

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
September 13, 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 August 9, 2022
Commissioners Closed Session Meeting of August 9, 2022

PAYMENT OF BILLS

SPECIAL REPORTS

Swearing In of New Police Officers
Police Department Re-Accreditation

RECESS

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:

- 2022-106 Award Contract to Dynatech Construction, LLC for the Municipal Building Roof Replacement Project
- 2022-107 Authorize Contract to Mazzway Photos, LLC for Website and Social Media Consulting Services
- 2022-108 Authorize Renewal of Membership in the South Bergen Municipal Joint Insurance Fund
- 2022-109 Authorize Establishment of Fire Department Policy on Stipends and Reimbursements
- 2022-110 Approve Ground Lease with Dish Wireless, LLC

ORDINANCE PUBLIC HEARING & ADOPTION

- 2022-07 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK AMENDING AND SUPPLEMENTING CHAPTER 96A, “DEVELOPMENT REGULATIONS,” IN ORDER TO ADD A NEW SECTION 58 ENTITLED “BIRD-FRIENDLY BUILDING REQUIREMENTS”

ORDINANCE INTRODUCTION

2022-08 AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK
ADOPTING A NON-CONDEMNATION REDEVELOPMENT PLAN
FOR BLOCK 1.03, LOTS 8 AND 9 IN THE VILLAGE OF RIDGEFIELD
PARK

CLOSED SESSION (if necessary)

2022-111 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2022-106

A Resolution Awarding a Contract to G.C. Dynatech Construction, LLC for the Ridgefield Park Municipal Building Roof Replacement Project

WHEREAS, the Village of Ridgefield Park has a need to procure construction services for the Ridgefield Park Municipal Building Roof Replacement Project within the Village; and

WHEREAS, the Village of Ridgefield Park, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the “Municipal Building Roof Replacement” Project; and

WHEREAS, five (5) bids were received on August 4, 2022; and

WHEREAS, after receipt and review of the two (2) lowest bids received, the Village of Ridgefield Park has determined that G.C. Dynatech Construction, LLC is the lowest responsible bidder for this contract for the Base Bid plus Alternate “A”; and

WHEREAS, G.C. Dynatech’s per-unit bid for Alternate “B” for as-needed roof substructure replacement is also accepted; and

WHEREAS, the Chief Financial Officer of the Village has certified that funds have been appropriated and are available for this purpose in account number 04-2150-56-0800-002, a copy of said certification attached to the original copy of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park that a contract is hereby awarded as follows:

Contractor	Contract Amount	
G.C. Dynatech Construction, LLC	Base:	\$117,000.00
2066 Route 35 North	Alternate “A”:	\$ 16,000.00
South Amboy, New Jersey 08879	<hr/>	
	TOTAL:	\$133,000.00
	Alternate “B”	\$8.00/sq. ft. (as needed)

BE IT FURTHER RESOLVED that the Mayor and Village Clerk are hereby directed, authorized and empowered to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Village’s bid specifications and applicable law, and subject to approval as to form by the Village Attorney.

VILLAGE OF RIDGEFIELD PARK

RESOLUTION NO. 2022-107

A Resolution Awarding a Contract to Mazzway Photos, LLC for Website and Social Media Consulting Services

WHEREAS, the Village of Ridgefield Park has a need for website and media consultant services; and

WHEREAS, the Village did solicit quotes for this work from various consultants; and

WHEREAS, it was determined that this contract should be awarded to Mazzway Photos, price and other factors considered; and

WHEREAS, the price of said contract is \$3,200 per month for a period of six (6) months, until December 31, 2022, which shall include all travel, postage and telephone charges; and

WHEREAS, this contract is being award pursuant to the “alternative process” set forth in *N.J.S.A. 19:44A-20.4* et seq.; and

WHEREAS, Stephen Mazella has completed and submitted a Business Entity Disclosure Certification which certifies that neither he nor Mazzway Photos 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 these persons and entities 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 01-2010-20-1452-100.

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 Mazzay Photos, LLC as set forth above for Website and Social Media Consulting Services.
3. The Mayor (or Commissioner-in-Charge) and the Village Clerk are hereby directed, authorized and empowered to execute a contract with Mazzway Photos, LLC in a form satisfactory to the Village Attorney and to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.

Resolution 2022-108

**RENEWAL OF MEMBERSHIP IN THE
SOUTH BERGEN MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Village of Ridgefield Park is a member of the South Bergen Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2022 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership; and

NOW, THEREFORE BE IT RESOLVED as follows:

1. The Village of Ridgefield Park agrees to renew its membership in the South Bergen Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the South Bergen Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

Resolution 2022-109

A Resolution Establishing the Policy of the Village of Ridgefield Park with Respect to Stipends and Reimbursements for Members of the Ridgefield Park Volunteer Fire Department

Whereas, the Village of Ridgefield Park provides for the reimbursement of certain fees and costs incurred by members of the Ridgefield Park Volunteer Fire Department; and

Whereas, the Village is desirous of updating the amounts reimbursed and/or paid as stipends to reflect current costs and to expand the department's membership and roster of trained potential future officers; and

Now, Therefore, Be It Resolved that the following schedule of stipends and reimbursement shall be applicable to all members of the Ridgefield Park Volunteer Fire Department (effective January 1, 2021, unless otherwise noted) until otherwise amended by the Board of Commissioners:

A. Training

1. Completion of Fire 1 Course:
 - a. Uniform - \$700
 - b. Stipend - \$1,000
 - c. Travel - As per travel reimbursement policy
2. Completion of Fire 2 Course:
 - a. Stipend - \$2,500
 - b. Travel - As per travel reimbursement policy
3. Completion of Fire GOD Course:
 - a. Stipend - \$1000
 - b. Travel - As per travel reimbursement policy
4. Completion of ICS 300 Course:
 - a. Stipend - \$750
 - b. Travel - As per travel reimbursement policy

5. Completion of ICS 400 Course:

- a. Stipend - \$500
- b. Travel - As per travel reimbursement policy

6. General Provisions for Other Courses:

- a. Stipend - \$10/course hour - as approved by Fire Chief & Fire Commissioner
- b. Travel – As per travel reimbursement policy
- c. Fire Chief and Fire Commissioner shall establish a schedule/list of approved courses.

7. Travel Reimbursement (applies for all courses)

- a. \$10/session for courses held in Bergen County
- b. \$20/session for courses held outside Bergen County
- c. No reimbursement for travel if course is within 5 miles of Ridgfield Park

8. Courses enrolled outside of Bergen County

- a. Courses taken outside of Bergen Country for Fire One training will be reimbursed by the Village up to a maximum of \$400 for course fees

9. Course Approval

- a. All course enrollments must be pre-approved in writing by the Fire Chief and included on the list of approved courses for the members of the Ridgfield Park Fire Department. This list is maintained by the Fire Chief.
- b. All submissions for course stipends and travel reimbursements shall be made upon completion of the applicable course. A signed voucher form with course information will be submitted with the Certificate of Course Completion to the Fire Chief for approval.
- c. Prior to attending any course, the member shall confirm with the Fire Chief that the member has attended a minimum of 15% of fire calls in the 12 months preceding the start of the course. No reimbursement will be provided if a member does not meet this minimum attendance requirement; however, the Chief may waive this requirement under exceptional circumstances (e.g. work-related illness or long-term injury). *(Effective September 1, 2022)*
- d. Reimbursement for Fire 1 shall be exempt from any attendance requirement. *(Effective September 1, 2022)*

B. Additional Allowances

1. Annual Clothing Allowance reimbursement schedule:

<u>Response to fire calls</u>	<u>Maximum reimbursement</u>
0% - 9%	None
10% - 19%	\$200
20% - 29%	\$500
30% - 39%	\$700
40% - 49%	\$850
50%+	\$1,000

2. Annual reimbursement for specific officers:

This is IN ADDITION to the aforesaid Annual Clothing Allowance set forth above.

<u>Position</u>	<u>Additional Reimbursement</u>
Mechanic	\$200
2 nd Lieutenant	\$300
1 st Lieutenant	\$600
Captain	\$900
Assistant Chief	\$1,200
Chief	\$1,500

Resolution 2022-110

WHEREAS, the Village of Ridgefield Park (hereinafter the “Village”) is the owner of land designated as Block 151 Lot 3 on the Tax Assessment Map of the Village, otherwise known as 24 Industrial Avenue, and;

WHEREAS, a wireless telecommunications monopole is located on a portion of the above-mentioned property, which was constructed by T-Mobile USA, Inc. and was leased from the Village of Ridgefield Park pursuant to a Lease Agreement executed on or about September 1, 2007, and;

WHEREAS, the aforementioned Lease Agreement was subsequently transferred to Crown Castle, and;

WHEREAS, the Village had received a Consent to Sublease Agreement from Crown Castle, dated July 28, 2022, which seeks the Village’s consent to permit Dish Wireless, LLC to co-locate on the aforementioned monopole, and;

WHEREAS, Crown Castle is required under Paragraph 5 of the 2007 Lease Agreement to obtain the Village’s consent for all users that seek to co-locate on the monopole, and;

WHEREAS, Dish Wireless, LLC has negotiated a separate ground lease with the Village for the right to occupy space on the ground adjacent to the monopole, to locate their cabinets and other equipment (hereinafter the “Ground Lease”), and;

WHEREAS, copies of the Consent to Sublease Agreement and Ground Lease are attached as Exhibits herein, and;

WHEREAS, the Board of Commissioners have no objection to permitting Dish Wireless, LLC to co-locate on the monopole, and to approve the aforementioned Ground Lease upon the terms in the attached Exhibit.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park, that the Mayor and Village Clerk are hereby authorized to execute the July 28, 2022 Consent to Sublease Agreement for the co-location of Dish Wireless, LLC on the wireless telecommunication monopole located at 24 Industrial Avenue, and;

BE IT FURTHER RESOLVED, that the Ground Lease between the Village and Dish Wireless, LLC is hereby approved, in the form set forth in the attached Exhibit, and that the Mayor, Village Clerk, Village Attorney and all other necessary parties are hereby authorized to execute same.

VILLAGE OF RIDGEFIELD PARK

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK AMENDING AND SUPPLEMENTING CHAPTER 96A, "DEVELOPMENT REGULATIONS," IN ORDER TO ADD A NEW SECTION 58 ENTITLED "BIRD-FRIENDLY BUILDING REQUIREMENTS"

BE IT ORDAINED by the Mayor and Board of Commissioners of the Village of Ridgefield Park, as follows:

Section 1. Chapter 96A, "Development Regulations," is hereby amended and supplemented by adding a new Section 58 entitled "Bird-Friendly Building Requirements," as follows:

§96A-58 Bird-Friendly Building Requirements

- A. Purpose. In order to minimize the effects on native and migratory birds, new construction and major renovations shall incorporate design measures to promote bird safety. These measures will help reduce the likelihood of building collision fatalities through façade treatments and light pollution reduction. These measures apply to both residential and non-residential land uses except where specified.
- B. Applicability. The requirements set forth in this section shall apply to:
1. All non-residential buildings;
 2. All multi-family residential buildings higher than 3 stories;
 3. All low-rise residential buildings with viewsheds to open space, parks or natural areas; and
 4. All other building construction within the Village where the amount of glazing exceeds 40% of the building façade in the first 75 feet of the building above grade.
- C. Design Requirements
1. All new construction, building additions and/or building alterations shall adhere to the standards in this section. Existing single and two-family homes are exempt from the construction requirements set forth below.
 2. Façade Treatments. No more than 10% of the surface area of a building total exterior shall have untreated glazing between the ground and 75 feet above grade. Sliding glass doors and glass balcony railings up to 75 feet above grade shall also be treated. Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned

glass with fenestration patterns and the use of external screens over non-reflective glass. Additional alternatives are set forth in the publications identified in subsection D of this section.

3. Occupancy Sensors. For non-residential development, occupancy sensors or other switch control devices shall be installed on non-emergency lights. These lights shall be programmed to shut off during non-work hours and between 10:00 P.M. and sunrise.
4. Funneling of flight paths. New construction shall avoid the funneling of flight paths along buildings or trees towards a building façade.
5. Skyways, walkways, or glass walls. New construction and building additions shall avoid building glass skyways or walkways, freestanding glass walls and transparent building corners. New construction and building additions shall reduce glass at tops of buildings, especially when incorporating green roof designs.
6. Exceptions. The above requirements may be waived or reduced based on an analysis of a qualified biologist or ornithologist indicating that the proposed construction will not result in a significant collision hazard to birds.

D. References. Bird Friendly building design guidelines can be further found in the following publications:

1. “Bird Friendly Building Design and Construction Requirements Guidance Document, Local Law of 2020, November 2020, Version 1.0” prepared by New York City Buildings
2. City of Toronto – “2016 Best Practices Glass and Bird Friendly Development Guidelines”

Section 2. 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 3. Effective date.

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

Section 4. 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 5. Referral to Planning Board.

Upon approval of this Ordinance upon First Reading by the Mayor and Board of Commissioners of the Village of Ridgefield Park, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.