

EXECUTIVE MEETING  
RIDGEFIELD PARK

June 8, 2006

7:30 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 22, 2005 and was posted on the Municipal Bulletin Board.

ROLL CALL\*\*\*\*\*

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

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

Motion by Commissioner Boyd, seconded by Commissioner Poli that the minutes of the Executive Meeting of May 18, 2006 be approved. On roll call, Commissioners Anlian, Boyd, Poli, Storer and Mayor Fosdick voted "YEA".

Motion by Commissioner Boyd, seconded by Commissioner Poli that the three Closed Meetings held on May 18, be approved. On roll call, Commissioners Anlian, Boyd, Poli, Storer and Mayor Fosdick voted "YEA".

Mr. McIntyre was in attendance.

Motion by Commissioner Anlian, seconded by Commissioner Storer to recess the Executive Meeting at 7:35 PM to discuss development of Skymark property. On roll call, Commissioners Anlian, Boyd, Poli, Storer and Mayor Fosdick voted "YEA".

Meeting reconvened at 7:50 PM.

CORRESPONDENCE\*\*\*\*\*

05-38] Time Warner – Franchise Fee-Informational..

05-39] Metropolitan Furnishings Association of NJ-Roadside Sales-File.

05-40] Resolution-Old Tappan-Opposing Redesign of Airspace around Newark Liberty International, Kennedy International, LaGuardia and Teterboro Airports-Informational.

05-41] Note from Francis Dahnke-Registrar-File.

05-42] Time Warner Cable – Federal Communications Commission-File.

05-43] Superior Court NJ Verizon New Jersey-Notice of Pendency of Action-File.

- 05-44] Vanguard Management Services – Bergen County Open Space Trust Fund File.
- 05-45] Vanguard Management Services – Nature Preserve Application-File.
- 05-46] Board of Chosen Freeholders-Older Americans Month-Informational.
- 05-47] Borough of Little Ferry-Ordinance-Storm water control-File.
- 05-48] Alliance for Action, Inc. –Meeting June 9, 2006-Informational.
- 05-49] NJLM-Legislative Bulletin-Update-File.
- 05-50] NJ Department of Health & Senior Services-PEOSH Consultation or Training File.
- 05-51] NJ Dept. of the Treasury – Minicomputers, Microcomputers, Workstations & Associated Products-Informational.
- 05-52] City of Hackensack – Resolution - Property Tax Reform-Informational.
- 05-53] Borough of Little Ferry-Authorizing Assessment of Impact Fees-Informational.
- 05-54] Bergen County – Municipal Snow Plowing Agreements-File.
- 05-55] Rutgers-Redevelopment in New Jersey-File.
- 05-56] NJLM-Solid Waste Facilities at Rail Yards-Update-Doug Hansen has been in contact with the railroad. Garbage is not being transferred. If trains move within 30 days, they are considered in transit.
- 05-57] NJ Department of the Treasury-Seminar-Informational.
- 05-58] NJ Department of Banking & Insurance – Education-File.
- 05-59] Borough of Park Ridge-Opposing Federal Aviation Administration Plan-Informational.
- 05-60] Reformed Church in America-Korean War Veteran Recognition and Thanksgiving Program-Informational.
- 05-61] NJLM-Urgent Alert-Budget Provisions-File.

- 05-62] Teterboro Airport-Noise Abatement Advisory Committee-Informational.
- 06-01] E-mail-Gov.connect Update 5-30-06-File.
- 06-02] NJ Department of Environmental Protection-National Flood Insurance Program Informational.
- 06-03] Notice to Property Owners-182 Hobart Street-File.
- 06-04] Ridgefield Park Lady Scarlets Basketball Team-New Signs-Informational.
- 06-05] NJLM-Reduction in Municipal Library Taxes-File.
- 06-06] NJ Department of Environmental Protection-Sanitary Landfill Minor Disruption Approval-File.
- 06-07] NJ Department of Law & Public Safety-National Incident Management System- All records are up to date. All DPW employees need training. John Malool may teach classes.
- 06-08] Bergen County-Auction-Vehicles & Heavy Equipment-Informational
- 06-09] Notice to Property Owners-186 Overpeck Avenue-File.
- 06-10] Bergen County-Division of Community Transportation-Public Hearing-File.
- 06-11] NJ Transit-Light Rail-File.
- 06-12] Port Authority of NY & NJ – Comments to the Federal Aviation Administration-File.
- 06-13] Administrative Office of the Court – Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund-Informational.
- 06-14] Bergen County Executive-Alternative Fuels Symposium-File.
- 06-15] NJLM-Property Taxes-File.
- 06-16] NJ Office of the Attorney General – Statewide Local Domestic Preparedness Equipment Grant-File.
- 06-17] Bergen County Department of Parks-Historic Sites Survey-File.

06-18] Bergen County Executive – Celebrating JUNETEENTH-Informational..

06-19] NJLM-Subscription-2005 Fire & Labor Contract Service-will Order for Commissioner Storer.

06-20] League of Municipalities – Elected Officials Handbook-Informational.

06-21] Michael Lubin, Esq. – Application to Little Ferry Board of Adjustment-File.

06-22] Ridgefield Park Junior/Senior High School – Thank You – File.

06-23] Community Development – Workshop Meeting – Informational.

Fred Rosen, Brian Hubert, Ken Meiser, Esq., Paul Josephsen, Esq. representing Ridgefield Park Office complex (RPOC), and Tony Noche, representative of RPOC, arrived at 8:10 P.M. for discussion of the Skymark (Pitcairn) property.

RPOC indicated to the Village that it would be necessary to purchase the surplus Turnpike property for additional parking and also for assistance in the construction of the ramps.

Ridgefield Park indicated that it had already received a notice from the Turnpike Authority indicating the property was surplus and was for sale. The Village has adopted a resolution in which it notified the Turnpike Authority that it would be interested in purchasing the property.

Mayor Fosdick asked for the status of this project since it has been 18 months since the Appellate Division reversed the decision of the Trial Court and reinstated the Planning Board approval. Mr. Meiser indicated that during this period of time, i.e., from the time of Judge Harris's decision, some of the permits granted to the Developer had expired; i.e., the Department of Transportation wants a new traffic study.

Tony Noche, who is in charge of development for RPOC (Pitcairn) properties indicated that:

1. The necessary approval extensions were being sought from the DEP for a land use permit which was being classified as a general permit.
2. Their Engineer was also seeking the sewer approvals from the BCUA and the water allocation permit, as well as the necessary sedimentation studies.
3. They have secured an agreement with Gasho for the acquisition of their property. The extension of the agreement with the Hampton Inn is being discussed with the representatives of the Hampton Inn so a portion of their property could be used for a ramp for ingress and egress to the property.

The Village indicated it had a Planning Board study about the development of a road into this area and it may be necessary to eventually acquire the Exxon station if this road was going to be developed for access to the property and Exxon was not willing to sell their property.

The Developer suggested that there were a number of agreements that were needed with the Village:

1. An interim agreement to pay the Village for its professional fees.
2. An agreement securing the acquisition of the Turnpike property which would eventually be resold to the Developer for surface parking and lessening the density of the project.

Mr. Meiaser suggested that an Interim 1 or 2 page agreement would be prepared for paying the monthly costs of the Village for professional fees in preparing the agreements as well as working on the acquisition of the Turnpike property.

The surplus Turnpike property area had been declared an area in need of redevelopment in 1999 and Mr. Meiser asked the Governing Body to consider taking the necessary steps to prepare a redevelopment plan for this property. The Village officials said they would take the matter under consideration.

Mr. Durkin indicated that he will contact the Turnpike Authority as to the status of the resolution concerning the Village's acquisition of the property to determine who was working on the matter.

Mr. Meiser, Mr. Josephsen and Mr. Noche left the meeting at 9:00 PM.

Discussion continued regarding agreements, documentation and application. nt. Office market is dead at this time.

E. McIntyre, F. Rosen and B. Hubert left at 9:15 PM

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

No one wished to be heard.

REPORTS\*\*\*\*\*

Commissioner Storer reported:

1. He questioned Chief Lee about Megan's law and if sex offenders have to live more than 1,000 from schools. Chief Lee stated there are three tier levels. Each category has different restrictions. Ridgefield Park does not have any at the highest level.
2. Meeting with Joe Kelly on the 13<sup>th</sup>. Joe Kelly and Beth Hinsdale are available for 27<sup>th</sup> meeting.

Commissioner Boyd reported:

1. Ridgefield's Building Department has a computerized program.

2. Pool – Open House – Sunday 12:00 to 2:00 PM.
3. Trees are being destroyed at Brewster Park. Bathrooms vandalized at Veteran's Park

Commissioner Poli reported:

1. Bob Morris has hired workers for summer recreation program.
2. A-1 ambulance died while on call. It was suggested rig be taken to Steve Echdahl's.

Commissioner Anlian – no report.

Mayor Fosdick reported:

1. Letter sent to John Rolak regarding billing procedures.
2. Installation of Captain Rose and Lt. Hamblen at June 27<sup>th</sup> meeting.
3. Asked Mr. Durkin about pedestrian bridge. Nothing has been heard. Mr. Durkin will call Mike Kelly.
4. Fellowship Park – Alan said plans will be ready by the end of the week. Bids will be received in August and work will begin in September. Brewster Park will be done after the 4<sup>th</sup> of July.
5. Flood plan necessary for Bergen Pike area.
6. Spoke with Mr. Ragikowski about CSX crossing. September is the earliest to replace broken rail.
7. Susquehanna – earlier spill had fuel going into the river. Large tanks are being put in and Ridgefield Park can inspect.
8. Wednesday, August 16<sup>th</sup>, Rotary meeting at Mayor's home.
9. Tuesday, June 13<sup>th</sup> meeting – Destroyer Escort Proclamation needed.
10. Elks Flag Day – Sunday, June 11 at 1:00 PM
11. June 13<sup>th</sup> – 6:30 PM meeting with Beattie Padovano.
12. Lo Boves & Zoo – Ordinance will be prepared to allow one pool table and one video machine.

Village Clerk reported:

1. Resolution from J. Kelly re: Deferred School Taxes.
2. Public hearing at June 13<sup>th</sup> meeting for Bergen County Open Space Trust Fund for Nature Preserve.
3. House of Flowers is closing the end of June. Rent was raised almost 50%.
4. Meeting dates to explain new health plan will be scheduled shortly.
5. Convention – Commissioners will pay their own way and other attendees will have rooms and registration paid.

Chief Lee reported:

1. Chief Lee is annoyed with Beth Hinsdale, labor attorney, who has failed to follow up on review of Rules and Regulations and does not return calls. Mayor Fosdick will call.

Alan O'Grady reported:

1. Municipal roof – dormers are leaking and cost to do repairs is \$15,000.00. New roof would cost \$50,000.00. He recommended an ordinance be prepared to cover cost to repair roof, retaining wall, carpeting, etc., at building.
2. DPW will be handle mold and leaking roof at football building.

Martin T. Durkin reported:

1. He had questions regarding possible agreement with Holy Name Hospital for transportation: a] Do patients have to go to Holy Name Hospital? Commissioner Poli said patients can go to any hospital. b] Do regulations follow Federal codes? c] Charge of \$71.00 per patient. Medicaid pays and some insurance companies pay. D] Ridgefield Park will have to be indemnified to cover transportation.
2. Overpeck Park – Old plans are being checked for height, etc.
3. Sign Ordinance – Revision is needed since billboards are banned all over town.
4. Beattie Padovano – Brokerage agreement is ready. Proposal forms will be screened.
5. Bid for cell tower at DPW will be awarded.

DISCUSSION\*\*\*\*\*

None.

ADJOURNMENT\*\*\*\*\*

Motion by Commissioner Poli, seconded by Commissioner Boyd to recess the Executive Meeting at 10:10 PM to go into Closed Session to discuss personnel matters. On roll call, Commissioners Anlian, Boyd, Poli, Storer and Mayor Fosdick voted “YEA”.

s/John Anlian

Commissioner

s/Margaret Boyd

Commissioner

s/Hugo Poli

Commissioner

s/Joseph Storer

Commissioner

s/George Fosdick

Mayor

s/Sarah Warlikowski

Village Clerk