

COMMISSIONERS REGULAR MEETING AGENDA  
RIDGEFIELD PARK  
October 10, 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 September 26, 2023

**PAYMENT OF BILLS**

**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:**

- 2023-133 Authorize Cancellation of Grant Receivable and/or Grant Reserve  
Appropriation Balances
- 2023-134 Authorize Municipal Court Special Session Compensation
- 2023-135 Appoint Shade Tree Commission Members
- 2023-136 Endorse Community Development Project Proposed by Vantage Health System, Inc. –  
187 Mt. Vernon Street, Ridgefield Park
- 2023-137 Authorize Amendments to the Village Zoning Ordinance to the Village Planning Board  
for Review and Recommendation

**ORDINANCE PUBLIC HEARING & ADOPTION**

- 2023-15 **ORDINANCE AUTHORIZING THE PURCHASE OF PROPERTY  
LOCATED AT 55 WEBSTER STREET, RIDGEFIELD PARK, NJ  
CONSISTING OF APPROXIMATELY 10,454 SQUARE FEET**

**CLOSED SESSION (if necessary)**

- 2023-138 Authorize Closed Session Meeting

**ADJOURNMENT**

Resolution 2023-133

RESOLUTION TO CANCEL OLD GRANT RECEIVABLE AND/OR  
GRANT RESERVE APPROPRIATION BALANCES

**WHEREAS**, various grant receivable balances remain on the Current Fund balance sheet which have been researched and are no longer valid due to the improper grant title and line item; and

**WHEREAS**, appropriated grant reserves remain on the Current Fund balance sheet which have been researched and are no longer valid either due to the time period of the grant or due to the fact that these grants were disbursed in previous years from the operating budget accounts and reimbursed; and

**WHEREAS**, it is necessary to formally cancel the receivable balances and the appropriated grant reserve balances from the balance sheet.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners for the Village of Ridgefield Park hereby authorizes the Chief Finance Officer to cancel the following grant receivable and grant reserve appropriation balances:

<b>GRANT TITLE</b>	<b>RECEIVABLE</b>	<b>RESERVE</b>
Drive Sober or Get Pulled Over	\$8,837.00	\$8,837.00
Click It or Ticket	\$8,868.27	\$8,868.27
Homeland Security – FEMA Fire Grant	\$75,000.00	\$75,000.00

Resolution 2023-134

**BE IT RESOLVED** that the Board of Commissioners hereby authorizes additional compensation listed below for Special Sessions of the Municipal Court personnel:

Thomas Quirico, Judge	\$325.00 per session
Elsbeth Crusius, Prosecutor	\$250.00 per session
David Molk, Public Defender	\$200.00 per session

Resolution 2023-135

**BE IT RESOLVED** that the Board of Commissioners hereby appoints the following as Associate Members to the Shade Tree Commission for terms effective immediately and expiring December 31, 2023:

Doris Paez  
Jolandi Villanueva  
Warren Midgett  
Juan Pena

Resolution 2023-136

**WHEREAS**, a Bergen County Community Development Grant of \$46,000 has been proposed by Vantage Health System, Inc. for VHS Mt. Vernon Residence HVAC Unit Replacement in the municipality of Ridgefield Park; and

**WHEREAS**, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

**WHEREAS**, the aforesaid project is in the best interest of the people of Ridgefield Park; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Village of Ridgefield Park hereby confirms endorsement of the aforesaid project; and

**BE IF FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

**RESOLUTION NO. 2023-137**

**RESOLUTION OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN AND STATE OF NEW JERSEY REFERRING AMENDMENTS TO THE VILLAGE ZONING ORDINANCE TO THE VILLAGE PLANNING BOARD FOR REVIEW AND RECOMMENDATION PURSUANT TO N.J.S.A. 40:55D-26**

**WHEREAS**, the Village of Ridgefield Park is a municipal entity organized under the laws of the State of New Jersey and located in Bergen County, New Jersey; and

**WHEREAS**, the Ridgefield Park Planning Board (“Planning Board”) is an autonomous entity created by the Village of Ridgefield Park pursuant to and governed by N.J.S.A. 40:55D-1 et seq; and

**WHEREAS**, the Village of Ridgefield Park has been preparing a new zoning ordinance subsequent to the adoption of a new master plan by the Village Planning Board in April, 2022; and

**WHEREAS**, the statute, N.J.S.A. 40:55D-26(a) requires that, prior to the adoption of a development regulation, revision, or amendment thereto, the Village Planning Board shall make and transmit to the governing body, within 35 days after referral, a report including any modifications, additions and corrections to the draft zoning ordinance dated June, 2023 and also identify any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate; and

**WHEREAS**, the Board of Commissioners of the Village of Ridgefield Park wish to refer to the Village Planning Board, pursuant to N.J.S.A. 40:55D-26(a), the following item for discussion as enactment of an appropriate ordinance addressing the item:

Amendments to the Zoning and Development Chapter 96 and 96A of the Village of Ridgefield Park dated June 23, 2023, a copy of which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Village of Ridgefield Park that pursuant to N.J.S.A. 40:55D-26(a), the issue of the amendments to the Zoning and Development Regulations Chapter 96 and 96A, be and hereby is referred to the Village Planning Board for the action as required by statute.

**VILLAGE OF RIDGEFIELD PARK  
BERGEN COUNTY NEW JERSEY  
ORDINANCE NO. 2023-15**

**ORDINANCE AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 55  
WEBSTER STREET, RIDGEFIELD PARK, NJ CONSISTING OF APPROXIMATELY  
10,454 SQUARE FEET**

**WHEREAS**, pursuant to N.J.S.A. 40A:12-1, et seq., a municipality may acquire any real property for public use; and

**WHEREAS**, the Village of Ridgefield Park (the “Village”) wishes to acquire property located at 55 Webster Street also identified as Block 60, Lot 8.01 as shown on the tax assessment map of the Village, hereinafter the “Subject Property”; and

**WHEREAS**, the subject property is land containing 10,454 square feet and is improved with asphalt paving. The land is a parking lot previously used by TD Bank for customer parking. TD Bank sold the property to its current owner and therefore the parking lot is no longer needed for bank parking. The lot currently has twenty-five (25) lined parking spaces. The site has access to public sewer, water and natural gas service; and

**WHEREAS**, the property is adjacent to the Village parking lot located on Park Street. With the acquisition of the Webster Street property the Village would be able to connect the parking lot from Park Street to Webster Street, which would greatly enhance public parking in the Village and provide emergency access for the ingress and egress to the Village municipal building. The Village has determined that the property is needed for public use; and

**WHEREAS**, the Village has retained an appraisal of the property which indicated a value of \$390,000.00; and

**WHEREAS**, the owner has also obtained two (2) appraisals: one in the amount of \$920,000.00 and the other appraisal in the amount of \$625,000; and

**WHEREAS**, the Village deems it to be in the best interest of the Village to acquire this property and after negotiation with the owner, the Village has authorized a purchase price of \$450,000.00, which is subject to the acceptance of the owner and the execution of a purchase agreement signed by the parties; and

**WHEREAS**, the Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Village of Ridgefield Park, County of Bergen, State of New Jersey as follows:

1. The Village of Ridgefield Park authorizes the acquisition of purchase of the real property known and designated as Tax Block 60, Lot 8.01, located at 55 Webster

Street on the Tax Map of the Village of Ridgefield Park for the amount of \$450,000.00 in accordance with the provisions of the Local Lands and Buildings Law pursuant to N.J.S.A. 40A:12-1. Et seq.

2. The appropriate Village Officials, the Village Attorney, the Village Clerk and such other Village Officials and/or professionals are authorized and directed to execute any and all documents on behalf of the Village of Ridgefield in regard to this matter, including the purchase agreement and all closing documents.
3. All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately upon final passage and publication according to law.