

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
March 9, 2021
7:30 PM

Mayor Anlian 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 28, 2020 and was posted on the Municipal Bulletin Board and the Village Website.

Due to the COVID-19 Coronavirus Health Crisis, this meeting is being held via ZOOM.

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES

Regular Meeting of February 23, 2021

Closed Session Meeting of February 23, 2021

PAYMENT OF BILLS

DISCUSSION

Robert Benecke – Update on 2021 Budget Schedule

COMMISSIONER REPORTS

HEARING OF CITIZENS

NEW BUSINESS

Mayor Anlian 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:

2021-31 Request Planning Board Study Concerning Cannabis Establishments

2021-32 Authorize Tax Lien Redemption

2021-33 Authorize Street Closure for Block Party – Edwin Street

ORDINANCE PUBLIC HEARING & ADOPTION

2021-02 BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A NATURE TRAIL IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$950,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

PROCLAMATION

75TH Wedding Anniversary – Andy & Minnie Ranaudo

CLOSED SESSION (if necessary)

2021-34 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2021-31

A Resolution Requesting that the Planning Board Conduct a Study and Make Recommendations to the Board of Commissioners Concerning Cannabis Establishments

Whereas, on Monday, February 22, 2021, Governor Murphy signed the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”); and

Whereas, the Act legalizes the use and possession of small quantities of cannabis and establishes a regulatory framework for certain businesses associated with the cannabis industry; and

Whereas, more than 70% of Village residents supported the referendum held at last November’s General Election, which asked residents whether they supported the legalization of cannabis in New Jersey; and

Whereas, the residents of Ridgefield Park voted in favor of legalizing marijuana, with 2,736 in favor and 1,177 opposed, which percentage was even greater than the 67% of residents statewide who supported the referendum; and

Whereas, as a result of the foregoing, the Board of Commissioners is giving consideration to the adoption of an ordinance that will permit certain cannabis-related businesses to operate within the Village; and

Whereas, the Board of Commissioners believes that it may be in the best interests of the Village to permit cannabis cultivation, distribution and wholesaling, as those terms are defined in the Act; and

Whereas, the Commissioners do not wish to permit either the retail sale of cannabis or the establishment of delivery service businesses within the Village; and

Whereas, the Commissioners would be in favor of permitting the cultivation of any legal agricultural products including, but not limited to cannabis; and

Whereas, the Commissioners wish to refer this matter to the Planning Board to study, determine, and recommend appropriate zoning standards to be adopted by the Board of Commissioners related to such businesses; and

Whereas, the Act requires municipalities to take action to prohibit cannabis-related businesses within 180 days of the effective date of the Act, or no later than August 22, 2021, otherwise such uses are deemed permitted for a minimum period of five (5) years; and

Whereas, the Commissioners therefore request that the Planning Board address this matter and provide recommendations to the Board of Commissioners as soon as possible, but in no event later than the Planning Board's first meeting in April.

Now, Therefore, Be It Resolved by the Board of Commissioners of the Village of Ridgefield Park that it is hereby requested that request that the Planning Board consult with the Village Planner and determine, among other things:

- 1) Appropriate zoning districts for the location of each type of cannabis-related business, if any;
- 2) Appropriate bulk standard or other "buffers" necessary to keep such cannabis-related businesses away from churches, schools and residential neighborhoods; and
- 3) Whether commercial cultivation of any agricultural products should generally be allowed, including but not limited to cannabis.

Be It Further Resolved that all other appropriate Village Officials and employees are hereby directed, authorized and empowered to assist the Planning Board in connection with the recommendation requested by this Resolution.

Resolution 2021-32

WHEREAS, Tax Sale Certificate 20-003 for 435 Teaneck Road, Block 70 Lot 3 Qualifier C0023 was sold at tax sale on December 8, 2020; and

WHEREAS, payment was received in the amount of \$11,827.94 from Christopher Jimenez, the owner's son.

THEREFORE, BE IT RESOLVED that Tax Sale Certificate 20-003 be redeemed and returned to the owner, and payment be made to the Lien Holder for \$11,827.94 for the Certificate and \$28,500.00 for the Premium.

Resolution 2021-33

WHEREAS, Aurora Castello, requested permission to hold a block party on Saturday, May 1, 2021 between the hours of 11:00 a.m. and 5:00 p.m.; and

WHEREAS, Aurora Castello has requested permission to close Edwin Street, from Cutter Street to Bergen Avenue, to traffic that day.

WHEREAS, Saturday, May 8, 2021 has been requested as the rain date.

WHEREAS, Aurora Castello has agreed to notify all residents; and

WHEREAS, Aurora Castello has been notified that a “bouncy house” is not permitted on the Village street and has agreed it will be placed on private property.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the closing of Edwin Street, from Cutter Street to Bergen Avenue, from 11:00 a.m. to 5:00 p.m. on May 1, 2021.

2021-02

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A NATURE TRAIL IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$950,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

The Board of Commissioners of the Village of Ridgefield Park, in the County of Bergen, State of New Jersey, DO ORDAIN as follows:

Section 1. The Village of Ridgefield Park, in the County of Bergen, State of New Jersey (the "Village") is hereby authorized to construct a nature trail (with parking area) north of the High School property on East Grand Avenue to the north of Overpeck Avenue in, by and for the Village. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$950,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. It is hereby determined and stated that (A) the Village has been approved to receive a \$200,000 grant from the Bergen County Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund (the "County Open

Space Trust Fund") to finance the cost of said purpose and (B) the Village has applied for an additional \$98,667 grant from the County Open Space Trust Fund to finance the cost of said purpose. Any of said grant funds so received shall be applied as set forth in Section 10 hereof. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Village, and (2) it is necessary to finance said purpose by the issuance of obligations of said Village pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$950,000, and (4) \$47,500 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$902,500, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$100,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such

obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$47,500, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Village, are now available to finance said purpose. The sum of \$47,500 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Village of an aggregate principal amount not exceeding \$902,500 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Village of an aggregate principal amount not exceeding \$902,500 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be

issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Village and attested by the Village Clerk or Deputy Village Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby

authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Village Clerk of said Village, and that such statement so filed shows that the gross debt of said Village, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$902,500 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Village Clerk and is available for public inspection.

Section 12. The Village intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Village incurs such costs prior to the issuance of the bonds or notes, the Village hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Village are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Village, and the Village shall levy ad valorem taxes upon all the taxable real property within the Village for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. 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 15. It is hereby declared to be the intention of the Board of Commissioners that the sections, paragraphs, clauses and phrases of this ordinance, when adopted, are severable, and if any sections, paragraphs, clauses, sentences or provisions of this ordinance as adopted shall be declared unconstitutional or otherwise invalid, same shall not affect any of the remaining sections, paragraphs, clauses and phrases of this ordinance.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.