

EXECUTIVE MEETING

RIDGEFIELD PARK

October 8, 2009

7:00 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 December 31, 2008 and was posted on the Municipal Bulletin Board.

ROLL CALL*****

Those present were Commissioners Boyd, MacNeill, Poli and Mayor Fosdick in the Chair. Commissioner Anlian arrived late.

APPROVAL OF MINUTES*****

Motion by Commissioner Boyd, seconded by Commissioner Poli to approve the minutes of the meeting of September 17, 2009. On roll call Commissioners Boyd, MacNeill, and Commissioner Poli voted "YEA. Mayor Fosdick abstained.

NEW BUSINESS*****

None.

CORRESPONDENCE*****

09-30] NJ Department of Transportation – Bridge Rehabilitation-File.

09-31] Letter from Terry McDonough – Resignation- Accepted. Mr. O'Grady will be appointed to the Planning board.

09-32] Bergen County Department of Public Works – Americans with Disabilities Act- Mayor Fosdick signed agreement for mailing.

09-33] Stryker, Tams & Dill – Time Warner-Informational.

09-34] NJ Department of Transportation – Main Street Section 7-Award for Main Street, North Avenue - DOT.

09-35] NJ One Call – Pipeline Safety Emergency Response Program-Informational.

09-36] NJ State League of Municipalities – US Dept. of Health & Human Serv. H1N1

Resources-Informational.

09-37] NJ State League of Municipalities – Property Taxes-Informational.

09-38] Bergen County Community Development – Elder Abuse Conference-
Informational.

09-39] Time Warner – Channel lineup-Informational.

09-40] NJ State League of Municipalities – Annual Mayor’s Legislative Day-
Mayor Fosdick will attend.

09-41] William Paterson University – M.A. Program – Public Policy & International
Affairs-Informational.

09-42] Memo from Captain Rose – Flu Shot-Commissioner Anlian will report.

10-01] Time Warner – Renamed Services-Informational.

10-02] NJ Department of Environmental Protection – Remedial Action Work Plan
Informational.

10-03] All Granite Enterprises – Block 150 Lots 1,1.02,1.03-Informational.

10-04] Boswell McClave Engineering-Hilton Garden Inn –Review Utility Plan
Informational.

10-05] Mayors Fax Advisory-Holiday Displays-Informational.

10-06] NJLM-Notice of Proposed Membership Dues-Informational.

10-07] Bergen County – Faith Based Housing Symposium-Informational.

10-08] Bergen Community College – Elder Abuse-Informational.

10-09] Ridgefield Park Hose Co. No. 1 – Fire Truck-Initiate Process-Steve Rogut.

10-10] NJ Department of Environmental Protection – Clean Water Financing-Informational..

10-11] NJ Department of environmental Protection – 2009 Business Stimulus Fund-Informational

10-12] Superior Court NJ – Civil Action – Docket #BERL-7655-09-Hold For Discussion.

10-13] Kenneth Ochab Associates, LLC-Master Plan- Hold For Discussion.

10-14] NJLM-12th Annual Elected Officials Hall of Fame-Informational.

10-15] Department of Community Affairs - League Conference Highlights-Informational.

7:15 PM - Jay Kim - Buildmore II Corp.

Meeting in Conference Room recessed to meet with Mr. Kim of the Buildmore II Corporation in the Court Room.

Mayor Fosdick introduced Mr. Kim and his architect Mr. Bilow. Mr. Kim said he was interested in developing a property on Challenger Road, and handed out pictures representing his ideas. He said he has been a resident of Ridgefield Park for nine years and his architect Mr. Bilow has been working in Ridgefield Park for 40 years.

Commissioner Anlian arrived at 7:19 PM.

Mr. Bilow explained Mr. Kim is interested in buying a four and a half acre parcel next to Daewoo. It would be a multi use project, retail, hotel and a fitness center - spa. It would have two levels of parking and a walkway along the river and resident space. Perhaps a nine store hotel and a first floor specialty restaurant.

In looking at the project, there would be approximately 13 million dollar cost for piles. Mr. Kim's concept is - people respond to good ideas. There would be a view of the river, wedding facility in the lobby and a restaurant.

Mayor Fosdick said there are a couple of things Mr. Kim should be aware of:

1. The property is not for sale. It is a long term lease.
2. Piles - be aware - could be more of a problem.
3. Because Village owns property - any development on the property must be done using prevailing wages.
4. Affordable housing obligations are attached to this project. Village is permitted to pass obligation on to you and work along with you.

Mr. Kim said he understood. He said he has to make the numbers make sense to the developers. He will do more research on the numbers and affordable housing.

Mayor Fosdick informed Mr. Kim of the State rule - two miles or more from a public school, we must provide busing.

Commissioner Anlian said he believes school districts are not an issue here.

Mr. Kim said he would like to work with the town to make this project come true.

Commissioner Anlian explained we have a Planner who can give Mr. Kim an idea of the affordable housing. Mayor Fosdick explained their next step would be to ask for an informal hearing before the Planning Board. The Mayor also explained it is very likely we would inquire about the background of people involved in the potential development. Potential developers may be asked to pass criminal background checks, etc.

Mr. Kim explained he use to be a banker and this is a straight up operation.

Commissioner MacNeill suggested Mr. Kim contact the secretary of the Planning Board.

She will furnish him with the name of the planner.

Mr. McIntyre suggested Mr. Kim be in contact with the Village Attorney to discuss leasing terms.

Mr. Kim and Mr. Bilow left at 7:45 PM.

Meeting ended in Court Room at 7:45 PM and resumed in Conference Room at 7:50 PM.

Mayor Fosdick said he spoke with Ron Ladell and informed him what we talked about. Mr. Ladell said right now the numbers do not work. Piling is serious - prevailing wage and COAH. Said he did not know when or if they would build in Ridgefield Park.

Mr. McIntyre said piling does not work for this type of construction. He said you need height for it to work. Spoke about the Johnson report being based on soil.

Mayor Fosdick said Mr. Ladell will take another look at it.

Mayor Fosdick in connection with the same subject - Memo of October 1st regarding Overpeck Park Plaza. Detective Sgroi posed a series of questions for developers. Asked if any of the commissioners had any comment. We have to develop a strategy regarding developers. We should be posing questions to developers and background checks.

Mr. McIntyre asked if Bill Betesh contacted Beatty Padovano to get a price on the audit.

Mayor Fosdick responded we are proceeding with the audit.

Bill Betesh said they received a letter from Mr. Jaworski on Hilton Garden Inn. Meeting with Tax Assessor to see if anything can be done with the taxes.

Mr. McIntyre left at 8:03 PM.

8:05 PM Mat McArow - B-Med

Commissioner Poli reported changing to the State Health Plan, the reduction on premium would be huge. He contacted M. McArow and let him know. Commissioner Poli said he had been talking with the PBA and the DPW. However, we must make a decision tonight, cannot delay any longer.

Commissioner Poli introduced M. McArow and Paul Kendall.

Mr. McArow finally has the rates from B-Med. He said from experience for the last few years, they could lower their rates and are down quite a bit to stay exactly with what we have.

Mr. Kendall presented a hand out. He said the goal was to bring current charges to about the same as the State Program. He negotiated with B-Med and they would like to keep account. Rates are reduced- lower last year. They are willing to take experience into account. They are not doing this by pulling surplus. The plan with B-Med is fully underwritten. He said you could have options regarding rates. Option three and four mirror State

Health Benefit Plan. State Medical Plan rate is 1.7 million. Our rate for 129 members is 1.8 million. Dental insurance with B-Med is Delta rates subsidized by B-Med. He said you could migrate everyone to AETNA. AETNA is less costly than United but does not have vision. Difference is \$27,000 in cost.

Commissioner Poli said State Plan does not include eye care - would have to come up with something for employees.

Mr. Kendall said presently two thirds of the employees are with United and only one third is with AETNA.

Mr. Kendall asked the Commissioner to touch base with M. McArow.

M. McArow and P. Kendall left at 8:55. PM.

8:55 PM Martin T. Durkin called and was put on speaker.

Mr. Durkin discussed Overpeck Park - questioned as to whether the park is substantially complete. Said Ridgefield Park section only 65% complete yet other municipalities have been satisfied.

Mayor Fosdick disagreed. He believes it is substantially complete. We want to get the pedestrian bridge. After the meeting on Sunday, spoke with Freeholder O'Brien - asked about letter on pedestrian bridge. They hope to get it done. The park is scheduled to be complete June 1st. The way it is set up, the next judge's visit will be in February. They expect everything will be complete except planting of grass. Hopefully the Freeholders will pass the resolution on the pedestrian bridge. Mayor Fosdick said you can see the attitude of the county as the project unfolds is to make "this thing right".

Motion by Commissioner Boyd seconded by Commissioner Anlian to recess the Executive Meeting at 9:05 PM to go into Closed Session to discuss legal matters.. On roll call Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

Meeting resumed at 9:14PM.

Commissioner Poli reported that up until this morning he was totally in favor of the State Plan. The State Plan would give us contributions from the Police.

Mayor Fosdick said several of the police are retiring next year.

Commissioner Poli said with the State Plan we would receive \$5.00, \$7.00 and \$10.00 contributions from new officers. The State Health Plan has not been approved by the DPW as yet.

In lieu of drop in price from B-Med for next year and the State Health Plan to increase next year. Mayor

Fosdick said one of the problems is the State Plan raised their rates in the middle of last year.

Discussion of staying with present plan or going with State Plan took place along with developing secondary plan to offer employees.

Motion by Commissioner Poli seconded by Commissioner Anlian to stay with the current plan or to switch to the State Plan. Commissioners Anlian, MacNeill, Poli and Mayor Fosdick voted to stay with B-Med. Commissioner Boyd vote to switch to State Medical Plan.

REPORTS**** (CON'T)

Commissioner Boyd reported:

Asked if all parking signs could read Monday - Saturday 8 to 8:00 PM

Commissioner Anlian asked to get rid of loading zones - get ordinance complete.

Commissioner Boyd said she believes you need State approval to get rid of loading zones.

Commissioner Boyd asked about limo/taxi ordinance.

Bill Betesh is working on it.

Commissioner MacNeill reported E. Ballard's wife passed away.

Commissioner Anlian reported:

Joe Villanella will retire from the Board of Health.

Mayor Fosdick reported:

Okayed coffee and buns for DPW from Scout Troop 3.

Saturday - 10:00 am, Mason/K of C game and luncheon at K of C.

Chief Lee reported:

Received handicap parking application for 21 Park Street. Commissioner suggested to discuss at next meeting.

Village Clerk - No report.

Alan O'Grady - No report.

RECESS*****

Motion by Commissioner Poli seconded by Commissioner Anlian to recess the meeting at 9:50 PM to go into Closed Session to discuss negotiations.. On roll call Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

s/John H. Anlian

Commissioner

s/ Margaret R. Boyd

Commissioner

s/Adam A. MacNeill

Commissioner

s/ George D. Fosdick

Mayor

s/Barbara Pettit

Acting Village Clerk