

COMMISSIONERS CAUCUS MEETING AGENDA
RIDGEFIELD PARK
December 8, 2022
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 27, 2021 and was posted on the Municipal Bulletin Board and the Village Website.

ROLL CALL

APPROVAL OF MINUTES

Commissioners Caucus Meeting of November 22, 2022
Commissioners Closed Session Meeting of November 22, 2022

CLOSED SESSION

2022-129 Authorize Closed Session Meeting

DISCUSSION I

Robert Benecke – Hampshire PILOT Program
Borough of Bogota – Shared Services Agreement

CORRESPONDENCE

- 11-10 State of NJ, Department of Transportation – Fiscal Year 2023 Municipal Aid Program
- 11-11 County of Bergen – Bergen County Economic Resiliency Breakfast; Winter Wonderland Tree Decorating Contest
- 11-12 NJDEP – Weekly Update
- 11-13 Boswell Engineering – Proposal for Engineering Services – Main Street; Summit Street to North Avenue
- 12-01 County of Bergen – Tree Lighting Ceremony at Winter Wonderland
- 12-02 Boggia, Boggia, Betesh & Voytus – Review of RFP – Expansion of Online Payment Capability for the Village
- 12-03 NJLM – Weekly Round-Up
- 12-04 NJDEP – Weekly Update
- 12-05 Jason Thorpe, South Bergen JIF – Claims Sweep
- 12-06 Bergen County Utilities Authority – 2023 Proposed Rates Public Hearing

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:

- 2022-130 Approve Redevelopment Agreement with 64 Challenger Road Urban Renewal, LLC.
- 2022-131 Approve Second Amendment to Redevelopment Agreement with 95 Challenger Road, LLC.
- 2022-132 Award Contract to Mazzway Photos, LLC for Website and Social Media Consulting Services
- 2022-133 Award Contract to Pitney Bowes Under State Contract No. 41258 for the Purchase and Maintenance of Postage Meter Equipment

ORDINANCE INTRODUCTIONS

- 2022-12 AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT AUTHORIZING A TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES PROGRAM FOR 64 CHALLENGER ROAD URBAN RENEWAL I, LLC FOR THE CONSTRUCTION OF A REDEVELOPMENT PROJECT LOCATED IN THE "SKYMARK" REDEVELOPMENT AREA
- 2022-13 AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT AUTHORIZING A TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES PROGRAM FOR 95 CHALLENGER ROAD URBAN RENEWAL, LLC FOR THE CONSTRUCTION OF A REDEVELOPMENT PROJECT LOCATED IN THE "SKYMARK" REDEVELOPMENT AREA

REPORTS

Mayor & Commissioners
Village Attorney
Superintendent DPW

Chief of Police
Village Clerk

DISCUSSION II

2023 Meeting Calendar
2023 Annual Resolutions (renewals/re-appointments)
2023 Salary Ordinance

CLOSED SESSION (if needed)

2022-134 Authorize Closed Session Meeting

ADJOURNMENT

**Village of Ridgefield Park
Resolution No. 2022-130**

A Resolution Approving a Redevelopment Agreement with 64 Challenger Road Urban Renewal, LLC to Implement the Ridgefield Park Redevelopment Plan for 64 Challenger Road, Block 24.02, Lot 1

Whereas, in 1979, the Village of Ridgefield Park designated a number of parcels adjacent to Challenger Road as an area in need of redevelopment pursuant to the *Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.* (the “Challenger Road Redevelopment Area”); and

Whereas, on or about June 26, 1979, the Village adopted a Redevelopment Plan (later amended and, as amended, the “Prior Redevelopment Plan”) with respect to the Challenger Road Redevelopment Area; and

Whereas, Hartz Mountain Industries (“Hartz”) was designated as the redeveloper under the Prior Redevelopment Plan; and

Whereas, under the Prior Redevelopment Plan (which has since expired), Hartz and the Village entered into a certain Master Leasing and Option Agreement, dated June 30, 1981, and amended thereafter (the “Master Lease”), pursuant to which Hartz was given the option to lease and the right to develop Parcels within the entire Overall Redevelopment Area; and

Whereas, Hartz entered into a ground lease for five (5) separate Parcels of land, each of which has now been Redeveloped; and

Whereas, Hartz, however, did not lease and develop all of the Parcels within the entire Overall Redevelopment Area; and

Whereas, the Master Lease expired by its terms as of June 29, 2004, after which the three vacant parcels in the Challenger Road Redevelopment Area which were not leased or redeveloped by Hartz reverted back to the Village free of the Master Lease; and

Whereas, on October 25, 2005, the Village adopted a resolution (the “Redevelopment Resolution”) declaring these three parcels to be “an area in need of redevelopment” pursuant to the *LRHL*; and

Whereas, on December 27, 2005, after a public hearing and recommendation by the Planning Board, the Village adopted, by Ordinance #5-13, a Redevelopment Plan (the “Redevelopment Plan”) setting forth the parameters for redevelopment of the remaining parcels, including office, hotel, retail, residential, restaurant and health club uses; and

Whereas, since 2011, the Village issued multiple Requests For Proposals and other informal inquiries seeking development proposals from experienced developers for the sale and

redevelopment of two of the three remaining parcels, 95 Challenger Road, Block 24.03, Lot 4, and 64 Challenger Road, Block 24.02, Lot 1; and

Whereas, in response to these requests, numerous proposals have been received from multiple different developers; and

Whereas, in 2017, the Village received an inquiry from The KABR Group, LLC, which was interested in developing 64 Challenger Road in conjunction with their proposed development of 95 Challenger Road as an office complex or alternatively, a multi-family residential housing facility; and

Whereas, the Board of Commissioners did enter into discussions and negotiations with KABR concerning this proposal; and

Whereas, during the course of these negotiations, KABR formed a separate entity named 64 Challenger Road, LLC, for the purpose of executing and implementing a Redevelopment Agreement; and

Whereas, after these discussions and negotiations, it was determined that it is in the best interests of the Village of Ridgefield Park to designate 64 Challenger Road, LLC as the Redeveloper for the parcel located at 64 Challenger Road, Block 24.02, Lot 1; and

Whereas, the Village did designate 64 Challenger Road, LLC as Redeveloper for the Property by resolution No. 2018-006 adopted on January 9, 2018; and

Whereas, the parties have successfully negotiated a Redevelopment Agreement with 64 Challenger Road Urban Renewal I, LLC (a subsidiary of Redeveloper), which agreement must be approved by resolution of the Village of Ridgefield Park Board of Commissioners.

Now, Therefore, Be It Resolved by the Mayor and Board of Commissioners of the Village of Ridgefield Park, as follows:

1. The Redevelopment Agreement with 64 Challenger Road Urban Renewal I, LLC, a copy of which is on file with the Village Clerk, is hereby approved substantially as proposed, subject to any minor amendments as to form approved by the Village Attorney; and
2. The Mayor and Village Clerk are hereby directed, authorized and empowered to execute the Redevelopment Agreement and all other documents necessary to effectuate the purposes of this Resolution, subject to approval as to form by the Village Attorney.
3. This Resolution shall take effect immediately.

VILLAGE OF RIDGEFIELD PARK

Resolution 2022-131

A Resolution Approving a Second Amendment to Redevelopment Agreement with 95 Challenger Road, LLC to Implement the Ridgefield Park Redevelopment Plan for 95 Challenger Road, Block 24.03, Lot 4

WHEREAS, the Village and Redeveloper have entered into that certain Redevelopment Agreement dated September 2, 2017 (the “Redevelopment Agreement”) for the Property as defined therein; and

WHEREAS, the Village and Redeveloper have entered into that certain Reinstatement of and Amendment to Redevelopment Agreement dated October 30, 2017 (the “1st Amendment”); and

WHEREAS, the Village and the Redeveloper wish to amend the terms of the Redevelopment Agreement as hereinafter more particularly described and detailed in a Second Amendment to Redevelopment Agreement negotiated between the parties.

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

1. The Second Amendment to Redevelopment Agreement with 95 Challenger Road, LLC, a copy of which is on file with the Village Clerk, is hereby approved substantially as proposed, subject to any minor amendments as to form approved by the Village Attorney; and
2. The Mayor and Village Clerk are hereby directed, authorized and empowered to execute the Second Amendment to Redevelopment Agreement and all other documents necessary to effectuate the purposes of this Resolution, subject to approval as to form by the Village Attorney.
3. This Resolution shall take effect immediately.

Resolution 2022-132

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, 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 one (1) year, until December 31, 2023, 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 Mazzway 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.

VILLAGE OF RIDGEFIELD PARK

Resolution No. 2022-133

A Resolution Awarding a Contract to Pitney Bowes Under State Contract No. 41258 for the Purchase and Maintenance of Postage Meter Equipment

WHEREAS, the Village of Ridgefield Park has a need to procure a contract for a new postage meter and maintenance agreement concerning same; and

WHEREAS, the Village has determined that the most cost effective manner to purchase these goods and services shall be through a purchases via State Contract, and the Village, pursuant to N.J.S.A. 40A:11-12(a) and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Village of Ridgefield Park solicited a quote from Pitney Bowes under State Contract No. 41258 for the provision of the necessary equipment and a maintenance agreement concerning same; and

WHEREAS, a proposal from Pitney Bowes dated November 28, 2022, was received by the Village, which provides for an up-front purchase price of \$7,552.06, a monthly subscription cost of \$89.00, and an annual maintenance contract in the amount of \$612.32; and

WHEREAS, the Village is desirous of awarding this contract to Pitney Bowes; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose in account number 01-2010-20-1452-022.

NOW, THEREFORE, BE IT RESOLVED that the Village of Ridgefield Park does hereby award a contract to Pitney Bowes pursuant to its November 28, 2022 proposal, and authorizes all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to State Contract No. 41258 and subject to approval as to form by the Borough Attorney.