

COMMISSIONERS MEETING

RIDGEFIELD PARK

June 24, 2008

7:30 P.M.

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 21, 2007 and was posted on the Municipal Bulletin Board. .

ROLL CALL*****

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

FLAG SALUTE*****

The flag salute was led by Mayor Fosdick.

APPROVAL OF MINUTES*****

Motion by Commissioner Boyd seconded by Commissioner Anlian that the minutes of June 10, 2008 be approved. On roll call Commissioner Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

SPECIAL REPORTS*****

None.

CORRESPONDENCE*****

None.

HEARING OF CITIZENS*****

Noel Cote, 418 Teaneck Road -

Questioned the project on the corner of Main and Park Streets. He said he went into the Building Department last week and requested information, but no prints were available. He questioned the parking with seven apartments being built over the stores.

Mayor Fosdick explained that this project had gone before the Zoning Board and the Board of Commissioners has no jurisdiction over the Zoning Board. He said the Zoning Board had approved the project, and basically, any questions concerning the project would have to be directed to the Zoning Board.

Louise Maksymowicz, 62 Chestnut Street -

Questioned if the Building Department is checking two family houses for usage of bedrooms in the attic. She said that most work of this kind is done on the week-end.

Mayor Fosdick explained that they are trying to catch illegal apartments, and Commissioner MacNeill suggested if she sees work being done on the week-end, she should call the Building Department on Monday and let them know. The Commissioners also explained that they have no jurisdiction to walk onto someone's property to check.

Several residents in attendance from the Cedar Street Condominiums questioned the notification of owners concerning the Rialto Theater development. They expressed the belief that they should have been notified individually since they are tax payers. Ms. Borreca stated a letter may have been received, but had not idea to whom, and as a result, they were not able to attend the Zoning Board hearing on the matter. Their main concern was parking.

The Commissioners said the residents would be receiving a letter from Mr. DeMarrais, the attorney for the Zoning Board.

Mayor Fosdick explained again that this was a Zoning Board matter. That the Zoning Board had given permission for the mini mall, and the residents asked when the Zoning Board would meet again and said they would attend the meeting.

Ray Ziemba, 101 Overpeck Avenue -

The only ratable he sees is Challenger Road. He said the way to raise money is through more recycling. He spoke about other countries recycling. He said if we compact our recyclables and sell them, we would profit a lot. He reported garbage cans in the parks have recyclables in them left after the week-end and we should gather them.

Mr. O'Grady said we sell our recyclable at \$5.00 a ton. Commissioner Poli said it would be quite a bit more involved.. We do not have the space for a recycling plant, plus you would need more employees, benefits, etc. However, the Mayor said Mr. Ziemba's ideas on recycling were worth exploring.

Mayor Fosdick said we may be a little closer to putting something down on Challenger Road. There is an environmental study on the property. The turnpike owns property south of Route 46 and we are interested in it. It is adjacent to the old Lincoln Paper company and this too would be a ratable.

Mr. Ziemba said he has seen a lot of repairs down at Veterans Park. Mayor Fosdick said Commissioner Mac Neill has met with Dr. Richardson of the Board of Education and pointed out the property in need of repair at Veterans Park. Dr. Richardson said he would see what can be done. Concerning the Bike Trail, Mr. Ziemba said it would be nice to have some benches along the way.

Joseph Storer - 52 Hudson Avenue -

Mr. Storer asked if Avalon was alive?

Mayor Fosdick said "yes".

UNFINISHED BUSINESS*****

Commissioner Poli announced that this was the time and place for the public hearing on the “BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$330,000 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”. No one wished to be heard. Motion by Commissioner Poli seconded by Commissioner Boyd that the “BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$330,000 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” be approved and duly advertised in the Record. On roll call, Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted “YEA”.

NEW BUSINESS*****

Commissioner Boyd introduced “AN ORDINANCE AMENDING CHAPTER 150 OF THE CODE OF THE VILLAGE OF RIDGEFIELD PARK, ENTITLED “PEACE AND GOOD ORDER”. Motion by Commissioner Boyd, seconded by Commissioner Poli to approve the “ORDINANCE AMENDING CHAPTER 150 OF THE CODE OF THE VILLAGE OF RIDGEFIELD PARK, ENTITLED “PEACE AND GOOD ORDER” on its first reading and will come up for public hearing on July 8, 2008. On roll call, Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted “YEA”.

Mayor Fosdick announced that all business is considered to be routine in nature and will be enacted in one motion. Any item may be removed for separate consideration:

- Resolution No. 1] Authorizing Submission and Execution of Grant Application to NJDOT for Main Street and North Avenue.
- Resolution No. 2] Authorizing Submission and Execution of Grant Application to NJ DOT for Emerson Street and Challenger Road.
- Resolution No. 3] Awarding of Professional Contract to Langan Engineering & Environmental Services.
- Resolution No. 4] Authorizing Increase in 2008 Temporary Budget.
- Resolution No. 5] Endorsement of Bergen County Open Space Trust Fund Application for Veterans Park.

- Resolution No. 6] Authorizing Execution of Green Acres Agreement for Nature Preserve Project.
- Resolution No. 7] Authorizing Declaration of Encumbrances for Nature Preserve Project.
- Resolution No. 8] Authorizing Receipt of Bids for Improvements to Main and Park Streets.
- Resolution No. 9] Requesting Modification to TWA License for Block 24.02, Lot 1
- Resolution No 10] Granting Permission to Abovenet Communications, Inc., to install Telecommunication Facilities along, under and over public right-of-way.
- Resolution No 11] Granting Permission to 4Connections LLC to install Telecommunication Facilities along, under and over public right-of-way.

Motion by Commissioner MacNeill, seconded by Commissioner Anlian that the resolutions be approved. On roll call, Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

Mayor Fosdick announced there would be only one meeting on July 8, 2008 and similarly the second Tuesday in August.

RECESS*****

Motion by Commissioner Anlian seconded by Commissioner Boyd to recess the meeting at 8:40 PM to go into Closed Session to discuss Avalaon Bay and PBA Negotiations. On roll call Commissioners Anlian, Boyd, MacNeill, Poli and Mayor Fosdick voted "YEA".

Commissioner

Commissioner

s/ Adam A. MacNeill _____
Commissioner

s/ Hugo R Poli _____
Commissioner

s/ George D. Fosdick _____
Mayor

s/ Sarah Warlikowski _____
Village Clerk