

COMMISSIONERS CAUCUS MEETING AGENDA
RIDGEFIELD PARK
August 19, 2021
7:00 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.

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting of July 22, 2021

CORRESPONDENCE

08-01 NJLM – Weekly Round-Up

08-02 Bergen County Board of Commissioners – Podcasts/Resolution

08-03 NJLM – Weekly Round-Up

NEW BUSINESS

Resolution:

2021-90 Authorize Chapter 159 Insertion of Revenue for NIBRS Project Pilot Grant

ORDINANCE PUBLIC HEARING & ADOPTION

2021-11 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 152.01, LOTS 1, 1.01 AND 2 IN THE VILLAGE OF RIDGEFIELD PARK

HEARING OF CITIZENS

REPORTS

Mayor & Commissioners
Village Attorney
Superintendent DPW

Chief of Police
Village Clerk

CLOSED SESSION

2020-91 Authorize Closed Session Meeting

ADJOURNMENT

COMMISSIONERS CAUCUS MEETING MINUTES
RIDGEFIELD PARK
July 22, 2021
7:00 PM

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ROLL CALL

Those present were Commissioners Gerken, MacNeill, Olson (7:07 p.m.), Portorreal (7:13 p.m.) and Mayor Anlian in the chair.

Also, present: Philip Boggia, Village Attorney; Edward Monroe, DPW Superintendent and Tara O'Grady, Village Clerk.

APPROVAL OF MINUTES

Motion by Commissioner MacNeill, seconded by Mayor Anlian to approve the minutes of the Commissioners Caucus Meeting and Closed Session Meeting of June 17, 2021.

On roll call, Commissioners MacNeill and Mayor Anlian voted "YEA".

Abstain: Commissioner Gerken

Absent: Commissioners Olson, Portorreal

CORRESPONDENCE

07-02 James Tedesco, Bergen County Executive – Public Hearing on Transportation Funding - Informational

07-03 Bergen County Board of Commissioners – Podcasts/Resolutions/Ordinances - Informational

07-04 Lt. Governor Sheila Y. Oliver – Review of Resolution 2021-65 - Informational

07-05 NJLM Weekly Round-Up - Informational

07-06 Eliana Liporace – Passaic Valley Sewerage Commission Newark Gas Plant Resolution - Informational

07-07 20th Anniversary of 9/11 - Informational

DISCUSSION

2021 Salary Ordinance

All Commissioner will review and finalize at the August 5, 2021 Caucus meeting.

HEARING OF CITIZENS

No citizens present.

July 22, 2021

REPORTS

Commissioner MacNeill advised the Revenue/Finance Office is looking for a new payroll clerk.

Commissioner Gerken advised the Municipal Court is looking for a new prosecutor.

Commissioner Olson stated he contacted our Email company and inquired about the "cloud feature". Cost is approximately \$3.99 per month, per account. The DPW is the location choice for CSO's.

Clerk O'Grady inquired who will be appointed the Bergen County Community Development Representatives. The Commissioners advised to re-appoint last year's reps. Also, the 2020 LOSAP contributions need to be sent to Lincoln Financial – Mayor Anlian advised yes; contributions can be made at this time.

Superintendent Monroe stated he should have the numbers on the Municipal Building roof next week. Road paving should be starting by the end of next week.

Attorney Boggia stated he received a letter from the County outlining the Shared Services between the County and the Village with the Pedestrian Bridge. The Village agreed to maintenance only – will draft and circulate a response to the County.

Mayor Anlian stated by January 1st, we should have a nice website and social media coordinator. The residents in the vicinity of the Nature Preserve should be notified when the work is starting.

ADJOURNMENT

Motion by Commissioner MacNeill, seconded by Commissioner Olson to adjourn.

On roll call, Commissioners Gerken, MacNeill, Olson, Portorreal and Mayor Anlian voted "YEA".

Mayor Anlian adjourned the meeting at 7:32 p.m.

Commissioner Gerken

Commissioner MacNeill

Commissioner Olson

Commissioner Portorreal

Mayor Anlian

Village Clerk
Approved on August 19, 2021

Resolution 2021-90

WHEREAS, N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

WHEREAS, the Village of Ridgefield Park received **\$44,290.00** from the State of New Jersey for NIBRS Project Pilot and wishes to amend its 2021 Budget to include a portion of this amount as an item of revenue,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Village of Ridgefield Park, that the Board of Commissioners hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the Budget year of 2021, in the sum of.....**\$44,290.00**

which is now available as a revenue item from:

- Miscellaneous Revenues
- Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
- Revenues Offset with Appropriations:
- NIBRS Project Pilot

BE IT FURTHER RESOLVED, that a like sum of.....**\$44,290.00**
be and the same is hereby appropriated under the caption:

- General Appropriations:
- (a) Operations excluded from CAPS
- Programs Offset by Revenues:
- NIBRS Project Pilot

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to forward two (2) copies of this Resolution to the Director of Local Government Services.

VILLAGE OF RIDGEFIELD PARK

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 152.01, LOTS 1, 1.01 AND 2 IN THE VILLAGE OF RIDGEFIELD PARK

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park on or about January 21, 2021, by Resolution No. 2021-11, authorized and directed the Planning Board of the Village of Ridgefield Park to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether certain parcels of land, as identified herein, satisfied the criteria set forth in the Local Redevelopment and Housing Law, and specifically N.J.S.A. 40A:12A-3 or -5, to be designated as an "Area in Need of Redevelopment" without the powers of condemnation; and

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

Block 152.01, Lot 1
Block 152.01, Lot 1.01
Block 152.01, Lot 2

(the parcels are collectively referred to as the "Redevelopment Area"); and

WHEREAS, in 2019, the Borough of Bogota declared the properties adjoining the Redevelopment Area to the north as an area in need of redevelopment for non-condemnation purposes. These properties included the northern portion of a golf driving range facility and the northern portion of the industrial uses between the railroads; and

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

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

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

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

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

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

WHEREAS, the Planning Board of the Village of Ridgefield Park considered the redevelopment area designation analysis with reference to the objectives set forth in the applicable zoning ordinances of the Village of Ridgefield Park and Master Plan of the Village of Ridgefield Park; and

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

WHEREAS, the Planning Board reviewed the investigative report prepared and submitted by Kenneth Ochab PE, PP of Kenneth Ochab Associates, LLC, 12-16 Fair Lawn Avenue, Fair Lawn, N.J. 07410, entitled "In Need Of Redevelopment Investigation For Block 152.01 Lots 1 and 1.01, which is actually a riparian grant to the property owner, in the Village of Ridgefield Park," dated April 5, 2021, (Ochab Report), which report also included an analysis of Lot 2, and the map of the parcels that make up the Redevelopment Area, which would be affected by a determination that the Redevelopment Area qualifies An Area in Need of Redevelopment without the power of condemnation; and

WHEREAS, a public hearing was held on May 17, 2021, and notice of the hearing was given in accordance with the Local Redevelopment and Housing Law; and

WHEREAS, at the May 17, 2021 public hearing, Kenneth Ochab provided testimony as a professional planning consultant for the Planning Board of the Village of Ridgefield Park as to whether or not the parcels within the Redevelopment Area qualify for a non-condemnation area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-3 or -5; and

WHEREAS, after the public hearing, the Planning Board adopted a Resolution on May 17, 2021, incorporating the findings of fact and conclusions resulting therefrom, and directed that same be provided to the Board of Commissioners in response to Resolution No. 2021-11; and

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

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

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park did thereafter adopt Resolution No. 2021-65 on May 25, 2021, designating Block 152.01, Lots 1, 1.01 and 2 as an Area In Need of Redevelopment without the power of condemnation; and

WHEREAS, the Board of Commissioners did thereafter request that the Planning Board prepare a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, at the June 7, 2021 meeting of the Planning Board, an informal hearing took place regarding a Redevelopment Plan prepared with revisions by Kenneth Ochab, dated June 7, 2021, for Block 152.01, Lots 1, 1.01, and 2; and

WHEREAS, the Planning Board approved the revised Redevelopment Plan and instructed the Board Secretary to transmit the Redevelopment Plan to the Board of Commissioners for consideration and adoption; and

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

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

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

Section 2. The Redevelopment Plan dated June 7, 2021, prepared by Kenneth Ochab, P.P., AICP, entitled "INDUSTRIAL AVENUE NORTH NON-CONDEMNATION REDEVELOPMENT PLAN, BLOCK 152.01, LOTS 1, 1.01 AND 2," a copy of which is on file with the Village Clerk and which is incorporated herein by reference, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

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

Section 4. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 5. Inspection.

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

Section 6. Effective date.

This Ordinance shall take effect 20 days after final publication as required by law.

Section 7. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 8. Notice to County Planning Board.

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