

EXECUTIVE MEETING  
RIDGEFIELD PARK  
February 5, 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 was late.

APPROVAL OF MINUTES\*\*\*\*\*

Motion by Commissioner Boyd seconded by Commissioner Poli to approve the minutes of the January 22, 2009 meeting. On roll call Commissioners Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

Larry Stefanile was in attendance to discuss stimulus package. Ron Guider and Chris Onorato represented the Board of Education and Mike Kelly represented Boswell Engineering.

Mr. Stefanile stated timing will be important. Plan calls for 180 days certification. It will probably be a grant program. Some projects that will be included are solar panels, energy saving projects, road repairs, roofing and retro-fitting buildings.

Commissioner Anlian arrived at 7:10 PM.

Preparation is most important.

Mr. Kelly said we will have to be informed as to how we can apply what's eligible and what we want to do.

A list of projects must be prioritized.

Mr. Stefanile said we must be ready with viable projects. He also suggested we work with the original 120 day window.

Mr. Guider and Mr. Onorato left at 7:30 PM.

Mike Kelly referred to letter received from the Turnpike Authority regarding pedestrian bridge. He thanked Senator Weinberg for her reply letter. Boswell will proceed with the development of the required application.

Mr. Kelly stated there will be a widening of the Bergen Turnpike Bridge. Boswell is designing project for the County. Full closure of the bridge is recommended and project will take six to eight months. Starting date is late spring or early summer.

Mr. Stefanile and Mr. Kelly left at 7:35 PM.

Ron Ladell of Avalon Bay arrived at 7:35 PM. Steve Weisfeld of Beattie Padovano was also in attendance.

Mr. Ladell stated company is financially sound. Nine projects are under construction at this time. However, new projects are not being started.

In reference to the Ridgefield Park project, Avalon now knows 150' - 160' steel piles will have to be used for buildings which will add to costs. Soil used for testing has to be exported. There will be no retail stores on parcel #1.

Mr. Ladell wants deal to work. However, there are problems. He asked for a tax abatement. He suggested pilot program whereby 95% goes to the municipality, 5 % to the county and 0% to schools. Tax appeals cannot be filed. Town can give something to school if they want. Also he would like to extend deal 12 to 18 months. There are three points requested by Avalon Bay: 1-reduction in ground rent, 2 - delay in production; 3- no retail.

Mr. Ladell left at 8:40 PM.

Mr. Weisfeld explained the pilot program entails more paper work than you realize. State certification is required. Public perception is not too good. Some school districts challenge program.

Mr. Weisfeld left at 8:55 PM.

Mr. McIntyre asked Bill Betesh about Hartz tax appeals.

Mr. Betesh stated 2005 Challenger Road appeals resulted in Wellford receiving no refund and Fleet Bank a \$40,000 refund. Movie Theater has a very high value. Judge ordered 2005 and 2006 appeals be resolved. Hearing is scheduled for February 9<sup>th</sup> with RP Holdings. Village will try to settle.

Mayor Fosdick and Fred Rosen met with the Mayor of Ridgefield to discuss what has been happening in the two towns.

Mr. McIntyre left at 9:10 PM.

NEW BUSINESS\*\*\*\*\*

None.

CORRESPONDENCE\*\*\*\*\*

01-50] Letter from AECDOM Inc., Project Designer-Alan O'Grady sent information.

01-51] Allan Rotto Consultants, Inc. - Telecommunication Auditors-Informational.

01-52] NJLM - Read Across America-NJ-Proclamation.

01-53] NJLM - Governor's Consolidation Commission-Informational.

01-54] NJLM-Governor Signs Energy Savings Improvement Bill-Informational.

01-55] NJLM- Sustainable Jersey Update-Informational.

01-56] Time Warner Cable - Franchise Fees Year Ending 12-31-08-Check fees for 2007.

01-57] NJLM-Pension Payment Deferral Background-Informational.

01-58] Michael Hernandez- Illustration & Design -Informational.

01-59] NJLM-S-2485 Commercial Development Fee-Affordable Housing-Informational.

01-60] NJLM-Information From The Division of Local Government Services-  
Informational.

01-61] E-mail - Gove Connect Update - January 27, 2008-Informational.

01-62] Vanguard Management Services - Nature Preserve-Informational.

01-63] United Water - Fire Protection Charges-Budget.

01-64] NJLM-League Professional Development Seminar-Informational.

01-65] NJLM-Educational Foundation Housing Summit-Informational.

01-66] E-mail - Women's History Month-Resolution or Proclamation.

01-67] NJLM- House Passes HR1 - Senate Advance Economic Recovery Package-  
Informational.

01-68] NJLM-Pension Payment Deferral-Informational.

01-69] NJLM-Brownfield Development Area Application-Informational..

01-70] Job & Job Consulting Engineers - Proposal Ridgefield Park Nature Preserve-  
Informational.

02-01] NJLM-Pension Deferral Plan Clarifications-Budget.

02-01A PSE&G - Street Segments Reconstructed-Informational.

02-02] 200 Club - Reception - February 18, 2009-Informational.

02-03] NJ Turnpike Authority - Pedestrian Bridge of Turnpike Authority Right of Way-  
Mayor called Senator Weinberg's Office and thanked her for her supporting letter.

02-04] Hill Wallack LLP - Pitcairn Skymark, LLC-Informational.

02-05] NJLM-Federal Stimulus Package-NJ Local Needs Survey Results-Informational.

02-06] Vanguard Management Services - Nature Preserve Closing Documents-  
Informational.

02-07] RP Junior/Senior High School - Commencement on Football Field-Veterans Park-  
Send letter giving approval..

02-08] Avalon Bay Communities Inc., Development-Informational.

02-09] Fax from Debbie Francica-Senator Weinberg's response-Pedestrian Bridge-  
Informational..

HEARING OF CITIZENS\*\*\*\*\*

No one wished to be heard.

REPORTS\*\*\*\*\*

Commissioner Boyd reported:

1. Joe Kelly is no longer with Lerch, Vinci & Higgins. Meeting scheduled with Dieter Lerch on Tuesday.
2. Budget information is late.

Commissioner Poli reported:

DPW contract will be discussed in Closed Session.

Commissioner MacNeill reported:

Generator at the Ambulance Corps is not working.

Commissioner Anlian - No report.

Mayor Fosdick reported:

1. Mrs. LaRocco, new owner of 2 Bergen Turnpike will be attending the February 19<sup>th</sup> Executive Meeting. Fred Rosen will also attend.
2. Received memo from Martin T. Durkin asking for approval to have Mr. Oshab prepare COAH SPENDING PLAN. Approval was given.
3. Friday, February 6 - "Wear Red Day".
4. Newsletter article approved.

Village Clerk reported:

Sarah Warlikowski asked the status of the PBA contract. Mr. Betesh stated copies are in his office. Resolution will be prepared for Tuesday's meeting, and Salary Ordinance will be introduced.

Alan O'Grady reported:

He check garbage on Main Street. Three houses had garbage out at the wrong time. Letters were sent to the owners and they advised they will talk to their tenants. Street sweeper cleaned Main Street on Monday. Blowers were also used.

Bill Betesh reported:

COAH has responded and requested additional information.

Mayor Fosdick reminded all to have stimulus projects for 19<sup>th</sup> Executive Meeting.

RECESS\*\*\*\*\*

Motion by Commissioner Boyd seconded by Commissioner Anlian to recess the Executive Meeting at 9:35 PM to go into Closed Session to discuss DPW negotiations.

On roll call Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

s/John Anlian\_\_\_\_\_   
Commissioner

S/ Margaret Boyd\_\_\_\_\_   
Commissioner

s/Adam MacNeill\_\_\_\_\_   
Commissioner

s/Hugo Poli\_\_\_\_\_   
Commissioner

s/ George Fosdick\_\_\_\_\_   
Mayor

s/ Sarah Warlikowski\_\_\_\_\_   
Village Clerk