

COMMISSIONERS REGULAR MEETING AGENDA  
RIDGEFIELD PARK  
February 11, 2025  
7:30 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**

**FLAG SALUTE**

**APPROVAL OF MINUTES**

Commissioners Regular Meeting of January 28, 2025

**PAYMENT OF BILLS**

**COMMISSIONER REPORTS**

**HEARING OF CITIZENS**

**NEW BUSINESS**

Mayor MacNeill announces that the following business is considered to be routine in nature and will be enacted in one motion. Any item may be removed for separate consideration.

**RESOLUTIONS:**

- 2025-21 Authorize Application for Recycling Tonnage Grant
- 2025-22 Authorize Receipt of Bids for Park Street and Webster Street Parking Lot
- 2025-23 Appoint Emergency Management Council
- 2025-24 Appoint Municipal Court Judge

**ORDINANCE INTRODUCTIONS**

- 2025-06 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK AMENDING CHAPTER 327 "STORMWATER CONTROL," OF THE VILLAGE CODE
- 2025-07 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 96 OF THE VILLAGE CODE, ENTITLED "ZONING"

**ORDINANCE PUBLIC HEARINGS AND ADOPTIONS**

- 2025-03 AN ORDINANCE AMENDING CHAPTER 225 OF THE VILLAGE CODE ENTITLED "HOUSING STANDARDS"

2025-04 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 362 OF THE VILLAGE CODE, ENTITLED "TOWING AND STORAGE"

2025-05 ORDINANCE PROVIDING FOR THE APPROPRIATION OF \$200,000.00 (TWO HUNDRED THOUSAND DOLLARS) WHICH SUM REPRESENTS THE BALANCE OF FUNDS IN A GRANT RECEIVED FROM THE STATE OF NEW JERSEY FOR VARIOUS PROJECTS IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$200,000.00 FROM THE SPECIAL LEGISLATIVE GRANT TO BE INCLUDED IN THE GENERAL CAPITAL FUND RESERVE(S) FOR CAPITAL IMPROVEMENTS OF THE VILLAGE

**CLOSED SESSION (if necessary)**

2025-25 Authorize Closed Session Meeting

**ADJOURNMENT**

## **Resolution 2025-21**

**WHEREAS**, the Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS**, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2023 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Board of Commissioners of the Village of Ridgefield Park to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Village of Ridgefield Park hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Edward Monroe, Recycling Coordinator/Certified Recycling Professional to ensure that the application is properly filed; and

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purpose of recycling.

## VILLAGE OF RIDGEFIELD PARK

### Resolution No. 2025-22

**A Resolution Authorizing Receipt of Bids for the Road Resurfacing, Reconstruction, and Drainage Project for Park Street from Overpeck Avenue to Euclid Avenue and the Paving of Webster Street Parking Lot.**

**Whereas**, the Village of Ridgefield Park has been selected to receive funding from the New Jersey Department of Transportation (NJDOT) 2024 Municipal Aid Program for road resurfacing for Park Street, from Overpeck Avenue to Euclid Avenue, designated as LA-2024 MA 02 in the amount of \$270, 109.00 toward the construction costs of \$429,000.00; and

**Whereas**, the Village of Ridgefield Park has accepted this grant by Resolution 2024-160, passed on September 10, 2024; and

**Whereas**, the Village of Ridgefield Park has authorized the preparation of design specifications and plans for this project by the Village Engineer, Boswell Engineering, Inc., by Resolution 2024-47, on March 26, 2024; and

**Whereas**, the Village Engineer has prepared an estimate for this project, dated January 10, 2025, a copy of which is on file with the Village Clerk, which includes the following:

Park Street Improvements	\$340,000.00
<i>(Using NJDOT Grant of \$270,109.00)</i>	
55 Webster Parking Lot	\$60,000.00
Civic Center Sidewalk (Alternate Bid A)	\$6,000.00
Municipal Lot Fence (Alternate Bid B)	\$23,000.00
<b>TOTAL</b>	<b>\$429,000.00</b>

**Whereas**, with the design services having been completed, the Village wishes to solicit bids for this project; and

**Whereas**, the completion of this project will exceed the current bid threshold and is therefore required to be put up for bid under a formal competitive bid process, pursuant to Local Public Contract Law N.J.S.A. 40A:11-3, et seq; and

**Whereas**, the Village Chief Financial Officer has certified that funds have been appropriated and are available for this purpose in account number 04-2150-55-2401.

**Now, Therefore, Be It Resolved** by the Board of Commissioners of the Village of Ridgefield Park as follows:

1. The Recitals above are incorporated as if set forth herein at length.
2. The competitive contracting process for provision of road resurfacing and related services in connection with the Park Street & 55 Webster Avenue Parking Lot Improvements is hereby initiated.
3. The Village Clerk is hereby authorized to solicit qualifications, through public advertisement, for the provision of road resurfacing and related services in connection with the Park Street & 55 Webster Avenue Parking Lot Improvements.

Resolution 2025-23

**BE IT RESOLVED** that the Board of Commissioners hereby appoints the following personnel to the Emergency Management Council for a term commencing on January 1, 2025 and terminating December 31, 2025.

Adam MacNeill	Mayor
Michael Lauer	Emergency Management Coordinator
Richard Flynn	Deputy Emergency Management Coordinator
Richard LaTour	Deputy Emergency Management Coordinator
Tara O'Grady	Village Clerk
Joseph Rella	Police Chief
Michael Cmielewski	Police Liaison
William Lynn	Fire Chief
Mike Ruiz	Rescue Squad Chief
Silvio Zapata	EMS Chief
James Fedorko	Health Officer
Michele Lynn	Administrative Assistant
Peter Arciuolo	Resource Officer
Edward Monroe	Superintendent DPW
Dr. Joseph Vespignani	Superintendent of Schools

**Resolution 2025-24**

**A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK FOR THE  
APPOINTMENT OF ARTHUR E. BALSAMO, ESQ. AS RIDGEFIELD PARK  
MUNICIPAL JUDGE FOR A TERM OF THREE YEARS**

**WHEREAS**, there is a need in the Village of Ridgefield Park for the appointment of a Municipal Judge; and

**WHEREAS**, the Village has received a number of applications for this position from qualified individuals, and has conducted through evaluations of each; and

**WHEREAS**, following this evaluation, the Board of Commissioners has selected Arthur E. Balsamo, Esq. for appointment to the position of Municipal Judge; and

**WHEREAS**, Mr. Balsamo has served in a number of municipal court roles throughout his career, and meets the qualifications required under NJSA 2B:12-7 for serving as a Municipal Court Judge; and

**WHEREAS**, Municipal Court Judges are appointed to three-year terms, pursuant to N.J.S.A. 2B:12-4; and

**WHEREAS**, the three-year term of Mr. Balsamo will commence on March 1, 2025 and run through February 29, 2028.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners for the Village of Ridgefield Park, County of Bergen, State of New Jersey, that Arthur E. Balsamo, Esq. is hereby appointed as the Municipal Judge for the Village of Ridgefield Park, and shall serve a three-year term running from March 1, 2025 to February 29, 2028; and

**BE IT FURTHER RESOLVED**, that the Mayor, Village Clerk and other appropriate officials are hereby directed, authorized and empowered to execute any documents necessary for this appointment, subject to approval by the Village Attorney.

**VILLAGE OF RIDGEFIELD PARK**

**ORDINANCE NO. 2025-03**

**AN ORDINANCE AMENDING CHAPTER 225 OF THE VILLAGE CODE,  
ENTITLED "HOUSING STANDARDS"**

**WHEREAS**, Chapter 225 of the Village Code sets forth the codes and regulations for residential buildings and properties located within the Village of Ridgefield Park; and

**WHEREAS**, the State of New Jersey had adopted N.J.S.A. 52:27D-437.1, et seq., entitled the "Lead Hazard Control Assistance Act", which requires lead-based paint testing program for residential rental properties; and

**WHEREAS**, N.J.S.A. 52:27D-437.16 now requires all municipalities to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and,

**WHEREAS**, the Ridgefield Park Board of Commissioners has determined that it is in the best interest of the Village to amend Chapter 225 of the Village Code to implement these inspections, as required by State law.

**NOW, THEREFORE, BE IT ORDAINED** by the Village of Ridgefield Park Board of Commissioners, that a new Section 225-7 be added to Chapter 225 of the Village Code, entitled "Lead-Based Paint Inspections for Residential Dwellings", and shall read as follows:

**SECTION 1: ESTABLISHMENT OF A NEW SECTION 225-7.1 ENTITLED "DEFINITIONS".**

The following terms shall have the meanings indicated below pursuant to N.J.S.A. 52:27D-437.16 and N.J.A.C. 5:28A-1.2, both of which are incorporated by reference.

**COMMISSIONER**

Commissioner of the Department of Community Affairs.

**COMMON INTEREST COMMUNITY**

A real estate development or neighborhood in which the property is burdened by servitudes requiring property owners to contribute to maintenance of commonly held property or to pay dues or assessments to an owners' association that provides services or facilities to the community. Common interest community includes, but is not limited to, condominiums and cooperative housing corporations.

**DUST WIPE SAMPLING**

A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development (HUD) and as conducted pursuant to N.J.A.C. 5:28A-2.3.

**DWELLING**

A building containing a room or rooms, or suite, apartment, unit, or space, that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

**DWELLING UNIT**

A unit within a building that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

**LEAD ABATEMENT**

A set of measures designed to permanently eliminate lead-based paint hazards, in accordance with the standards established by the DCA Commissioner at N.J.A.C. 5:17.

**LEAD-BASED PAINT**

Paint or other surface coating material that contains lead in excess of 1.0 milligrams per centimeter squared or in excess of 0.5 percent by weight, or such other level as may be established by federal law.

**LEAD-BASED PAINT HAZARD**

Any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present on surfaces, that would result in adverse human health effects.

**LEAD EVALUTION CONTRACTOR**

A firm certified by the Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17. This includes the ability to perform dust wipe sampling.

**LEAD-FREE CERTIFICATION**

Lead-free certification means the certificate issued, in accordance with N.J.A.C. 5:17, which states that there is no lead-based paint, or that the dwelling has undergone lead abatement, in accordance with N.J.A.C. 5:17.

**LEAD FREE**

Lead free means that a dwelling has been certified to have no lead-based paint or has undergone lead abatement, in accordance with N.J.A.C. 5:17.

**LEAD SAFE**

Lead safe means that a dwelling has been found to have no outstanding lead-based paint hazards. It does not mean that the dwelling is certified to be lead free.

### **MULTIPLE DWELLING**

"Multiple dwelling" means any building or structure and any land appurtenant thereto, and any portion thereof, in which three or more dwelling units are occupied or intended to be occupied by three or more persons living independently of each other. "Multiple dwelling" also means any group of 10 or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two dwelling units are occupied, or intended to be occupied, by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof. "Multiple dwelling" does not include those buildings and structures that are excluded pursuant to N.J.S.A. 55:13A-3(k).

### **REMEDIATION**

Interim controls or lead abatement work undertaken in conformance with this chapter to address lead-based paint hazards.

### **TENANT TURNOVER**

Tenant turnover means the time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

### **VISUAL ASSESSMENT**

A visual examination for deteriorated paint or visible surface dust, debris, or residue, and as conducted pursuant to N.J.A.C. 5:28A-2.3.

## **SECTION 2: ESTABLISHMENT OF A NEW SECTION 225-7.2, ENTITLED "STANDARDS".**

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq. (Lead Hazard Control Assistance Act) and implementing regulations at N.J.A.C. 5:28A-4.1 et seq, and N.J.S.A. 55:13A-1 et seq. (Hotel and Multiple Dwelling Law), as may be amended from time to time.

## **SECTION 3: ESTABLISHMENT OF A NEW SECTION 225-7.3, ENTITLED "LEAD-BASED PAINT INSPECTIONS BY VILLAGE".**

The Village shall inspect every single-family, two-family, and multiple rental dwelling located within the Village at tenant turnover for lead-based paint hazards on or before July 22, 2024, whichever is earlier. Thereafter, all such units shall be inspected for lead-based paint hazards the earlier of every three years or upon tenant turnover, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-safe certification. The owner of any such rental dwelling shall not permit any tenant turnover without first complying with this Section. The Village shall charge the dwelling owner or landlord, and the dwelling owner or landlord shall pay the Village in advance of any inspection, applicable fees set forth in Section 225-7.12, which fees shall be dedicated to meeting the costs of implementing and enforcing this Section. For the purposes of this Section, "Village" shall mean the Construction Code Official, Property Maintenance Official, Health Officer or designee, or other Village employee possessing the qualifications to perform the required inspections.

**SECTION 4: ESTABLISHMENT OF A NEW SECTION 225-7.4, ENTITLED "OPTION FOR OWNER/LANDLORD TO HIRE LEAD EVALUATION CONTRACTOR".**

The dwelling owner or landlord may directly hire a lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy the requirements of this Chapter, instead of the Village conducting the inspection. In the event that a dwelling owner or landlord directly hires such a lead evaluation contractor, "Village" shall also mean and include such privately hired lead evaluation contractor for purposes of this Section.

**SECTION 5: ESTABLISHMENT OF A NEW SECTION 225-7.5, ENTITLED "CONSULTATION WITH LOCAL HEALTH BOARD".**

The Village may consult with the local health board, the New Jersey Department of Health, or the Department of Community Affairs concerning the criteria for the inspection and identification of areas and conditions involving a high risk of lead poisoning in dwellings, methods of detection of lead in dwellings, and standards for the repair of dwellings containing lead paint.

**SECTION 6: ESTABLISHMENT OF A NEW SECTION 225-7.6, ENTITLED "EXCEPTIONS FOR INSPECTIONS".**

Notwithstanding any language in Section 225-7.3 to the contrary, a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- A. has been certified to be free of lead-based paint;
- B. was constructed during or after 1978;
- C. is in a multiple dwelling constructed prior to 1978 that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding paint violations from the most recent cyclical inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1, et seq.);
  - i. All multiple dwelling units constructed prior to 1978 that have been registered with the Department of Community Affairs for at least 10 years and that have a current certificate of inspection issued by the Department of Department of Community Affairs, Bureau of Housing Inspection, shall be exempt.
  - ii. All multiple dwelling units constructed prior to 1978 that have been registered with the Department of Community Affairs for at least 10 years with open inspections that have no violations for paint shall also be exempt.
- D. is a single-family or two-family seasonal rental dwelling that is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or,
- E. has a valid lead-safe certification issued in accordance with this Section.

**SECTION 7: ESTABLISHMENT OF A NEW SECTION 225-7.7, ENTITLED "REMEDIATION".**

If the Village finds that a lead-based paint hazard exists in a dwelling unit upon conducting an inspection pursuant to Section 225-7.3, then the owner of the dwelling unit shall remediate the lead-based paint hazard by using abatement or lead-based paint hazard control methods, approved in accordance with the provisions of the Lead Hazard Control Assistance Act (N.J.S.A. 52:27D-437.1, et seq.), and as set forth in N.J.A.C. 5:28A-2.5. Upon the remediation of the lead-based paint hazard, the Village shall conduct an additional inspection of the unit to certify that the hazard no longer exists.

**SECTION 8: ESTABLISHMENT OF A NEW SECTION 225-7.8, ENTITLED "LEAD-SAFE CERTIFICATION".**

If the Village finds that no lead-based paint hazards exist in a dwelling unit upon conducting an inspection pursuant to Section 225-7.3, or following remediation of a lead-based paint hazard pursuant to Section 225-7.7, then the Village shall certify the dwelling unit as lead-safe on a form prescribed by the Department of Community Affairs, as provided for in regulations or guidance promulgated pursuant to N.J.S.A. 52:27D-437.20. The lead-safe certification provided to the property owner by the Village pursuant to this section shall be valid for two years.

**SECTION 9: ESTABLISHMENT OF A NEW SECTION 225-7.9, ENTITLED "PROPERTY OWNER PRODUCTION OF LEAD-SAFE CERTIFICATION".**

Property owners shall:

- A. Provide to the tenant and to the municipality, evidence of a valid lead-safe certification obtained pursuant to this Section as well as evidence of the most recent tenant turnover at the time of the cyclical inspection carried out under the Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1, et seq.), unless not required to have had an inspection by the Village pursuant to Section 225-7.6;
- B. Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by the Village pursuant to Section 225-7-6, and shall affix a copy of such certification as an exhibit to the tenant's or tenants' lease; and,
- C. Maintain a record of the lead-safe certification, which shall include the name or names of the unit's tenant or tenants, if the inspection was conducted during a period of tenancy, unless not required to have had an inspection by the Village pursuant to Section 225-7.6.
- D. The owner of any dwelling subject to this Section shall inform the Village of all tenant turnover activity to ensure any required inspection may be scheduled.
- E. The owner of a dwelling shall provide a copy of this Section, and any lead-safe certifications issued pursuant thereto, along with the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during a real estate transaction, settlement or closing.

**SECTION 10: ESTABLISHMENT OF A NEW SECTION 225-7.10, ENTITLED "NOTIFICATION TO COMMISSIONER OF DEPARTMENT OF COMMUNITY AFFAIRS".**

If the Village finds that a lead-based paint hazard exists in a dwelling unit upon conducting an inspection pursuant to this section, then the Village shall notify the Commissioner of Community Affairs, who shall review the findings in accordance with the Lead Hazard Control Assistance Act (N.J.S.A. 52:27D-437.8).

**SECTION 11: ESTABLISHMENT OF A NEW SECTION 225-7.11, ENTITLED "INSPECTION OF TWO OR MORE DWELLING UNITS".**

If a lead hazard is identified in an inspection of one of the dwelling units in a building consisting of two or more dwelling units, then the Village shall inspect the remainder of the building's dwelling units for lead hazards, with the exception of dwelling units that have been certified to be free of lead-based paint. The Village shall charge an additional fee as set forth in Section 225-7.12 of the Village Code for each additional inspection.

**SECTION 12: ESTABLISHMENT OF A NEW SECTION 225-7.12, ENTITLED "FEES".**

The following fees shall apply:

- A. Visual assessment inspection: \$250.00 per dwelling unit.
- B. Dust Wipe Sampling: \$395.00 per sample.
- C. Included in the fees charged for inspections, is a mandatory fee of \$20.00 per unit inspected, as required by the Lead Hazard Control Assistance Act N.J.S.A.52:27D-437.1, et seq.) unless the unit owner demonstrates that the Department of Community Affairs already has assessed an additional inspection fee of \$20.00 pursuant to the provisions of N.J.S.A. 52:27D-437.10. The fees collected pursuant to this section shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant to N.J.S.A. 52:27D-437.4.
- D. In a common interest community, any inspection fee charged pursuant to this section shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

**SECTION 13: ESTABLISHMENT OF A NEW SECTION 225-7.13, ENTITLED "INSPECTIONS AS A RESULT OF TESTING OF CHILDREN OF SIX YEARS OF AGE OR YOUNGER".**

- A. If less than three percent (3%) of children tested in the Village, six years of age or younger, have a blood lead level greater than or equal to five ug/dL, according to the central lead screening database maintained by the New Jersey Department of Health pursuant to N.J.S.A. 26:2-137.6, or according to other data deemed appropriate by the Commissioner as such term is used in and for the purposes of N.J.S.A. 52:27D- 437.16), then the Village may inspect a dwelling located therein for lead-based paint hazards through visual assessment, in the manner forth in N.J.A.C. 5:28A-2.3.

B. If at least three percent (3%) of children tested, six years of age or younger, have a blood lead level greater than or equal to five ug/dL, according to the central lead screening database maintained by the New Jersey Department of Health pursuant to section 5 of P. L. 1995, c. 328 (C.26: 2- 137. 6), or according to other data deemed appropriate by the Commissioner, then the Village shall inspect a dwelling located therein through dust wipe sampling.

**SECTION 14: ESTABLISHMENT OF A NEW SECTION 225-7.14, ENTITLED "VIOLATIONS AND PENALTIES".**

A. The Village shall be authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with N.J.S.A. 52: 27D-437.16 or this Section. If the Village determines that a property owner has failed to comply with a provision of N.J.S.A. 52:27D-437.16 et seq. or this Section regarding a rental dwelling unit owned by the property owner, the property owner shall first be given thirty (30) days to cure any violation by conducting the required inspection or initiate any required remediation efforts. If the property owner has not cured the violation after thirty (30) days, the property owner shall be subject to a penalty not to exceed One Thousand (\$1,000.00) Dollars per week until the required inspection has been conducted or remediation efforts have been initiated. Remediation efforts shall be considered to be initiated with the dwelling owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

B. Pursuant to N.J.A.C. 5:28A-2.1(d), the Village shall exercise appropriate oversight of a landlord or owner who chooses to hire a lead evaluation contractor to perform the periodic lead-based paint inspection.

**SECTION 15: SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

**SECTION 16: INCONSISTENCY.**

Any and all ordinances, or parts thereof, in conflict or inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to such extent as they are so in conflict or inconsistent.

**SECTION 17: EFFECTIVE DATE.**

This ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

**ORDINANCE NO. 2025-04**

**AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 362 OF THE VILLAGE CODE, ENTITLED "TOWING AND STORAGE"**

**WHEREAS**, the Village of Ridgefield Park Chief of Police has informed the Board of Commissioners that there is a need to increase the number of businesses authorized to perform towing and storage services for the Village of Ridgefield Park; and

**WHEREAS**, currently only businesses located within the municipal boundaries can be authorized to perform towing and storage services for Ridgefield Park; and

**WHEREAS**, the Board of Commissioners has determined that allowing businesses with facilities located within five (5) miles of the municipal boundaries would sufficiently address the need for additional service providers, while impacting response time or ease of retrieval.

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

**Section 1:**

All sections of Chapter 362 of the Village Code shall remain in full force and effect, as written, unless indicated otherwise in the following paragraphs of this Ordinance.

The sections that are addressed in the following paragraphs of this Ordinance shall be modified as indicated, but otherwise left in full force and effect.

**Section 2:**

Section 362-4(A)(8) of the Village Code is hereby amended, and shall read as follows:

(8) A site plan showing the location of the storage area, the number of cars that can be stored and the total square footage area of the storage area. All storage areas within the Village of Ridgefield Park shall be in a location approved by the Zoning Officer of the Village.

**Section 3:**

Section 362-6(D)(1)(b) of the Village Code is hereby amended, and shall read as follows:

(b) The location of the storage area shall be within five (5) miles of the municipal limits of the Village and in an area approved for towing by the local Zoning Officer.

**Section 4:**

A new Section 362-6(D)(4) of the Village Code is hereby added, and shall read as follows:

(4) Visual on-site inspection of the land shall be made before the awarding of a license by a representative of the Police Department and Building Department. All of the land proposed to be utilized by the licensee for storage must be level and clear of all debris and must be clearly marked.

**Section 5:**

Section 362-7 of the Village Code is hereby removed in its entirety.

**Section 6:**

Sections 362-8 through 362-15 of the Village Code are hereby retitled as Sections 362-7 thorough 362-14.

**Section 7:**

Notwithstanding the application timing provisions outlined within Chapter 362, newly qualified applicants for placement on the list of towing and storage services providers may submit applications within ninety (90) days of adoption of this Ordinance. The Village Clerk shall publish notice that the Village is accepting applications, as outlined in Chapter 362. These applications will be evaluated using the criteria outlined in Chapter 362. Following this period, applications will be accepted only in accordance with terms of Chapter 362.

**Section 8:**

All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 9:**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**Section 10:**

This Ordinance shall take effect 20 days after its adoption and publication as required by law.

**ORDINANCE NO. 2025-05**

**ORDINANCE PROVIDING FOR THE APPROPRIATION OF \$200,000.00 (TWO HUNDRED THOUSAND DOLLARS) WHICH SUM REPRESENTS A PORTION OF FUNDS FROM A GRANT RECEIVED FROM THE STATE OF NEW JERSEY FOR VARIOUS PROJECTS IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$200,000.00 FROM THE SPECIAL LEGISLATIVE GRANT TO BE INCLUDED IN THE GENERAL CAPITAL FUND RESERVE(S) FOR CAPITAL IMPROVEMENTS OF THE VILLAGE.**

**WHEREAS**, the Village of Ridgefield Park has been selected to receive, and has accepted, a Special Legislative Grant as set forth in Ordinance No. 2023-18 for road resurfacing projects; and

**WHEREAS**, Ordinance No. 2023-18 specified that \$1,800,000.00 of these funds would be used for improvements to Overpeck Avenue; and

**WHEREAS**, the improvements to Overpeck Avenue were completed without exhausting the funds provided through the Special Legislative Grant, and the remainder of the allocated funds were made available for use on other projects through Ordinance No. 2024-19; and

**WHEREAS**, \$200,000.00 of the Special Legislative Grant intended for sewer improvement work has not yet been allocated; and

**WHEREAS**, the Village wishes to amend Ordinance No. 2023-18 to reflect that the unallocated portion of the Special Legislative Grant may be used to fund projects including portions of the Village's Combined Sewer Overflow (CSO) project, which is part of the Village's Long Term Control Plan (LTCP) as mandated by the NJDEP.

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of the Village of Ridgefield Park, in the County of Bergen, New Jersey, as follows:

**Section 1.** Ongoing and future qualified projects are hereby authorized as a general improvement to be made from a special legislative grant in and by the Village of Ridgefield Park, New Jersey, and there is hereby appropriated therefor the sum of \$200,000.00 from funds available in the General Capital Fund in the Village. Said funding source is 100% available from a Special Legislative Grant.

**Section 2.** The capital improvement hereby authorized and the purpose for the financing of which the appropriation is made is the Village's CSO project, LTCP, design of plan, reporting requirements, and other related costs within the Village of Ridgefield Park all accessories, appurtenances, and other expenses necessary therefor or incidental thereto, all as shown on and in accordance with the grant agreement or other official grant documents on file with the Village Clerk.

**Section 3.** The capital budget of the Village is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistency herewith.

**Section 4.** This Ordinance shall take effect after publication after final passage as provided by law.