

COMMISSIONERS REGULAR MEETING AGENDA

RIDGEFIELD PARK

February 25, 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 February 11, 2025

**CORRESPONDENCE**

Ridgefield Park Fire Department Truck Co. No. 1 – Resignation

**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:**

2025-26	Authorize Suburban Consulting Engineers to Perform Work to Remain in Compliance with NJDEP Regulations
2025-27	Authorize Submission of Municipal Alliance Grant
2025-28	Award Contract to Boswell Engineering Inc. for the Preparation of Topographic Field Survey and Boundary Analysis for Veterans Park Improvement Project

**ORDINANCE PUBLIC HEARINGS & ADOPTIONS**

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"

**PROCLAMATION**

Mayor's Monarch Pledge

**CLOSED SESSION (if necessary)**

2025-29      Authorize Closed Session Meeting

**ADJOURNMENT**

## **Resolution 2025-26**

### **A RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK AUTHORIZING SUBURBAN CONSULTING ENGINEERS TO PERFORM WORK NECESSARY TO REMAIN IN COMPLIANCE WITH NJDEP REGULATIONS**

**WHEREAS**, the Village of Ridgefield Park has come to an agreement with the County of Bergen, whereby the County will provide funds to the Village to be used for the improvement of Veteran's Park; and

**WHEREAS**, Veteran's Park consists of approximately 26 acres between Brinkerhoff Street and Preston Street, and from Overlook Avenue to the New Jersey Turnpike, and includes a number of separate fields and features used for a variety of sports and other recreational activities; and

**WHEREAS**, the New Jersey Department of Environmental Protection (NJDEP) requires that the Village submit a Soil Remedial Action Permit for this area, pursuant to N.J.A.C. 7:26E-1.1, et seq.; and

**WHEREAS**, the NJDEP requires that the Village submit a Biennial Certification and retain a New Jersey Licensed Site Remediation Professional (LSRP) by March 3, 2025; and

**WHEREAS**, the Village received a proposal from Suburban Consulting Engineers, dated January 24, 2025 for the provision of work necessary to remain in compliance with NJDEP regulations, including preparation and submission of the Biennial Certification under the supervision of an LSRP, a copy of which is available for inspection at the municipal building; and

**WHEREAS**, Michelle A. Herishko is a New Jersey Licensed Site Remediation Professional (LSRP) employed by Suburban Consulting Engineers as its Environmental Department Manager, and will oversee the work authorized herein; and

**WHEREAS**, these services are professional in nature, and are exempt from the formal competitive bidding process, pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

**WHEREAS**, the estimated cost to perform the work outlined in the January 24, 2025 proposal totals \$6,500; and

**WHEREAS**, the Village Chief Financial Officer has certified that funds have been appropriated and are available for this purpose in account number 04-2150-55-2403.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners for the Village of Ridgefield Park, that Suburban Consulting Engineers is hereby authorized to perform the work as detailed in its January 24, 2025 proposal, including preparation and submission of a Biennial Certification for Veterans Park; and

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

## **Resolution 2025-27**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

**WHEREAS**, the Board of Commissioners of the Village of Ridgefield Park, County of Bergen, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

**WHEREAS**, the Board of Commissioners further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

**WHEREAS**, the Board of Commissioners has applied for funding to the Governor's Council on Substance use Disorder through the County of Bergen.

**NOW, THEREFORE, BE IT RESOLVED** by the Village of Ridgefield Park, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Board of Commissioners does hereby authorize submission of a strategic plan for the Ridgefield Park Municipal Alliance grant for fiscal year 2026 in the amount of:

GCSUD Grant Fund	\$ 4507.18
Cash Match	\$ 1126.80
In-Kind	\$ 3380.39

2. The Board of Commissioners acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

## **VILLAGE OF RIDGEFIELD PARK**

### **Resolution No. 2025-28**

#### **A Resolution Awarding a Contract to Boswell Engineering, Inc. for the Preparation of Topographic Field Survey and Boundary Analysis for the Veterans Park Improvement Project**

**WHEREAS**, The Village of Ridgefield Park intends to make significant improvements to Veterans Park which consists of approximately 26 acres between Brinkerhoff Street and Preston Street from Overpeck Avenue to the NJ Turnpike and includes a number of separate fields and features used for a variety of sports and other recreational activities; and

**WHEREAS**, MKW & Associates has been engaged as the Architect for this project, and informed the Village on February 17 that a Topographical Field Survey will be necessary for the approximately 4.5 acres constituting the municipal pool lots and the southern greenway area, as well as for the 1.4 acres constituting the parking area between the Veterans Park fields and the southerly face of Ridgefield Park High School; and

**WHEREAS**, this work will also include surveying the elevation and location of various structures and boundaries in the area, including all drainage and sanitary structures; and

**WHEREAS**, the Village requires these additional engineering services to be conducted to assist in the design and planning of the new park improvements; and

**WHEREAS**, the Village Engineer, Boswell Engineering, Inc. (the "Professional"), has submitted a proposal dated February 19, 2025, a copy of which is on file with the Village Clerk, to prepare a Topographical Field Survey, for the estimated price not to exceed \$17,900.00 and perform Boundary Analysis and Drafting Services for an estimated price not to exceed \$10,500.00; and

**WHEREAS**, the award of a contract to a licensed professional is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and

**WHEREAS**, this contract has been awarded under the "alternative process" pursuant to N.J.S.A. 19:44A-20.4 et seq. (the "Pay-to-Play Law"), and has been awarded to Professional based upon the merits and abilities of Professional to provide the services necessary; and

**WHEREAS**, Professional has completed and submitted a Business Entity Disclosure Certification which certifies that Professional has not made any reportable contributions to a political candidate or candidate committee in the Village of Ridgefield Park in the previous one year, and that the contract will prohibit Professional from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Village Chief Financial Officer has certified that funds have been appropriated and are available for this purpose in account number 04-2150-55-2403.

**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. A contract is hereby awarded to Boswell Engineering, Inc. pursuant to the February 19, 2025 Proposal, a copy of which is incorporated herein by reference.
3. The Mayor (or Commissioner-in-Charge) and the Village Clerk are hereby directed, authorized and empowered to execute a contract with Boswell Engineering, Inc. in a form satisfactory to the Village Attorney and to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.
4. All other Village officials, officers and employees are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the purposes and provisions of this resolution.

**VILLAGE OF RIDGEFIELD PARK**

**ORDINANCE NO. 2025-06**

**AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK AMENDING CHAPTER  
327 "STORMWATER CONTROL," OF THE VILLAGE CODE**

**WHEREAS**, the above section of the Village Code was last amended by adoption of Ordinance No. 2024-04 on April 19, 2024; and

**WHEREAS**, this section of the Village Code defines and regulates the Village's stormwater management measures, which are aimed to promote flood control, groundwater recharge, and pollution reduction through Green Infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies, and

**WHEREAS**, Section 7:8 of the New Jersey Administrative Code contains the State of New Jersey's Municipal Stormwater Management Program, which sets forth the stormwater control guidelines that must be administered and followed by each municipality in the State, and

**WHEREAS**, the New Jersey Department of Environmental Protection, Division of Water Quality, (hereinafter "NJDEP") had made several amendments to Section 7:8, effective July 17, 2023, and

**WHEREAS**, the Village is required to amend its stormwater management rules to reflect the newly-revised language in the State's Municipal Stormwater Management Program.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Village of Ridgefield Park, that Chapter 327 of the Ridgefield Park Village Code is hereby deleted in its entirety and replaced with the following:

Chapter 327 Stormwater Control

**§327-1 Scope and Purpose.**

- A. Policy Statement. Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for green infrastructure, water quality, quantity, and groundwater recharge.
- B. Purpose. The purpose of this ordinance is to establish minimum stormwater management requirements and controls for "major development," as defined below in Section 327-2.
- C. Applicability
  1. This ordinance shall be applicable to all projects that meet the definition of "minor development" or "major development" as defined below.

- i. This ordinance shall be applicable to the following major developments:
- ii. Non-residential major developments and redevelopment projects; and

ii. Aspects of residential major developments and redevelopment projects that are not preempted by the Residential Site Improvement Standards at N.J.A.C. 5:21 et seq.

3. This ordinance shall also be applicable to all major developments undertaken by the Village of Ridgefield Park.
4. Applicability of this ordinance to major developments shall comply with last amended N.J.A.C. 7:8-1.6, incorporated herein by reference and minor developments as defined herein.

D. Compatibility with Other Permit and Ordinance Requirements. Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

## **§327-2 Definitions**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions used in this ordinance shall be the same as the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference. The following additional terms are defined for this Chapter only.

- a. **EXEMPT DEVELOPMENT** — Shall mean any development that creates less than 500 square feet of new impervious area and disturbs less than 1,500 square feet of land. Further, an exempt development shall not meet the definition of "minor development."
- b. **MINOR DEVELOPMENT** — Shall mean any development that results in the creation of 500 square feet or more of new impervious area or one that disturbs more than 1,500 square feet of land area. Further, a minor development shall not meet the definition of "major development" in N.J.A.C. 7:8.
- c. **MAJOR DEVELOPMENT** - (repeated from N.J.A.C. 7:8) Shall mean an individual "developments" as well as multiple developments that individually or collectively result in:
  1. The disturbance of one or more acres of land since February 2, 2004;

2. The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;
3. The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021; or
4. 4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."

### **§327-3 Design and Performance Standards for Stormwater Management Measures:**

This section establishes design and performance standards for stormwater management measures for minor and major development intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies.

- A. Exempt Developments. Any project meeting the definition of "exempt development" shall be exempt from the provisions of this section,
- B. Minor Developments. Minor developments shall be designed to include the following stormwater management measures:
  1. Water Quality. Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.
  2. Rate/Volume Control. Seepage pits or other infiltration measures shall be provided with a capacity of three (3") inches of runoff for each square foot of new impervious area. Stone used in the infiltration devices shall be two and one-half (2 1/2") inches clean stone and design void ratio of 33% shall be used. The infiltration measures shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property to the greatest extent feasible. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices.
  3. Major Developments. Design and performance standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5, incorporated herein by reference.

### **§327-4 Waivers and Exceptions.**

- A. Standards for relief (Minor Development). Waivers from strict compliance with the design standards for minor development shall only be granted upon showing that meeting the standards would result in an exceptional hardship on the applicant or that the benefits to the public good of the deviation from the standards would outweigh any detriments of the

deviation. A hardship will not be considered to exist if reasonable reductions in the scope of the project would eliminate the noncompliance.

- B. Standards for relief (Major Development). Waivers from strict compliance with the design and performance standards for major development shall meet the requirements of N.J.A.C. 7:8-4.6.
- C. Reviewing agency. All applications subject to the review of the Land Use Boards shall be reviewed by the Board concurrently with subdivision or site plan review. Applications not subject to Land Use Board review shall be reviewed by the Village Engineer.
- D. Appeals. The appeal of the determination of the Village Engineer shall be made in accordance with N.J.S.A. 40:55D-70(a).

#### **§327-5 Solids and Floatable Materials Control Standards (Major Development)**

- A. Site design features identified under Section 327-3 above, or alternative designs in accordance with Section 327-3 above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended) or settleable solids. For exemptions to this standard see 327-5(A)(2) below.
  - 1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
    - i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
    - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

- 2. The standard in Section 327-5(A)(1). above does not apply:

- i. Where each individual clear space in the curb opening in existing curb opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the Village agrees the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in the last amended Stormwater Management rules at N.J.A.C. 7:8 et seq.. are conveyed through any device .(e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
  - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
  - b. A bar screen having a bar spacing of 0.5 inches.

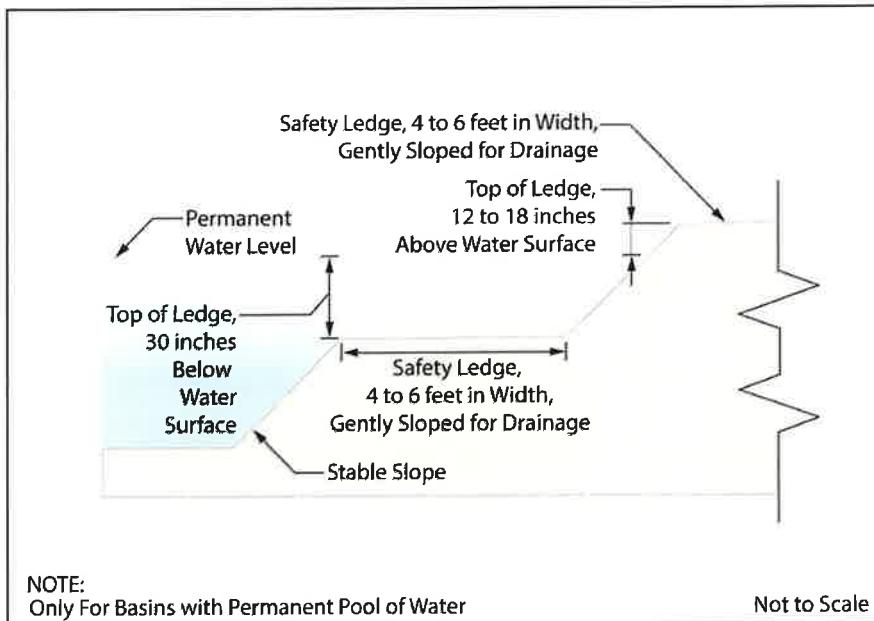
Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development N.J.A.C. 5:21-4.18(b)(2) and 7.4(b)(1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Stom as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c) that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

## **§327-6 Safety Standards for Stormwater Management Basins**

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. Safety standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.
- B. Safety Ledge Illustration

Elevation View — Basin Safety Ledge Configuration



## §327-7 Requirements for a Site Development Stormwater Plan (Major Development)

### A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks Village approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section 327-7(C) below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit six copies of the materials listed in the checklist for site development stormwater plans in accordance with Section 327-7(C) of this ordinance.

### B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the Village Board or official from which Village approval is sought. The Village Board or official shall consult the Village's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

### C. Submission of Site Development Stormwater Plan

The following information shall be required:

#### 1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their

appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Section 327-3 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section 327-3 of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

## 7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section 327-9.

## 8. Waiver from Submission Requirements

The Village official or board reviewing an application under this ordinance may, in consultation with the Village's review engineer, waive submission of any of the requirements in Section 327-7(C)(1) through 327-7(C)(6) of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

## 9. Application and Review Fees

There shall be no additional fees for stormwater review for applications to the Land Use Boards. Applications to the Village Engineer shall be accompanied by an initial review escrow deposit of \$2,000 for major developments. If a project is approved, an inspection escrow deposit shall be made in an amount to be determined by the Village Engineer.

# **§327-8 Requirements for a Site Development Stormwater Plan (Minor Development)**

## A. The following information shall be required:

1. Topographic Base Map. The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 50 feet beyond the limits of the proposed development, at a scale of 1"=30' or larger, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.
2. Project Description and Site Plans. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping.
3. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs.

4. Calculations demonstrating compliance with the minor development standards of 327-3(B) must be submitted.

5. Waiver from Submission Requirements

The Village Engineer may waive submission of any of the requirements in Section 327-8(A)(1) through 327-8(A)(4) of this ordinance when it can be demonstrated the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

6. Application and Review Fees

There shall be no additional fees for stormwater review for applications to the Land Use Boards. Applications to the Village Engineer shall be accompanied by a review fee in the amount of \$750 for minor developments. If a project is approved, an inspection escrow deposit shall be made in an amount to be determined by the Village Engineer.

**§327-9 Maintenance and Repair:**

**A. Applicability.**

Projects subject to review as in Section 327-3(C) of this ordinance shall comply with the requirements of Section 327-9(B) and 327-9(C).

**B. General Maintenance**

1. Maintenance for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5.8, incorporated herein by reference.

2. The following requirements of N.J.A.C. 7:8-5.8 do not apply to stormwater management facilities that are dedicated to and accepted by the Village or another governmental agency, subject to all applicable Village stormwater general permit conditions, as issued by the Department:

i. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation; and

ii. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.

3. In the event the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the Village shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner approved by the Village engineer or his/her designee. The Village, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the

responsible person fails or refuses to perform such maintenance and repair, the Village or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

C. Nothing in this subsection shall preclude the Village in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

#### **§327-10 Penalties.**

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this article shall be subject to a penalty as stated in Chapter 1-15, General Penalty. Each and every day in which a person shall be in violation of this article shall constitute a separate offense.

#### **§327-11 Severability**

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.

#### **§327-12 Effective Date**

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

**ORDINANCE NO. 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"**

**WHEREAS**, the Ridgefield Park Planning Board has informed the Board of Commissioners that there is a need to make certain changes to the Zoning Code of the Village of Ridgefield Park; and

**WHEREAS**, the sections of the Zoning Code revised by this Ordinance are related to permitted uses and regulations of attic and basement spaces; and

**WHEREAS**, the Ridgefield Park Board of Commissioners has determined that the changes to the Zoning Code requested by the Planning Board are in the best interest of the Village of Ridgefield Park and its residents.

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

**Section 1:**

All sections of Chapter 96 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 96-2.2 of the Village Code is hereby amended, to add the following:

**ATTIC**

The unfinished space between the ceiling of the floor below and the roof structure above is intended primarily for storage purposes. See §96-5.18 Illustrations.

**Section 3:** Section 96-2.2 of the Village Code is hereby amended, to remove the following:

**HABITABLE SPACE**

Living space and rooms other than common hallways, cellar, storage space, garage areas or any area where the ceiling height is less than seven feet six inches.

**Section 4:** Section 96-2.2 of the Village Code is hereby amended, to replace the following definitions:

## **BASEMENT**

The portion of a building which has more than one-half of its floor to ceiling height above the average finished grade level of the adjoining ground. A basement shall be considered a story where the finished surface of floor above a basement is either:

- A. More than six feet above the grade plane.
- B. More than six feet above the finished ground level form more than 50% of the total building perimeter.
- C. More than twelve feet above the finished ground level at any point.

See §96-5.18 Illustrations.

## **CELLAR**

The portion of the building which has more than one-half of its floor to ceiling height below the average grade level of the adjoining ground. See §96-5.18 Illustrations.

## **HALF-STORY**

A space under a sloping roof which has the line of intersection of the roof and wall face not more than three feet above the floor level and in which space the possible floor area with headroom of five feet or greater occupies less than 33% of the total area of the story directly beneath but has at least seventy square feet of livable space above the five-foot ceiling level. More than 33% of the floor below constitutes a full story. See §96-5.18 Illustrations.

**Section 5:** Section 96-5.11 of the Village Code is hereby amended, and shall read as follows:

### **§96-5.11 Basement / Cellar Use**

Basements and cellars may be used for living space purposes in connection with the residential space within the existing structure. No basement or cellar shall be used as a separate dwelling unit or apartment. Basement and cellar spaces shall not include any kitchen, bedroom or full bathroom. A half-bath consisting of a sink and toilet shall be permitted. Basement and cellar livable spaces shall provide a minimum ceiling height of seven feet throughout the basement/cellar level. Basement habitable spaces shall comply with all building and sub-code regulations. See §96-5.18 Illustrations.

**Section 6:** Section 96-5.12 of the Village Code is hereby amended, and shall read as follows:

### **§96-5.12 Attic Use**

Space above the second floor in one and two-family homes is intended to be utilized as storage space. However, if the attic space qualifies as a half-story, the space may be improved, but no kitchens, bedrooms or bathrooms shall be constructed in such spaces.

Attic spaces shall provide a minimum of seventy square feet of livable space above with ceiling height of five feet or more. Attic livable spaces shall also provide a minimum of seven feet of room width above five feet in height. Improved attic spaces shall comply with all building and sub-code regulations including providing two separate means of egress from the attic space. See "half-story" definition. See §96-5.18 Illustrations.

**Section 7:** A new Section 96-5.18 of the Village Code is hereby added, and shall read as follows:

**§96-5.18 Illustrations**

Illustrations relevant to this Chapter are included as Attachment 4 to this Chapter. Those illustrations, and all notations, references, and designations included in Attachment 4 shall be considered a part of this Chapter as if the same were all fully described and set forth herein.

**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.

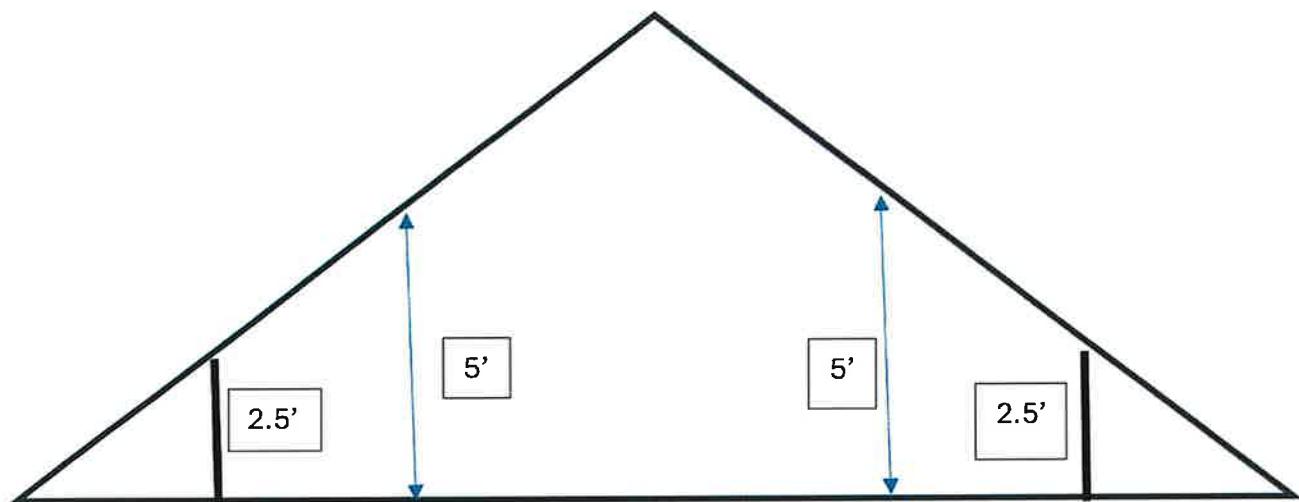
ZONING

96 Attachment 4

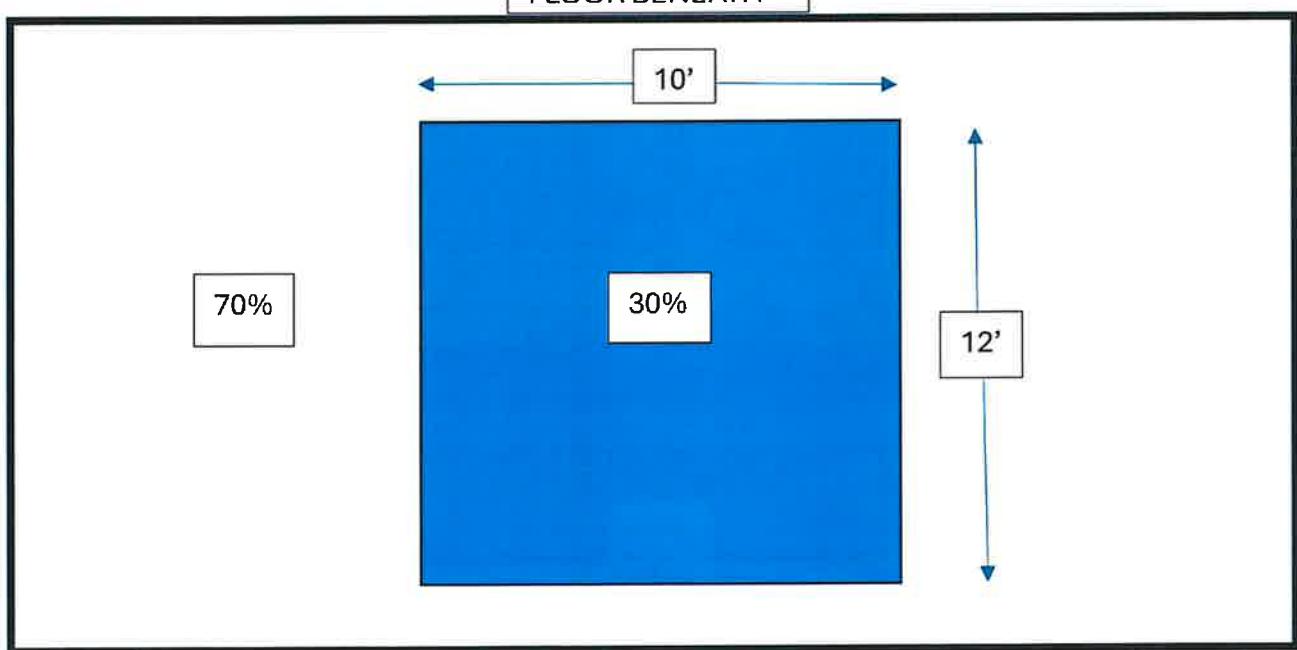
**Village of Ridgefield Park**

HALF-STORY CALCULATIONS AND ILLUSTRATIONS

HALF-STORY / ILLUSTRATION A

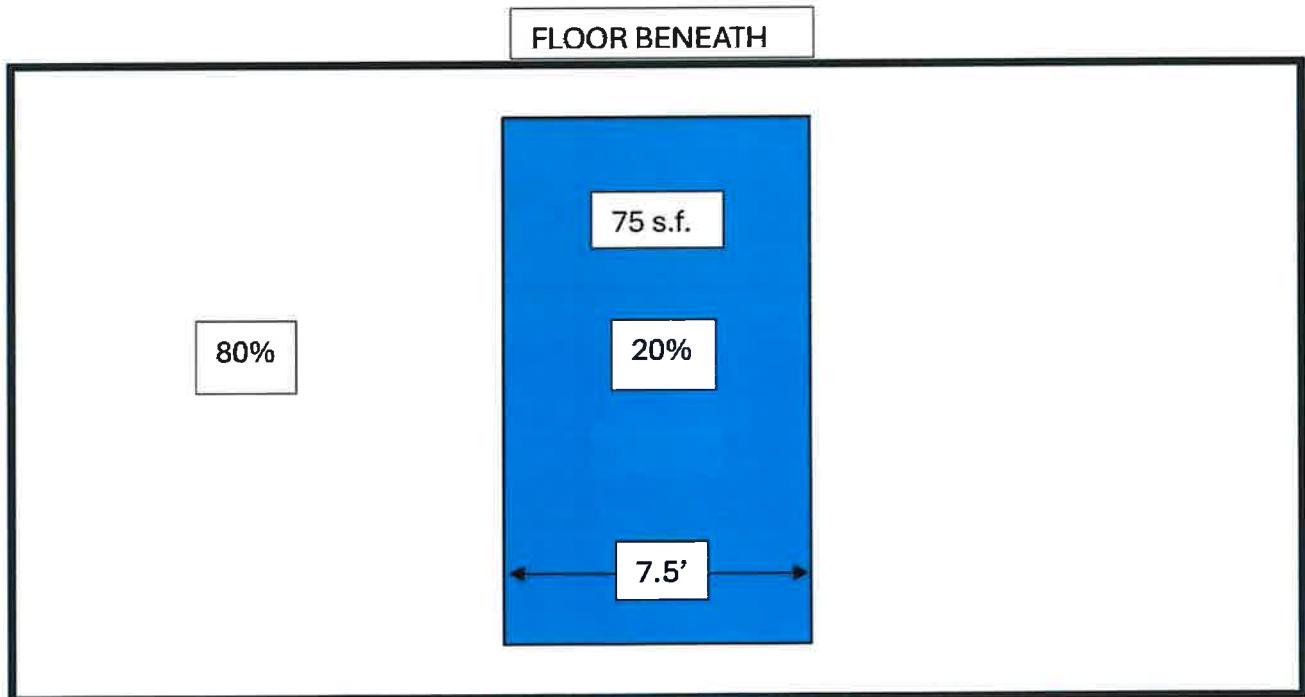
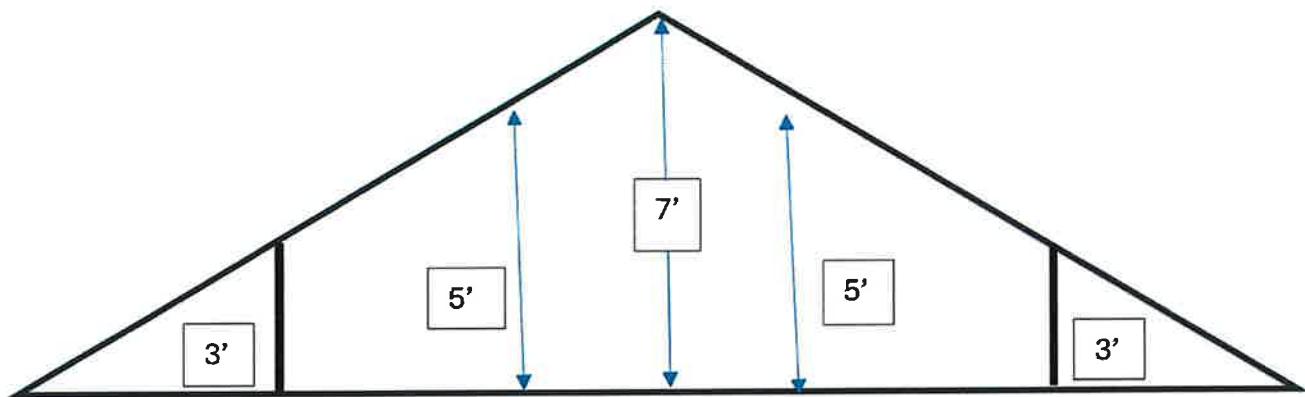


FLOOR BENEATH



## HALF-STORY CALCULATIONS AND ILLUSTRATIONS

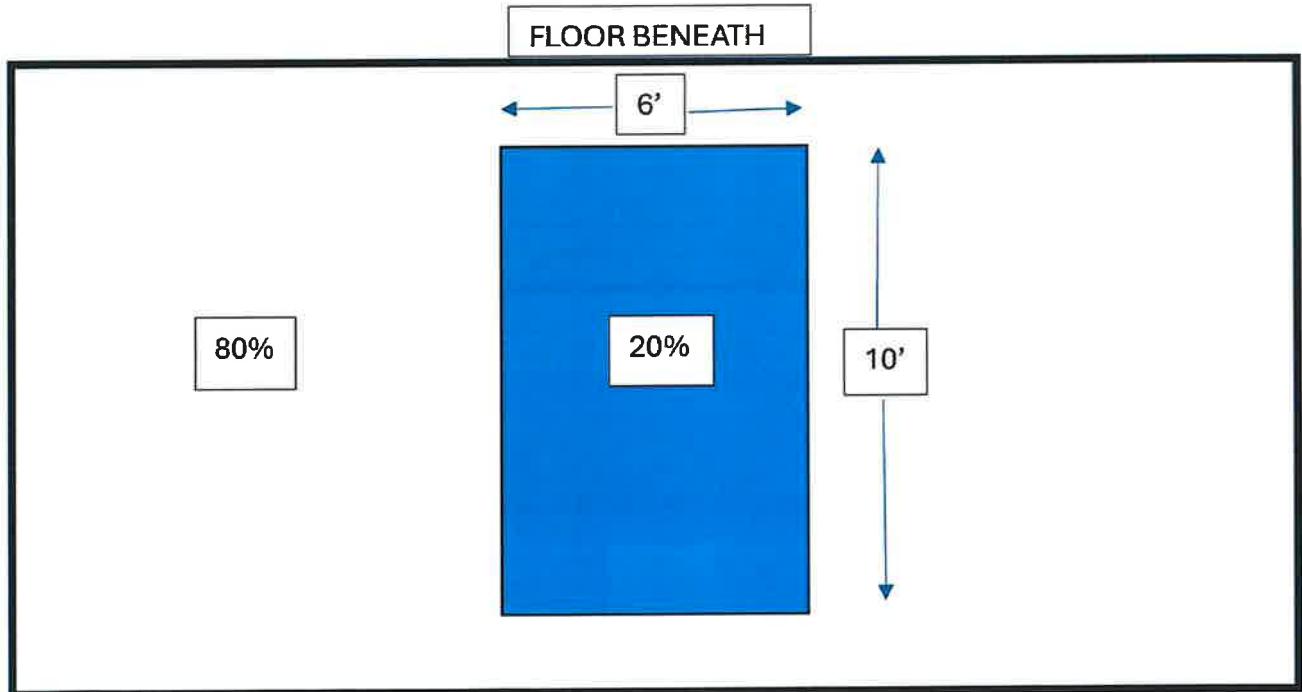
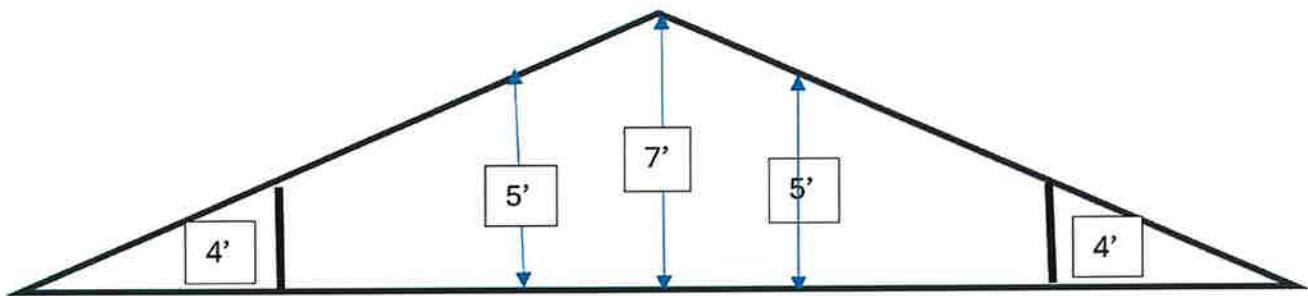
### HALF-STORY / ILLUSTRATION B



## NON-HALF-STORY CALCULATIONS AND ILLUSTRATIONS

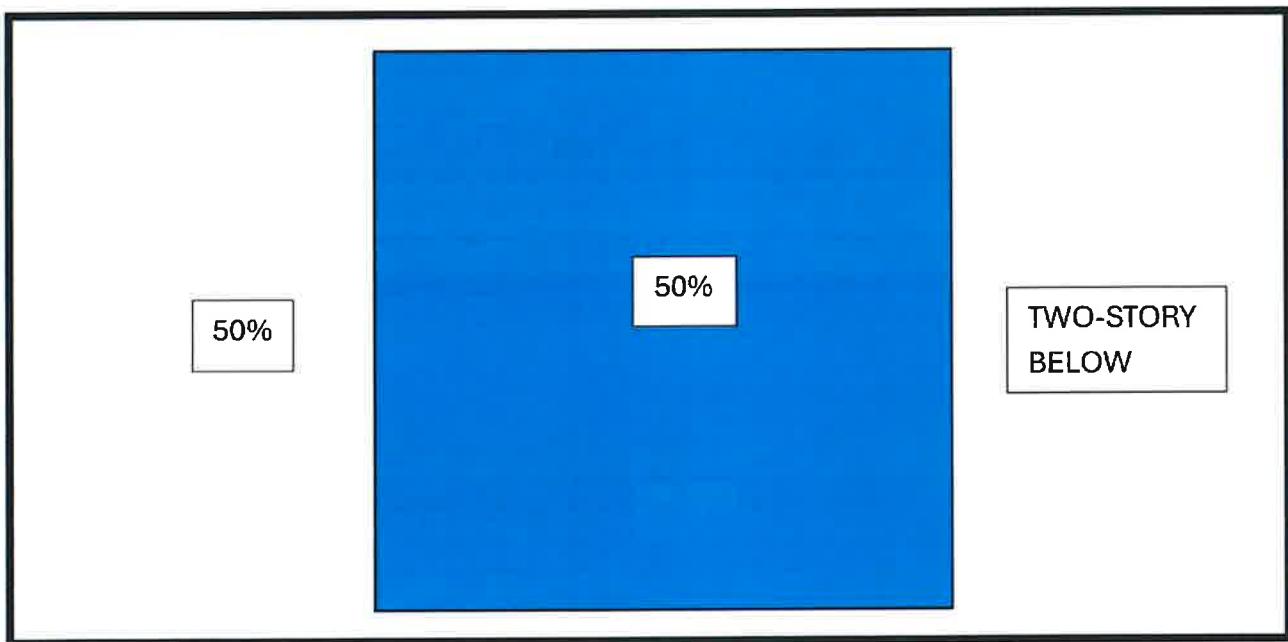
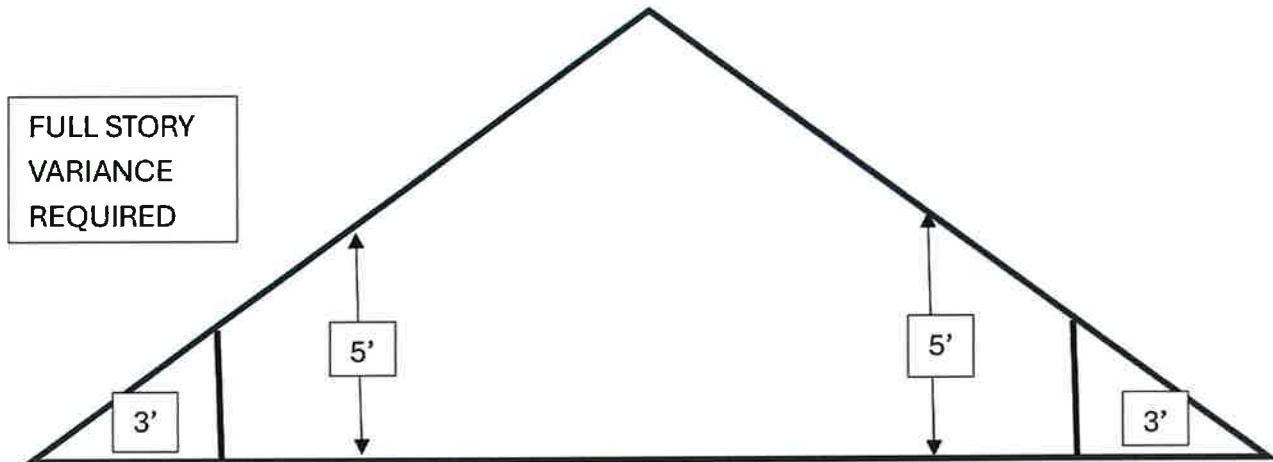
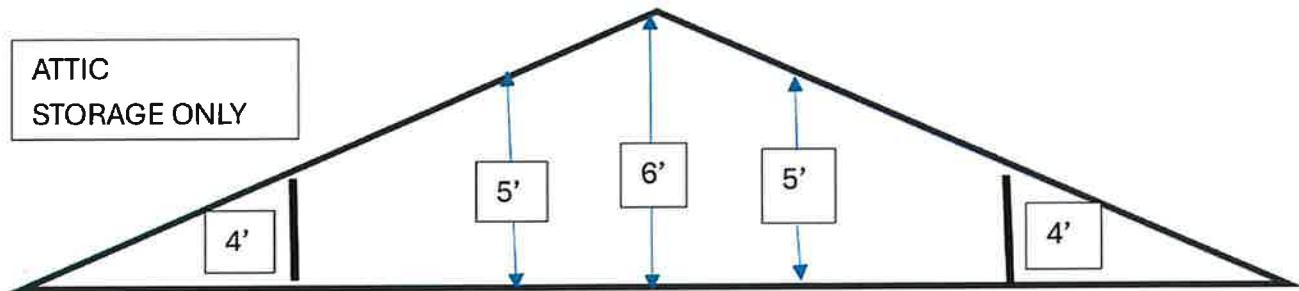
### NON-HALF-STORY / ILLUSTRATION B

- 1) Side walls greater than 3 feet
- 2) Room width less than 7 feet
- 3) Total room space less than 70 square feet
- 4) Result- Storage only



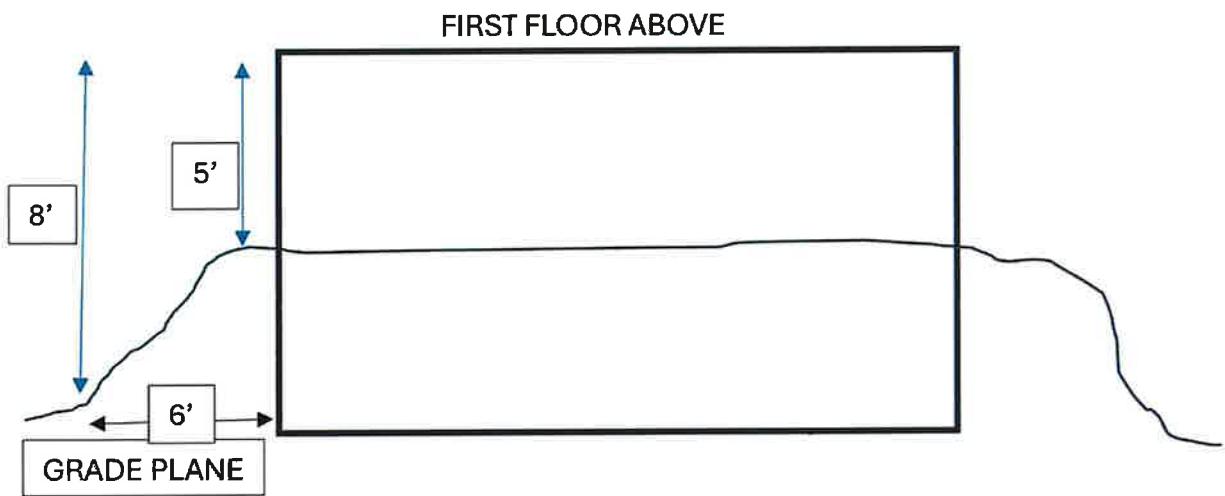
## NON-HALF-STORY CALCULATIONS AND ILLUSTRATIONS

### NON-HALF-STORY / ILLUSTRATION

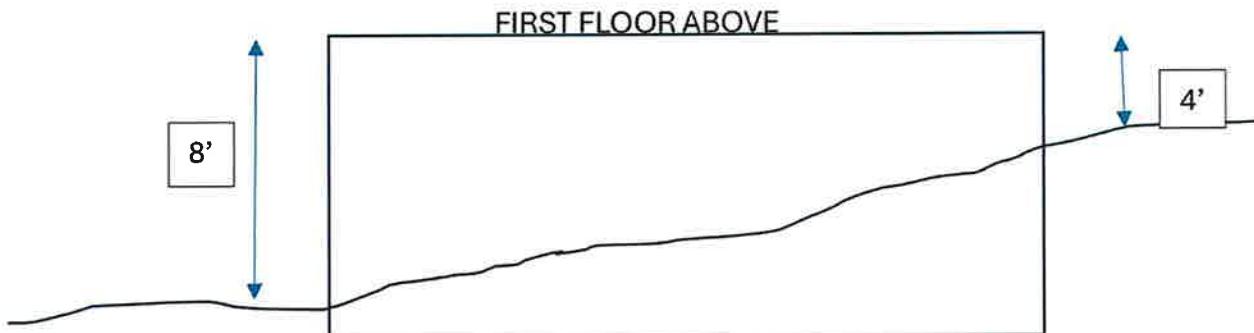


BASEMENT CALCULATIONS  
COUNTS AS A STORY

MORE THAN SIX FEET ABOVE THE GRADE PLANE



MORE THAN 50% OF PERIMETER 6 FEET ABOVE GROUND LEVEL



ANY POINT GREATER THAN 12 FEET

