

COMMISSIONERS CAUCUS MEETING AGENDA
RIDGEFIELD PARK
February 6, 2025
7:00 PM

Mayor MacNeill 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 31, 2024 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 2025 by a combination of electronic and/or in-person means. Meetings are open to the public.

ROLL CALL

APPROVAL OF MINUTES

Commissioners Caucus Meeting of January 23, 2025

DISCUSSION

Ridgefield Park Volunteer Ambulance Corps.
Village Website Re-Design

CORRESPONDENCE

01-20 NJLM Weekly Roundup

01-21 2025 Funding Round for all Open Space Trust Grants

01-22 NJDEP Weekly Update

01-23 Department of Environmental Protection – NJ National Flood Insurance Program training

01-24 NJLM Daily Update

01-25 Derek Sands, County of Bergen – Lunar New Year

01-26 Derek Sands, County of Bergen – Black History Month

02-01 NJLM Weekly Roundup

02-02 NJDEP Weekly Update

02-03 County Executive State of the County Address

02-04 Terry Rodriguez – Scouts Presidential Volunteer Service Award

HEARING OF CITIZENS

ORDINANCE PUBLIC HEARING & ADOPTION

2025-02 ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK ADOPTING A
REDEVELOPMENT PLAN FOR MOUNT VERNON STREET AREA IN THE
VILLAGE OF RIDGEFIELD PARK

REPORTS

Mayor & Commissioners
Village Attorney
Superintendent DPW

Chief of Police
Village Clerk

CLOSED SESSION

2025-21 Authorize Closed Session Meeting

ADJOURNMENT

**VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY NEW JERSEY**

ORDINANCE NO. 2025-02

**ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK ADOPTING A
REDEVELOPMENT PLAN FOR MOUNT VERNON STREET AREA IN THE VILLAGE
OF RIDGEFIELD PARK**

WHEREAS, The Board of Commissioners of the Village of Ridgefield Park on or about August 3, 2023, by Resolution No. 2023-11, authorized and directed the Planning Board of the Village of Ridgefield Park to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether certain parcels of land, as identified herein, satisfied the criteria set forth in the Local Redevelopment and Housing Law and specifically N.J.S.A. 40A:12A-3 or -5, to be designated as an "Area in Need of Redevelopment" without the powers of condemnation; and

WHEREAS, the parcels of land that were investigated to determine whether they were an Area in Need of Redevelopment are as follows:

Block 64 Lots 1, 12, 14, 15, 16, 19 and 20
Block 65 Lots 17, 18, 19, 20, 21, 22 and 23
Block 86 Lots 1, 11, 12, 13 and 14
Block 87 Lots 7, 8, 9, 11, 13, 14 and 15
Block 151 Lots 5, 6, 6.01, 7 and 7.01

The study area consists of properties located in the downtown area of the Village and along Industrial Avenue. It is bordered by Main Street and the Hackensack River (east/west), the properties on the north side of Mt. Vernon Street to Cedar Street (north/south). The area of study is traversed by Mt. Vernon Street, Cedar Street, Lincoln Avenue and Spruce Street. Several parcels are also located along Paulison Avenue and Industrial Avenue. The parcels are collectively referred to as the "Redevelopment Area"; and

WHEREAS, as part of its own investigation of this area, the Board of Commissioners directed the Planning Board to prepare a map showing the boundaries of the Redevelopment Area and the location of the parcels contained therein, and directed that appended thereto should be a statement setting forth the basis of the investigation; and

WHEREAS, The Board of Commissioners further directed that the Planning Board conduct a public hearing in accordance with the Local Redevelopment and Housing Law, specifically N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of the Redevelopment Area and the date of the hearing to any persons who are interested in or would be affected by a determination affecting the Redevelopment Area; and

WHEREAS, the notice of the hearing specifically stated that the redevelopment area determination did not authorize the Village to exercise the power of eminent domain to acquire any property in the Redevelopment Area, for the Redevelopment Area was being investigated for possible non-condemnation redevelopment; and

WHEREAS, The Board of Commissioners directed that at the public hearing, the Planning Board should hear from all persons who are interested in or would be affected by a determination that the Redevelopment Area qualifies as a non-condemnation area in need of redevelopment; and all objections to the aforesaid determination and evidence in support of those objections should be received and considered by the Planning Board and made a part of the public record; and

WHEREAS, The Board of Commissioners directed that after conducting its investigation, preparing a map of the Redevelopment Area, and conducting a public hearing at which all objections to this determination were received and considered, the Planning Board should make recommendations to the Board of Commissioners as to whether the Board of Commissioners should determine that certain properties within the Village of Ridgefield Park qualify for non-condemnation redevelopment with an Area in Need of Redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-3 or -5 and 6; and

WHEREAS, the Planning Board authorized Kenneth Ochab, PE, PP of Kenneth Ochab Associates, LLC to prepare a map of the proposed Redevelopment Area and undertake an investigative study to determine whether parcels within the Redevelopment Area qualify as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board of the Village of Ridgefield Park prepared an “in need of redevelopment” report dated January 17, 2024, with reference to objectives set forth in the applicable zoning ordinances of the Village of Ridgefield Park and Master Plan of the Village of Ridgefield Park; and

WHEREAS, such redevelopment area designation analysis was reviewed with reference to sound and prudent zoning and planning principles and reviewed in conjunction with the aforementioned ordinance objectives; and

WHEREAS, the Planning Board reviewed the investigative report prepared and submitted by Kenneth Ochab PE, PP of Kenneth Ochab Associates, LLC, 12-16 Fairlawn Avenue, Fair Lawn, NJ 07410, entitled “In Need of Redevelopment Investigation for Block 64 Lots 1, 12, 14, 15, 16, 19 and 20, Block 65 Lots 17, 18, 19, 20, 21, 22 and 23, Block 86 Lots 1, 11, 12, 13 and 14, Block 87 Lots 7, 8, 9, 11, 13, 14 and 15, Block 151 Lots 5, 6, 6.01, 7 and 7.01” and the map of the parcels that make up the Redevelopment Area, which would be affected by a determination that the Redevelopment Area qualifies as an Area in Need of Redevelopment without the power of condemnation, and

WHEREAS, a public hearing was held on September 9, 2024, and notice of the hearing was given in accordance with the Local redevelopment and Housing Law; and

WHEREAS, at the September 9, 2024, public hearing, Kenneth Ochab provided testimony as a professional planning consultant for the Planning Board of the Village of Ridgefield Park as to whether or not the parcels within the Redevelopment Area qualify for a non-condemnation area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-3 or -5 and 6; and

WHEREAS, after the public hearing, the Planning Board adopted Resolution No 2401 on September 9, 2024, incorporating the findings of facts and conclusions resulting therefrom, and directed that same be provided to the Board of Commissioners; and

WHEREAS, said resolution specifically determined that Kenneth Ochab correctly applied N.J.S.A. 40A:12A-5(c) & (d), and that the Redevelopment Area should be appropriately designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Board of Commissioners received said Resolution from the Planning Board and considered the findings, conclusions and recommendations therein; and

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park did thereafter adopt Resolution No. 2024-170 on October 8, 2024, designating Block 64 Lots 1, 12, 14, 15, 16, 19 and 20, Block 65 Lots 17, 18, 19, 20, 21, 22 and 23, Block 86 Lots 1, 11, 12, 13 and 14, Block 87 Lots 7, 8, 9, 11, 13, 14 and 15, Block 151 Lots 5, 6, 6.01, 7 and 7.01 as an Area in Need of Redevelopment without the power of condemnation and requested that the Planning Board prepare a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Planning Board prepared and approved the Mt. Vernon Street Redevelopment Plan dated November 25, 2024 prepared by Kenneth Ochab Associates by Resolution 2025-01, dated January 6, 2025, and instructed the Board Secretary to transmit the Redevelopment Plan and Resolution to the Board of Commissioners for consideration and adoption; and

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park has considered the Redevelopment Plan transmitted by the Planning Board and is desirous of formally adopting same pursuant to the Local Redevelopment and Housing Law.

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

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Redevelopment Plan dated November 25, 2024, prepared by Kenneth Ochab, P.P., AICP, entitled "Redevelopment Plan for Non-Condensation Purposes for Block 64 Lots 1, 12, 14, 15, 16, 19 and 20, Block 65 Lots 17, 18, 19, 20, 21, 22 and 23, Block 86 Lots 1, 11, 12, 13 and 14, Block 87 Lots 7, 8, 9, 11, 13, 14 and 15, Block 151 Lots 5, 6, 6.01, 7 and 7.01, Mt. Vernon Street Area in the Village of Ridgefield Park" a copy of which is on file with the Village Clerk and which is incorporated herein by reference, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

SECTION 3. The zoning map in the zoning ordinance of the Village is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions therein shall supersede the applicable development regulations set forth in the Village Code.

SECTION 4 Severability. If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of this Ordinance shall remain valid and effective.

SECTION 5 Inspection. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.

SECTION 6 Effective Date. This Ordinance shall take effect 20 days after adoption and publication as required by law.

SECTION 7 Repeal of Inconsistent Ordinances. All ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8 Notice to County Planning Board. Within 30 days of adoption of this Ordinance, a copy of the same shall be transmitted to the Bergen County Planning Board in accordance with N.J.S.A. 40:27-4.