

COMMISSIONERS CAUCUS MEETING AGENDA  
RIDGEFIELD PARK  
March 23, 2023  
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 29, 2022 and was posted on the Municipal Bulletin Board and the Village Website.

ROLL CALL

APPROVAL OF MINUTES

Commissioners Caucus Meeting of February 23, 2023  
Commissioners Closed Session Meeting of February 23, 2023  
Commissioners Caucus Meeting of March 9, 2023  
Commissioners Closed Session Meeting of March 9, 2023

CORRESPONDENCE

- 03-08 Rob Russell, TTI Environmental Inc. – 67 Winant Avenue
- 03-09 NJLM Weekly Round-Up
- 03-10 DEP WaterBank - Webinar
- 03-11 Michael Porcelli, County of Bergen – 2024/2025 Resurfacing Project
- 03-12 Bergen County Board of Commissioners – Resolutions/Ordinances
- 03-13 NJLM Weekly Round-Up
- 03-14 NJ I-Bank 2023 Water and Transportation Bank Seminar Series
- 03-15 Francis DeVito – Notice of Hearing on Appeal or Application of Apache Auto Wreckers, Inc.
- 03-16 Municipal Excess Liability Joint Insurance Fund – Local Government Websites

DISCUSSION

Vincent Buono, CFO – Grants

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:

- 2023-49 Accept Fire Department Grant from the New Jersey Department of Community Affairs
- 2023-50 Approve Application Submission to the Local Finance Board in Connection with the Issuance of Redevelopment Area Bond to be secured by PILOT Payments from the 95 Challenger Road and 64 Challenger Road Projects
- 2023-51 Authorize Grant Application – Grove & Summit Street Improvements
- 2023-52 Authorize Grant Application – Main Street Improvements

HEARING OF CITIZENS

REPORTS

Mayor & Commissioners  
Village Attorney  
Superintendent DPW

Chief of Police  
Village Clerk

CLOSED SESSION

2023-53      Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2023-49

**RESOLUTION OF THE RIDGEFIELD PARK BOARD OF COMMISSIONERS  
ACCEPTING GRANT NO. 2022-04989-0613-00 FROM THE NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS (NJDCA) IN THE AMOUNT OF  
\$46,000.00 FOR TURN OUT GEAR FOR THE VILLAGE FIRE DEPARTMENT**

**WHEREAS**, the Village of Ridgefield Park applied to NJDCA for grant funds, as part of the American Rescue Plan Firefighter 2022 Program, for the purchase of new turn out gear for the Ridgefield Park Fire Department; and

**WHEREAS**, the Fire Department turn out gear will include 21 new fire coats and 21 new fire pants for personnel to utilize when responding to calls and other emergencies. This equipment is vital to protect personnel when encountering active fire and other life threatening hazards in the field. The total project costs will be \$86,250.00. The grant request by the Village in their application was \$75,000.00. The grant awarded to the Village is \$46,000.00.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Village of Ridgefield Park hereby formally accepts the above described grant and all the obligations under the grant/loan agreement; and

**BE IT FURTHER RESOLVED** that the following individuals listed below are authorized to sign the agreement as authorized Village officials:

1. Vince Buono, Chief Financial Officer: \_\_\_\_\_
2. John H. Anlian, Mayor of Ridgefield Park: \_\_\_\_\_
3. Tara O'Grady, Clerk of the Village of Ridgefield Park: \_\_\_\_\_

The above individuals are also authorized to access the NJDCA System for Administering Grants Electronically (SAGE) as required to accept and approve any and all grant/loan documents.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be sent to NJDCA.

## Resolution 2023-50

### **RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK APPROVING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-67(g) AND N.J.S.A. 40A:12A-29(a) IN CONNECTION WITH THE ISSUANCE OF REDEVELOPMENT AREA BONDS (NON-RECOURSE OF THE FULL FAITH AND CREDIT OF THE VILLAGE) TO BE SECURED BY PILOT PAYMENT FROM THE 95 CHALLENGER ROAD AND 64 CHALLENGER ROAD PROJECTS**

**WHEREAS**, pursuant to and in accordance with the provisions of the Redevelopment Area Bond Financing Law, constituting Chapter 310 of the Pamphlet Laws of 2001 of the State, and the acts amendatory thereof and supplemental thereto (the “Redevelopment Bond Law”, as codified in N.J.S.A. 40A:12A-64 et seq.), specifically N.J.S.A. 40A:12A-66(a), the Village is authorized to provide for tax abatement within a redevelopment area and for payments in lieu of taxes (“PILOTS”) in accordance with certain applicable provisions of the Long Term Tax Exemption Law, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the “Long Term Tax Law”, as codified in N.J.S.A. 40A:20-1 et seq.); and

**WHEREAS**, pursuant to and in accordance with the provisions of the Redevelopment Bond Law, specifically N.J.S.A. 40A:12A-67(a), the Village may issue, or cause to be issued, bonds for the purpose of financing all or a portion of the cost of redevelopment projects, which bonds may be secured by PILOTS; and

**WHEREAS**, 95 Challenger Road Urban Renewal LLC (the “95 Entity”) is undertaking a redevelopment project consisting of approximately 216 residential rental units, of which 194 shall be market rate units and 22 shall be affordable housing units, 2,100 square feet of retail space, 13,075 square feet of amenity space and 333 parking spaces located on property known as 95 Challenger Road, Ridgefield Park, New Jersey and identified on the Village Tax Map as Block 24.03, Lot 4 (the “95 Challenger Road Project”); and

**WHEREAS**, on December 27, 2022, the Village Council adopted Ordinance No. 2022-12 authorizing a tax exemption for the 95 Challenger Road Project and the execution of a Financial Agreement; and

**WHEREAS**, 64 Challenger Road Urban Renewal I LLC (the “64 Entity” and together with the 95 Entity, the “Entities”) is undertaking a multi-phase redevelopment project consisting of (i) approximately 330 residential rental units, of which 297 shall be market rate units and 33 shall be affordable housing units, 1,500 square feet of retail space, 10,500 square feet of amenity space and 407 parking spaces (“Phase I”) and (ii) approximately 270 residential rental units, of which 243 shall be market rate units and 27 shall be affordable housing units, 16,000 square feet of amenity space and 379 parking spaces (“Phase II” and together with Phase I, the “64 Challenger Road Project” and together with the 95 Challenger Road Project, the “Projects”) located on property known as 64 Challenger Road, Ridgefield Park, New Jersey and identified on the Village Tax Map as Block 24.02, Lot 1; and



**WHEREAS**, on December 27, 2022, the Village Council adopted Ordinance No. 2022-13 authorizing a tax exemption for the 64 Challenger Road Project and the execution of a Financial Agreement; and

**WHEREAS**, the Village intends to issue bonds in an aggregate principal amount not to exceed \$8,000,000 (the "Bonds") pursuant to the Redevelopment Bond Law, debt service for the repayment of which Bonds will come from the PILOTS paid by the Entities; and

**WHEREAS**, pursuant to the provisions of the Redevelopment Bond Law, specifically N.J.S.A. 40A:12A-67(g), the issuance of the Bonds is subject to the approval of the Local Finance Board.

**WHEREAS**, the Village desires to make application to the Local Finance Board for (i) its approval of the issuance of the Bonds pursuant to N.J.S.A. 40A:12A-67(g), (ii) its approval of the private sale of the Bonds to such purchaser as may be designated by Village pursuant to N.J.S.A. 40A:12A-29a, and (iii) and such other approvals and/or findings as may be required in connection therewith; and

**WHEREAS**, the Village Council believes that:

- (a) it is in the public interest to accomplish such purposes;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the Village;
- (c) the amounts to be expended for such purpose or improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Village and will not create an undue financial burden to be placed upon the Village;

**NOW THEREFORE, BE IT RESOLVED** by the Council of the Village of Ridgefield Park, in the County of Bergen, New Jersey as follows:

**Section 1.** The application to the Local Finance Board is hereby authorized and approved, and the Village Mayor, chief financial officer, general counsel, bond counsel, financial advisor and auditor, along with other representatives of the Village, are hereby authorized to prepare such application, to file such application with the Local Finance Board in connection with the above transaction and to represent the Village in matters pertaining thereto.

**Section 2.** The Village Clerk is hereby directed to prepare and file a copy of the proposed resolution with the Local Finance Board as part of such application.

**Section 3.** The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute, including causing its consent to be endorsed upon certified copies of the ordinances (as applicable).

**Section 4.** This Resolution shall take effect immediately.

Resolution 2023-51

Approval to submit a grant application and execute a grant contract with the County of Bergen Division of Community Development for Grove and Summit Street Improvements

**NOW, THEREFORE BE IT RESOLVED**, that the Commissioners 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 a grant application identified as Grove and Summit Street Road Improvements to the County of Bergen Division of Community Development on behalf of Village of Ridgefield Park.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of 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 2023-52

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

**NOW, THEREFORE BE IT RESOLVED**, that the Commissioners 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 LA-2023 MA Ridgefield Park Village Main Street 02 to the New Jersey Department of Transportation on behalf of Village of Ridgefield Park.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of 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.