established by the NJDEP; and

WHEREAS, updates to the Village’s Stormwater Pollution Prevention Plan (SP3) are among the NJDEP requirements that must be enacted this year; and

WHEREAS, the Village Engineer, Boswell Engineering, has prepared a letter outlining the steps necessary to keep the Village in compliance, and estimating the cost for such work at \$4,500.00; and

WHEREAS, for the Village to remain compliant with the Municipal Stormwater Management Program, it must update its SP3; and

WHEREAS, the Village Chief Financial Officer has certified that funds are available for this purpose in account number 04-2150-55-2311.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Village of Ridgefield Park that the Village Engineer, Boswell Engineering, Inc., is hereby authorized to perform the work detailed in its April 12, 2024 letter necessary to update the Village SP3.

BE IT FURTHER RESOLVED, that Mayor and Village Clerk are hereby authorized to execute any documents necessary to effectuate the provisions and purposes of this resolution.

Resolution 2024-77

A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK AUTHORIZING ENTRY INTO A PROFESSIONAL SERVICES CONTRACT WITH LEWIS S. GOODFRIEND & ASSOCIATES FOR ACOUSTICAL SERVICES

WHEREAS, the Village of Ridgefield Park has determined that a need exists to conduct a study of possible noise violations within the Village; and

WHEREAS, Lewis S. Goodfriend & Associates has submitted a proposal to provide such services on February 29, 2024, including acoustical measurements, data analysis, documentation, and recommendations, for an estimated total of \$6,000.00; and

WHEREAS, the Village Chief Financial Officer has certified that funds have been received and are available for this purpose in account number 01-2010-22-1962-100.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Village of Ridgefield Park as follows:

1. The Recitals above are incorporated as if set forth herein at length.
2. A contract is hereby awarded to Lewis S. Goodfriend & Associates for acoustical services, as outlined in its proposal, dated February 29, 2024
3. The Mayor and the Village Clerk are hereby directed, authorized and empowered to execute a contract with Lewis S. Goodfriend & Associates in a form satisfactory to the Village Attorney and to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.

**VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY NEW JERSEY
ORDINANCE NO. 2024-06**

**ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN,
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 96 AND 96-
A ENTITLED “DISTRICT REGULATIONS” OF THE ZONING ORDINANCE OF THE
VILLAGE OF RIDGEFIELD PARK**

WHEREAS, The Village of Ridgefield Park adopted a Comprehensive Zoning Ordinance No. 2023-21 on December 12, 2023, whereby the Village made modifications, additions and corrections to the existing zoning regulations; and

WHEREAS, the Village of Ridgefield Park Planning Board has advised that Section 96-4.5 of the Zoning Ordinance, entitled “Certain Uses Related to Cannabis Prohibited” was inadvertently omitted from the new zoning ordinance; and

WHEREAS, Section 96-4.5 specifically prohibits all classes of cannabis distribution or cannabis delivery services as defined in section 3 of the ordinance; and

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park wishes to amend Ordinance 96 and 96A to reinsert §96-4.5 entitled “Certain Uses Related to Cannabis Prohibited” into the ordinance as follows:

§96-4.5 CERTAIN USES RELATED TO CANNABIS PROHIBITED

A. Wherever used in this chapter, the following terms shall have the meanings indicated:

CANNABIS

All or parts of the plant genus cannabis, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds (except those containing only resin extracted from the plant). Notwithstanding the foregoing, this definition shall not be deemed to include hemp, as such term is defined herein.

CANNABIS ESTABLISHMENT

All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service. This definition shall also include businesses where the sale and/or distribution of cannabis paraphernalia takes place. This definition shall not include legally authorized medical care, pharmaceutical research or clinical trials performed or conducted by or under the direction and supervision of a licensed physician, medical research facility, hospital or pharmaceutical company.

CANNABIS PARAPHERNALIA

Any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing,

compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing cannabis into the human body.

HEMP

A cannabis plant containing less than 0.3% THC, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds. This definition shall include cannabinoids (CBDs) derived from hemp.

- B.** In all zoning districts in the Village of Ridgefield Park, the following uses shall be prohibited:
- (1) Cannabis establishments. This prohibition shall not include premises regularly in the business of selling and/or dispensing medical marijuana under a license issued by the State of New Jersey and having been prescribed by a licensed physician and dispensed in accordance with applicable law.
 - (2) Signs, billboards or other similar structures or devices that advertise or promote cannabis or cannabis establishments.

NOW, THEREFORE, BE IT ORDAINED by the Village Commissioners of Ridgefield Park, County of Bergen, as follows:

SECTION 1. §96-4.5 entitled “Certain Uses Related to Cannabis Prohibited” of the “Zoning Ordinance of the Village of Ridgefield Park” is hereby reincorporated into the Village Zoning Regulation as set forth above.