

COMMISSIONERS REGULAR MEETING AGENDA  
RIDGEFIELD PARK  
January 24, 2023  
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 29, 2022 and was posted on the Municipal Bulletin Board and the Village Website.

**ROLL CALL**

**FLAG SALUTE**

**APPROVAL OF MINUTES**

Commissioners Regular Meeting of January 10, 2023

**SPECIAL REPORTS**

Police Department Swearing In – New Sergeant  
Police Department Awards

**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:**

- 2023-15 Authorize Police Department to Participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program
- 2023-16 Appoint Qualified Purchasing Agent
- 2023-17 Award Contract to Beyer Bros. Corp for DPW Equipment Pursuant to the Educational Services Commission of New Jersey Cooperative Purchasing Program
- 2023-18 Award Contract to Cliffside Body Corp. for DPW Equipment Pursuant to the Educational Services Commissioner of New Jersey Cooperative Purchasing Program
- 2023-19 Award Contract to Van Dine's Motors Inc. for DPW Equipment Pursuant to State Contract

**ORDINANCE INTRODUCTION**

- 2023-01 AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT AUTHORIZING A TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES PROGRAM FOR 30 CROSS RP URBAN RENEWAL, LLC FOR THE CONSTRUCTION OF A REDEVELOPMENT PROJECT LOCATED IN THE VILLAGE OF RIDGEFIELD PARK

**CLOSED SESSION (if necessary)**

- 2023-20 Authorize Closed Session Meeting

**ADJOURNMENT**

**Resolution 2023-15**

**RESOLUTION AUTHORIZING THE VILLAGE OF RIDGEFIELD PARK POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE RIDGEFIELD PARK POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

**WHEREAS**, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

**WHEREAS**, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

**WHEREAS**, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

**WHEREAS**, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

**WHEREAS**, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

**NOW THEREFORE BE IT RESOLVED** by the **Board of Commissioners of the Village of Ridgefield Park** that the **Ridgefield Park Police Department** is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31 of the calendar year from January 1, 2023 to December 31, 2023.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the **Ridgefield Park Police Department** is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies,

construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the **Ridgefield Park Police Department** without restriction; and

**BE IT FURTHER RESOLVED** that the **Ridgefield Park Police Department** is hereby authorized to acquire the following “DEMIL B through Q” property, if it shall become available in the period of time for which this resolution authorizes.

**BE IT FURTHER RESOLVED** that the “DEMIL B through Q” controlled 3-page property list in its entirety is hereby approved and hereto attached to this resolution.

**BE IT FURTHER RESOLVED** that the **Ridgefield Park Police Department** shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

**BE IT FURTHER RESOLVED** that the **Ridgefield Park Police Department** shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately and shall be valid to authorize requests to acquire “DEMIL A” property and “DEMIL B through Q” property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; with Program participation and all property request authorization terminating on December 31st of the calendar year from January 1, 2023 to December 31, 2023.

Resolution 2023-16

**BE IT RESOLVED** that the Board of Commissioners appoints James T. Olobardi as Qualified Purchasing Agent, at an annual salary of \$2,000.00, for a one-year term ending on December 31, 2023.

## VILLAGE OF RIDGEFIELD PARK

### RESOLUTION NO. 2023-17

**A Resolution Awarding a Contract to Beyer Bros. Corp. for Two (2) 2023 GMC TK31003 3500 Sierra Regular/Chassis 4x4 146 Inch Wheel Base -1SA Packages Pursuant to Contract Number ESCNJ# 20/21-09 and Pursuant to the Educational Services Commission of New Jersey Cooperative Purchasing Program**

**Whereas**, the Village of Ridgefield Park has a need to purchase two (2) 2023 GMC TK31003 3500 Sierra Cab/Chassis 4x4 146 Inch Wheel Base -1SA Packages for its Department of Public Works; and

**Whereas**, the Village has determined that the most efficient and cost-effective manner to purchase this equipment shall be through the Educational Services Commission of New Jersey cooperative purchasing group; and

**Whereas**, the Village of Ridgefield Park, pursuant to N.J.S.A. 40A:11-11(5), is authorized to enter into agreements to participate in cooperative pricing systems; and

**Whereas**, the Educational Services Commission of New Jersey (“ESCNJ”) is a state-approved cooperative purchasing program, #65MCESCCPS; and

**Whereas**, the Village of Ridgefield Park has passed a resolution authorizing the Village to become a member of the ESCNJ and participate in its cooperative purchasing program; and

**Whereas**, the Village of Ridgefield Park solicited a quote from Beyer Bros. under Contract Number ESCNJ # 20/21-09 for (2) 2023 GMC TK31003 3500 Sierra Regular/Chassis 4x4 146 Inch Wheel Base -1SA Packages; and

**Whereas**, a Proposal dated January 6, 2023, was received from Beyer Bros. in the total amount of \$80,241.80; and

**Whereas**, the DPW Superintendent has recommended that the Borough award this contract to Beyer Bros. consistent with the January 6, 2023 Proposal, a copy of which is attached hereto and made a part hereof; and

**Whereas**, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose in account number 04-2150-55-2203-002.

**Now, Therefore, Be It Resolved** that the Village of Ridgefield Park hereby accepts the January 6, 2023 Proposal of Beyer Bros. Corp. and awards a contract as follows:

**Contractor**

Beyer Bros. Corp.  
109 Broad Avenue  
Fairview, New Jersey 07022

Component

Contract

Price

(2) 2023 GMC TK31003 3500  
Sierra Regular Cab/Chassis 4x4  
146 Inch Wheel Base -1SA Package

ESCNJ #20/21-09

\$80,241.80

**Be It Further Resolved** that the Mayor, Village Clerk, and all other appropriate officials are hereby directed, authorized and empowered to execute one or more agreements and/or purchase orders with Beyer Bros. Corp. consistent with this resolution, subject to all the conditions applicable to Contract Number ESCNJ #20/21-09, and subject to approval by the Village Attorney.

## VILLAGE OF RIDGEFIELD PARK

### RESOLUTION NO. 2023-18

#### **A Resolution Awarding a Contract to Cliffside Body Corp. for the Purchase and Installation of Two (2) Galion 103U-8.5 Stainless Steel Mason Dump Bodies and Two (2) Smith Series IV 3 yd Stainless Steel V-Box Salt Spreader Pursuant to Contract Number ESCNJ 20/21-55 and Pursuant to the Educational Services Commission of New Jersey Cooperative Purchasing Program**

**Whereas**, the Village of Ridgefield Park has a need to purchase and have installed two (2) Galion 103U-8.5 Stainless Steel Mason Dump Bodies and two (2) Smith Series IV 3 yd Stainless Steel V-Box Salt Spreaders for its Department of Public Works; and

**Whereas**, the Village has determined that the most efficient and cost-effective manner to purchase this equipment shall be through the Educational Services Commission of New Jersey cooperative purchasing group; and

**Whereas**, the Village of Ridgefield Park, pursuant to N.J.S.A. 40A:11-11(5), is authorized to enter into agreements to participate in cooperative pricing systems; and

**Whereas**, the Educational Services Commission of New Jersey ("ESCNJ") is a state-approved cooperative purchasing program, #65MCESCCPS; and

**Whereas**, the Village of Ridgefield Park has passed a resolution authorizing the Village to become a member of the ESCNJ and participate in its cooperative purchasing program; and

**Whereas**, the Village of Ridgefield Park solicited a quote from Cliffside Body Corp. under Contract Number ESCNJ # 20/21-55 for the purchase and installation of Two (2) Galion 103U-8.5 Stainless Steel Mason Dump Bodies and Two (2) Smith Series IV 3 yd Stainless Steel V-Box Salt Spreaders; and

**Whereas**, a Proposal dated December 16, 2022, was received from Cliffside Body Corp. in the total amount of \$63,026.00; and

**Whereas**, the DPW Superintendent has recommended that the Borough award this contract to Cliffside Body Corp. consistent with the December 16, 2022 Proposal, a copy of which is attached hereto and made a part hereof; and

**Whereas**, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose in account number 04-2150-55-2203-002.

**Now, Therefore, Be It Resolved** that the Village of Ridgefield Park hereby accepts the December 16, 2022 Proposal of Cliffside Body Corp. and awards a contract as follows:

**Contractor**

Cliffside Body Corp.  
130 Broad Avenue  
Fairview, New Jersey 07022

<b><u>Component</u></b>	<b><u>Contract</u></b>	<b><u>Price</u></b>
(2) Galion 103U-8.5 Stainless Steel Mason Dump Bodies	ESCNJ #20/21-55	\$45,106.00
(2) Smith Series IV 3 yd Stainless Steel V-Box Salt Spreaders	ESCNJ #20/21-55	\$17,920.00
<b><u>TOTAL</u></b>		<b><u>\$63,026.00</u></b>

**Be It Further Resolved** that the Mayor, Village Clerk, and all other appropriate officials are hereby directed, authorized and empowered to execute one or more agreements and/or purchase orders with Cliffside Body Corp. consistent with this resolution, subject to all the conditions applicable to Contract Number ESCNJ #20/21-55, and subject to approval by the Village Attorney.



**VILLAGE OF RIDGEFIELD PARK**

**RESOLUTION NO. 2023-19**

**A Resolution Awarding a Contract to Van Dine’s Motors Inc. for the Purchase and Installation of Two (2) 8-1/2 ft. Pro Plus Western Snowplows Pursuant to NJ State Contract #A88270**

**Whereas**, the Village of Ridgefield Park has a need to purchase two (2) 8-1/2 ft. Pro Plus Western Snowplows for its Department of Public Works; and

**Whereas**, the Village has determined that the most efficient and cost-effective manner to purchase this equipment shall be via State Contract; and

**Whereas**, the Village of Ridgefield Park, pursuant to N.J.S.A. 40A:11-12a 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 Van Dine’s Motors Inc. under NJ State Contract # A88270 for the purchase and installation of (2) 8-1/2 ft. Pro Plus Western Snowplows; and

**Whereas**, a Proposal dated June 9, 2022, was received from Van Dine’s Motors Inc. in the total amount of \$15,391.90; and

**Whereas**, the DPW Superintendent has recommended that the Borough award this contract to Van Dine’s Motors Inc. consistent with the June 9, 2022 Proposal, a copy of which is attached hereto and made a part hereof; and

**Whereas**, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose in account number 04-2150-55-2203-002.

**Now, Therefore, Be It Resolved** that the Village of Ridgefield Park hereby accepts the June 9, 2022 Proposal of Van Dine’s Motors Inc. and awards a contract as follows:

**Contractor**

Van Dine’s Motors Inc.  
135 Railroad Avenue  
Hackensack, New Jersey 07601

**Component**

**Contract**

**Price**

(2) 8-1/2 ft. Pro Plus Western  
Snowplows

State Contract #A88270

\$15,391.90

**Be It Further Resolved** that the Mayor, Village Clerk, and all other appropriate officials are hereby directed, authorized and empowered to execute one or more agreements and/or purchase orders with Van Dine's Motors Inc. consistent with this resolution, subject to all the conditions applicable to NJ State Contract #A88270, and subject to approval by the Village Attorney.

## VILLAGE OF RIDGEFIELD PARK

### ORDINANCE NO. 2023-01

#### **AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT AUTHORIZING A TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES PROGRAM FOR 30 CROSS RP URBAN RENEWAL, LLC FOR THE CONSTRUCTION OF A REDEVELOPMENT PROJECT LOCATED IN THE VILLAGE OF RIDGEFIELD PARK**

**WHEREAS**, the Village is authorized under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the Village constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

**WHEREAS**, the Village previously designated certain properties within the Village, including the parcels identified as Block 152.01, Lots 1, 1.01, and 2 on the Village’s tax maps (the “Land” or “Project Area”) as an “area in need of redevelopment” pursuant to the Redevelopment Law and the laws which preceded it; and

**WHEREAS**, on August 19, 2021 pursuant to Ordinance No. 2021-11, the Village Board of Commissioners (the “Board of Commissioners”) finally adopted a redevelopment plan for the Project Area, entitled “Industrial Avenue North Non-Condemnation Redevelopment Plan, Block 152.01, Lots 1, 1.01 and 2,” dated June 7, 2021 and prepared by Kenneth Ochab, P.P., AICP (the “Redevelopment Plan”), which Redevelopment Plan (as same may be amended or supplemented) governs the Project Area: and

**WHEREAS**, 30 CROSS RP URBAN RENEWAL, LLC (the “Entity”) is the contract purchaser of the Project Area; and

**WHEREAS**, an affiliate of the Entity applied to the Village Planning Board for preliminary and final site major plan approval in connection with an approximately 98,400 gross leasable square foot warehouse building for warehouse and light industrial and/or fulfillment center uses, including typical and ancillary site improvements (collectively, the “Project”), which application was approved by the Village Planning Board on April 4, 2022, and memorialized by resolution of the Village Planning Board dated May 2, 2022; and

**WHEREAS**, the Village and the Entity entered into that certain redevelopment agreement, dated November 4, 2022 (the “Redevelopment Agreement”), pursuant to which, among other things, the Entity agreed to redevelop the Project Area by constructing the Project thereon; and

**WHEREAS**, pursuant to, and in accordance with, the provisions of the Redevelopment Law and Long Term Tax Exemption Law, the Village is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

**WHEREAS**, in order to enhance the economic viability of, and opportunity for, a successful project, the Village will enter into this Agreement with the Entity governing the payments made to the Village in lieu of taxes on the Project pursuant to the Long Term Tax Exemption Law and the Redevelopment Law; and

**WHEREAS**, in accordance with the Long Term Tax Exemption Law, the Entity filed an application, which is incorporated herein by reference (the "Application"), with the Village for approval of a long term tax exemption for the Improvements (as defined herein); and

**WHEREAS**, upon review of the Application, the Village has made the following findings:

**A. Relative Benefits of the Project:**

The Project will provide the region with a new state-of-the-art light industrial/warehouse building. The Project Area is currently underutilized and will benefit from the undertaking of the Project, which will generate revenue and create jobs. The Project is expected to produce approximately 200 construction jobs and approximately 98 permanent jobs.

**B. Assessment of the importance of the tax exemption in obtaining development of the Project and influencing the locational decisions of probable occupants:**

The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project, the Village has agreed to provide the tax exemption for the Project pursuant to this Agreement. The stability and predictability of the Annual Service Charge (as defined herein) will make the Project more competitive and assist the Entity to undertake the Project in the Village. The Entity has represented that in the absence of the tax exemption, the Project will not be undertaken.

**WHEREAS**, an affiliate of the Entity intends to develop a warehouse and light industrial facility on the property adjoining the Project Area and located in the Borough of Bogota, currently estimated to be approximately 89,130 gross leasable square feet, and to be located on parcels currently designated as follows on the Borough of Bogota tax map: Block 113, Lots 7, 7.01, 7.02, 7.03, 8, 8.01, and 8.02 (the "**Adjoining Project**"); and

**WHEREAS**, the Mayor submitted the Application and Financial Agreement to the Board of Commissioners with his recommendation for approval, a copy of which recommendation is on file with the Village Clerk; and

**WHEREAS**, the Board of Commissioners has reviewed the terms of the Application and the Financial Agreement and hereby finds that the relevant benefits of the Project to the redevelopment of the Redevelopment Area outweigh the loss, if any, of property tax revenue in granting the long-term tax exemption for the Project; and

**WHEREAS**, the Board of Commissioners has further determined that the assistance provided to the Project pursuant to the Financial Agreement will be a significant inducement for the Entity to

proceed with the Project and that based on information and representations set forth in the Application, the Project would not be feasible without such assistance.

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

1. The aforementioned recitals are incorporated as if set forth herein at length.
2. The Application filed by the Entity, a copy of which is on file with the Village Clerk and which has been recommended for approval by the Mayor, is hereby approved.
3. The Mayor, Village Clerk and all other appropriate officials are hereby authorized to execute the Financial Agreement substantially in the form attached to the Application, subject to approval as to form by the Village Attorney. The Mayor is further authorized to undertake all actions necessary and permitted to effectuate the purposes of this Resolution and the Financial Agreement.
4. The executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Village Clerk. Further, the Village Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Village and the Director of the Division of Local Government Services with the Department of Community Affairs, in accordance with the Long Term Tax Exemption Law.
5. All Ordinance or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
6. If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of this Ordinance shall remain valid and effective.
7. This Ordinance shall take effect 20 days after adoption and publication as required by law.