

COMMISSIONERS CAUCUS MEETING MINUTES
RIDGEFIELD PARK
January 23, 2025
7:00 PM

Mayor MacNeill 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 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

Those present were Commissioners Anlian (7:21pm), Gerken, Portorreal and Mayor MacNeill in the chair.

Absent: Commissioner Mirza

Also, present: Philip Boggia, Chris Chapman, Village Attorney; William Morton, Police Lieutenant; Rich Flynn, DPW Asst. Superintendent and Tara O’Grady, Village Clerk.

APPROVAL OF MINUTES

Motion by Commissioner Gerken, seconded by Commissioner Portorreal to approve the minutes of the Commissioners Caucus and Closed Session Meetings of January 9, 2025.

On roll call, Commissioners Gerken, Mirza, Portorreal and Mayor MacNeill voted “YEA”.

Absent: Commissioners Anlian, Mirza

DISCUSSION

Ridgefield Park Volunteer Ambulance Corps.

Silvio Zapata was in attendance to discuss the Ambulance response situation. Mr. Zapata distributed his 2025 Hybrid Emergency Medical Service Proposal to the Board of Commissioners. The hybrid would consist of both paid EMTs and volunteers. The primary purpose is to provide emergency care and transportation to the residents of Ridgefield Park. The plan is to hire an EMS Coordinator, 2 EMS Supervisors and restructure the emergency medical services. Once the program is actively operating, the billing program will be implemented. The billing portion would take 3-6 months for State licensing and process reviews. The billing would be handled by a 3rd party. The Ambulance Corps. currently has 10 volunteers now with only 5 of the 10 that can take the rig out.

Response time now, with mutual aid, could take up to 15 minutes. Education would be done in-house. The Ambulance Corps. building would be a perfect training facility for all organizations in town.

Mr. Zapata will attend the February 6th Caucus after the Commissioners had time to review his proposal.

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Laura Surenian – Administrative Office of the Courts Directives regarding the New Fair Housing Act

Chris Chapman advised the Village had a hearing to close out the Round 3 phase of Fair Share Housing. The Village is on track to meeting its standards. The Village is protected and doing a great job and moving to Round 4.

Mayor MacNeill added that the Village is not responsible for building affordable housing; just have to zone for it.

Fred Rosen, Planning Board – Zoning Ordinance Revisions

The Board of Commissioners reviewed the proposed revisions. The Zoning Ordinance will be amended.

Thor Real Estate, LLC – Temporary Parking Agreement

Mayor MacNeill advised Tumino's was parking their vehicles at 60 Challenger Road, which was not an allowable use. Tumino's approached P&P Landscaping on Industrial Avenue to park their vehicles there. The agreement is for 10 trucks to park on a temporary basis for a period of 6 months.

Lead-Based Inspections Ordinance

The State has mandated lead inspections. The ordinance will be introduced at the January 28, 2025 Commissioners meeting.

CORRESPONDENCE

01-07 Local Finance Notice 2025-01 - Informational

01-08 NJLM Weekly Roundup - Informational

01-09 NJDEP Weekly Update - Informational

01-10 Local Finance Notice 2025-02 - Informational

01-11 NJLM Daily Update - Informational

01-12 NJ Department of Community Affairs – Municipal Lead Law Requirements - Informational

01-13 Derek Sands, County of Bergen – Volunteer for Project Homeless Connect 2025 - Informational

01-14 NJ Department of Community Affairs – FY24 Local Recreation Improvement Grant – Informational

01-15 NJLM Weekly Roundup - Informational

01-16 NJDEP Weekly Update - Informational

01-17 NJLM Daily Update – Informational

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CORRESPONDENCE – cont.

01-18 Board of County Commissioners – Podcasts/Veteran of the Month/Resolutions/Ordinances
- Informational

01-19 Firefighter Cancer Screening – The Village is not a member of the State Health Benefits
Plan

HEARING OF CITIZENS

No citizens present.

ORDINANCE INTRODUCTION

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

Commissioner Gerken moved the ordinance be given its first reading. So ordered.

Commissioner Gerken read the said ordinance by title.

Commissioner Gerken moved the ordinance be adopted on first reading, published in the Record
Newspaper and posted on the Village Bulletin Board by the Village Clerk. The public hearing will be
held on February 6, 2025 at 7:00 p.m.

Motion was seconded by Commissioner Anlian.

On roll call, Commissioners Anlian, Gerken, Portorreal and Mayor MacNeill voted “YEA”.

Absent: Commissioner Mirza

REPORTS

Commissioner Gerken advised contracts have been completed for Social Media. Resolution to
be prepared for the January 28th Commissioners meeting.

Projected date for the website re-design is August 2025.

CSO meeting on Monday with Hackensack and Fort Lee. The Administrative Compliance
Agreement needs to get signed. Still working on the Long-Term Control Plan.

CSO Phase 1 meeting with Suburban is Tuesday. Commissioner Gerken will ask Suburban to lay
out what the next project should be.

There was a Nature Preserve meeting regarding adding of water to the water table. The concern is
flooding other properties.

MKW still needs some paperwork regarding Veterans Park. There are no surveys for “Veterans
Park South” and an LOI has not been submitted for “Veterans Park South”.

There is some concern about the geo-survey for Fellowship Park. Commissioner Gerken will ask
the state where the survey form 2009 is.

Joe Dunne, Boswell Engineering, is working on getting a sound company in for the issue on
Ridgefield Ave/Bergen Turnpike.

The Village needs to adopt an ordinance for the \$200,000.00 legislative grant for sewer
improvements.

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Commissioner Portorreal met with the South Jersey Municipal Joint Insurance Fund.

Commissioner Portorreal met with the Board of Recreation - they are looking for additional storage space. They had questions regarding the archery program. The short range can be used but the long range cannot since it is unsafe. They still have challenges with coaches for basketball. Family Olympics will be held again this year.

Commissioner Portorreal met with Sustainable RP and discussed energy planning for the Village. They would like to attain gold status.

Commissioner Portorreal attended the TANAAC meeting – there are no more drones and there were zero complaints from the Village.

Commissioner Anlian advised the Police Department ordered 3 blinking stop signs for the Rte. 80 ramp/Second Street.

Clerk O’Grady advised she received an email from Congressman Gottheimer’s office – they would like to schedule mobile office hours before a Commissioners meeting.

An email was also received from the Governor’s office for cell numbers of the Mayor and Commissioners.

Asst. Superintendent Flynn advised the DPW is done with their schooling. He thanked the Police Department with getting cars removed from the streets for snow plowing so the trucks could clear the snow curb to curb. The only issue is the IGA lot – lot of people parking there. Notice/warning stickers should be issued.

Lt. Morton advised there was a swatting incident today at the High School. Ridgefield Park was not the only town in Bergen County that had one. The Police Department knew it was a hoax right away.

Philip Boggia advised contracts were sent to D & S Paving for Hunter Park. The contract for DLS for the paving of the 5 roads will be going out shortly. The amendment to the Towing Ordinance; expanding the range to within 5 miles of the Ridgefield Park border; will be ready for introduction at the January 28th meeting.

ADJOURNMENT

Motion by Commissioner Gerken, seconded by Commissioner Anlian to adjourn.

On roll call, Commissioners Anlian, Gerken, Portorreal and Mayor MacNeill voted “YEA”.

Absent: Commissioner Mirza

Mayor MacNeill adjourned the meeting at 8:45 p.m.

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/s/ John H. Anlian _____
Commissioner

/s/ William G. Gerken _____
Commissioner

Abstain _____
Commissioner Mirza

/s/ Wanda C. Portorreal _____
Commissioner

/s/ Adam MacNeill _____
Mayor

/s/Tara O'Grady _____
Village Clerk

Approved on February 6, 2025