

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
June 28, 2022
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 27, 2021 and was posted on the Municipal Bulletin Board and the Village Website.

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES

Commissioners Regular Meeting of May 24, 2022
Closed Session Meeting of May 24, 2022

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:

- 2022-75 Authorize Grant Application and Contract with New Jersey Department of Transportation for Main Street Improvement Project
- 2022-76 Authorize Tax Appeal Settlement – 37 Emerson Street
- 2022-77 Authorize Professional Services - Associated Appraisal Group -161 Park Avenue
- 2022-78 Authorize Professional Services - Associated Appraisal Group -15 Herbert Street
- 2022-79 Authorize Professional Services - Associated Appraisal Group -65 Bergen Avenue

CLOSED SESSION (if necessary)

- 2022-80 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2022-75

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Main Street Improvement project.

NOW, THEREFORE, BE IT RESOLVED that the Commissioners of the Village of Ridgefield Park formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2023-Main Street-00203 to the New Jersey Department of Transportation on behalf of the Village of Ridgefield Park.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Village of Ridgefield Park and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Resolution 2022-76

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park have been advised of the proposed settlement of a property tax appeal filed by Tumino's Realty, LLC, (hereinafter the "Tax Appeal"), under Docket Numbers 006452-2020, 004694-2021 and 004032-2022, and;

WHEREAS, the aforesaid tax appeal involves an auto repair shop and storage yard located at 37 Emerson Street, and is otherwise designated as Block 132 Lot 10 on the tax assessment map of the Village (hereinafter the "Subject Property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeals by legal counsel, the Village Appraiser and the Village Tax Assessor, and;

WHEREAS, the proposed Tax Appeal settlement components are set forth in the Schedule "A" attached hereto and made a part hereof, and;

WHEREAS, it is in the best interest of the Village to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Village of Ridgefield Park, that the aforesaid Tax Appeal settlement be finalized in accordance with the enclosed Schedule "A", and

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Village Clerk, Village Tax Attorney and/or any other appropriate Village official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE "A"

The terms of the aforesaid tax appeal settlement shall consist as follows:

2020 Appeal: Withdraw
2021 Appeal: Withdraw
2022 Appeal: \$2,100,000

Resolution 2022-77

WHEREAS, the Village of Ridgefield Park (hereinafter the “Village”) is the taxing authority for all properties located within its municipal borders, and;

WHEREAS, the owner of real property located at 161 Park Avenue in the Village, and identified as Block 82 Lot 5 (hereinafter the “Subject Property”), has filed a property tax appeal challenging the assessment of the Subject Property for the 2021 and 2022 tax years, and,

WHEREAS, the Village is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of fair market value in a trial-ready appraisal report that covers the aforementioned tax years, and,

WHEREAS, the Village has received a proposal dated June 16, 2022 from Associated Appraisal Group (hereinafter the “Proposal”) to prepare the desired appraisal report for the total amount of \$3,000.00, and;

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution, and;

WHEREAS the appointment of Associated Appraisal Group is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED that Associated Appraisal Group is hereby appointed to prepare a trial-ready appraisal report for the property located at 161 Park Avenue at Block 82 Lot 5 in the Village of Ridgefield Park, in accordance with the terms set forth in the attached Proposal.

Resolution 2022-78

WHEREAS, the Village of Ridgefield Park (hereinafter the “Village”) is the taxing authority for all properties located within its municipal borders, and;

WHEREAS, the owner of real property located at 15 Herbert in the Village, and identified as Block 86 Lot 1 (hereinafter the “Subject Property”), has filed a property tax appeal challenging the assessment of the Subject Property for the 2021 and 2022 tax years, and,

WHEREAS, the Village is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of fair market value in a trial-ready appraisal report that covers the aforementioned tax years, and,

WHEREAS, the Village has received a proposal dated June 16, 2022 from Associated Appraisal Group (hereinafter the “Proposal”) to prepare the desired appraisal report for the total amount of \$3,000.00, and;

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution, and;

WHEREAS the appointment of Associated Appraisal Group is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED that Associated Appraisal Group is hereby appointed to prepare a trial-ready appraisal report for the property located at 15 Herbert Street at Block 86 Lot 1 in the Village of Ridgefield Park, in accordance with the terms set forth in the attached Proposal.

Resolution 2022-79

WHEREAS, the Village of Ridgefield Park (hereinafter the “Village”) is the taxing authority for all properties located within its municipal borders, and;

WHEREAS, the owner of real property located at 65 Bergen Avenue in the Village, and identified as Block 90 Lot 6 (hereinafter the “Subject Property”), has filed a property tax appeal challenging the assessment of the Subject Property for the 2021 and 2022 tax years, and,

WHEREAS, the Village is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of fair market value in a trial-ready appraisal report that covers the aforementioned tax years, and,

WHEREAS, the Village has received a proposal dated June 16, 2022 from Associated Appraisal Group (hereinafter the “Proposal”) to prepare the desired appraisal report for the total amount of \$3,000.00, and;

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution, and;

WHEREAS the appointment of Associated Appraisal Group is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED that Associated Appraisal Group is hereby appointed to prepare a trial-ready appraisal report for the property located at 65 Bergen Avenue at Block 90 Lot 6 in the Village of Ridgefield Park, in accordance with the terms set forth in the attached Proposal.