

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
November 28, 2023
Approx. 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.

This agenda is listed as a courtesy and attempt to inform the public of actions being considered by the Village Board of Commissioners. There may be additions and deletions prior to the Board taking final action. Any action may be taken at any meeting, which includes all Caucus and Regular sessions. The Commissioners reserve the right to conduct and/or attend any meetings presently scheduled for the rest of 2023 by a combination of electronic and/or in-person means. Meetings are open to the public.

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES

Commissioners Regular Meeting of October 24, 2023

Commissioners Closed Session Meeting of October 24, 2023

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:

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| 2023-158 | Award Contract to Cambria Automotive Companies |
| 2023-159 | Authorize Expenditure of Fire Prevention Dedicated Funds |
| 2023-160 | Appoint Board of Recreation Member |
| 2023-161 | Authorize Grant Application to NJ Department of Community Affairs |

ORDINANCE INTRODUCTIONS

2023-19 ORDINANCE PROVIDING FOR THE APPROPRIATION OF \$30,000 FROM EITHER THE GENERAL CAPITAL IMPROVEMENT FUND OR THE 2024 TEMPORARY BUDGET TO FUND THE VILLAGE’S POTENTIAL AND FINAL SHARE OF THE ACQUISITION OF A PORTION OF TWO PROPERTIES SITUATED IN RIDGEFIELD PARK (BLOCK 20.01, LOTS 3.03 AND 5.05) FOR OWNERSHIP BY THE RIDGEFIELD PARK NATURE PRESERVE TO MATCH AN OPEN SPACE TRUST FUND SURPLUS FUNDS ALLOCATION

2023-20 ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 96 TO REMOVE PORTIONS OF SECTION 96-6.4 OF THE ZONING ORDINANCE AND RELOCATING THOSE PORTIONS TO CHAPTER 23 ARTICLE VIII OF THE GENERAL ORDINANCES OF THE VILLAGE OF RIDGEFIELD PARK

2023-21 ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 96 AND CHAPTER 96A AND ZONING MAPS OF THE ZONING AND REDEVELOPMENT REGULATIONS OF THE VILLAGE OF RIDGEFIELD PARK

ORDINANCE PUBLIC HEARINGS AND ADOPTIONS

2023-16 BOND ORDINANCE TO AMEND THE TITLE AND SECTIONS 1, 2 AND 3 OF THE BOND ORDINANCE (ORD. NO. 2023-04) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF SUMMIT STREET (FROM RAILROAD AVENUE TO LINCOLN AVENUE) IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$250,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED MAY 9, 2023

2023-17 ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$550,000 THEREFORE FROM THE GENERAL CAPITAL IMPROVEMENT FUND OF THE VILLAGE

2023-18 ORDINANCE PROVIDING FOR THE APPROPRIATION OF \$1,800,000 IN A GRANT RECEIVED FROM THE STATE OF NEW JERSEY FOR THE IMPROVEMENT TO OVERPECK AVENUE IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$1,800,000 THEREFOR FROM THE SPECIAL LEGISLATIVE GRANT TO BE INCLUDED IN THE GENERAL CAPITAL FUND RESERVE(S) FOR CAPITAL IMPROVEMENTS FO THE VILLAGE

CLOSED SESSION (if necessary)

2023-162 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2023-158

A Resolution Awarding a Contract to Cambria Automotive Companies, Inc., located at 565 Dowd Ave., Elizabeth, NJ 07201 for a 2025 Peterbilt Truck with a roll-off container, Through a Cooperative Purchasing Agreement with the National Joint Powers Alliance/Sourcewell Contract

Whereas, the Village of Ridgefield Park has determined that there is a need to procure certain equipment for use by the Department of Public Works; and

Whereas, P.L. 2011, c.139, and N.J.S.A. 52:34-6.2(b) authorizes the Village to purchase equipment and award a contract through a national cooperative purchasing agreement; and

Whereas, the Superintendent of the DPW did solicit a quote from Cambria Automotive Companies, Inc. under the National Joint Powers Alliance/Sourcewell ("Sourcewell") Cooperative Purchasing Agreement, which the Village had previously joined as a member; and

Whereas, Cambria Automotive Companies, Inc. submitted a proposal for the sale of a 2025 Peterbilt truck with a roll-off container, with a 75,000 lb. capacity, more fully described in the price quotation and specifications that are on file with the Village Clerk under Contract #060920, in the amount of \$296,798.00; and

Whereas, it was also determined that Cambria Automotive Companies, Inc. had submitted all required documentation for this solicitation; and

Whereas, consistent with P.L. 2011, c.139, the DPW Superintendent did conduct a cost savings determination justifying the award of this contract under a national cooperative contract; and

Whereas, Cambria Automotive Companies, Inc. will be required to submit to the Village a copy of its New Jersey Business Registration Certificate, Statement of Corporate Ownership, and Public Contract EEO Compliance, as well as all required political contribution disclosure forms, prior to execution of a contract; and

Whereas, the Village provided notice to the public and potential bidders of its intention to make this award by way of a Notice of Intent to Award a Contract under a National Cooperative Purchasing Agreement, a copy of which notice is on file with the Village Clerk, in advance of this award; and

Whereas, the Village Chief Financial Officer has certified that funds have been appropriated and are available for this purpose from account number 01-2010-44-9072.

Now, Therefore, Be It Resolved by the Board of Commissioners of the Village of Ridgefield Park, that a contract for the above-referenced project shall be awarded as follows:

Bidder:

Cambria Automotive Companies, Inc.
565 Dowd Avenue
Elizabeth, NJ 07201

In the amount of:

\$296,798.00

Be It Further Resolved that the Mayor and Village Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Village Attorney.

Resolution 2023-159

WHEREAS, the Fire Marshal, Peter Danzo has requested payment be made to Foremost Promotion; and

WHEREAS, this expenditure is a permitted use of funds in the Fire Prevention Dedicated Account.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the following expenditure:

Foremost Promotion	\$602.80
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Resolution 2023-160

BE IT RESOLVED that the Board of Commissioners hereby appoints Matthew Florio as a Member of the Ridgefield Park Board of Recreation. This appointment is effective immediately and expires April 30, 2026.

Resolution 2023-161

WHEREAS, the Village of Ridgefield Park desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for \$60,000 to carry out a project to purchase 15 new PPE jackets and pants to adequately protect the Village Fire Department.

THEREFORE, BE IT RESOLVED:

- 1) that the Village of Ridgefield Park does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Village of Ridgefield Park and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)

John Anlian

(type or print name)

Mayor

(title)

(signature)

William Gerken

(type or print name)

Commissioner of Public Affairs

(title)

Ordinance 2023-16

BOND ORDINANCE TO AMEND THE TITLE AND SECTIONS 1, 2 AND 3 OF THE BOND ORDINANCE (ORD. NO. 2023-04) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF SUMMIT STREET (FROM RAILROAD AVENUE TO LINCOLN AVENUE) IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$250,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED MAY 9, 2023.

The Board of Commissioners of the Village of Ridgefield Park, in the County of Bergen, State of New Jersey, DO ORDAIN as follows:

Section 1. The title of Ordinance No. 2023-04 originally entitled:

"BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF SUMMIT STREET (FROM RAILROAD AVENUE TO LINCOLN AVENUE) IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$250,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS"

adopted by the Board of Commissioners of the Village of Ridgefield Park, in the County of Bergen, New Jersey (the "Village") on May 9, 2023 (the "Prior Ordinance") is hereby amended to change the street authorized to be resurfaced from Summit Street (from Railroad Avenue to Lincoln Avenue) to Edison Street, and shall hereafter read as follows:

"BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF EDISON STREET IN, BY AND FOR THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$250,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS."

Section 2. Section 1 of the Prior Ordinance is hereby amended to change the street authorized to be resurfaced from Summit Street (from Railroad Avenue to Lincoln Avenue) to Edison Street, and shall hereafter read as follows:

"Section 1. The Village of Ridgefield Park, in the County of Bergen, State of New Jersey (the "Village") is hereby authorized to resurface Edison Street, including curb, sidewalk and drainage improvements, where necessary, in, by and for the Village. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor. It is hereby determined and stated that said road being improved is of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law")."

Section 3. Section 2 of the Prior Ordinance is hereby amended to change the amount of the grant anticipated to be received for the improvement from the Bergen County Community Development Program, pursuant to the Federal Housing and Community Development Act, from \$75,000 to \$80,000, and shall hereafter read as follows:

"Section 2. The sum of \$250,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. It is anticipated that an \$80,000 grant from the Bergen County Community Development Program, pursuant to the Federal Housing and Community Development Act, shall be received by the Village to finance the cost of the improvement described in Section 1 hereof. Any of said grant funds so received shall be applied as set forth in Section 10 hereof. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited."

Section 4. Section 3 of the Prior Ordinance is hereby amended to increase the estimated amount of statutorily permitted expenses included in the appropriation for the ordinance from \$45,000 to \$55,000, and shall hereafter read as follows:

"Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of the Village, and (2) it is necessary to finance said purpose by the issuance of obligations of the Village pursuant to the Local Bond Law, and (3) the estimated cost of said purpose is \$250,000, and (4) \$12,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum

amount of bonds or notes necessary to be issued for said purpose is \$238,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$55,000, which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law."

Section 5. The capital budget is hereby amended to conform with the provisions of this amendatory bond ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Village Clerk and is available for public inspection.

Section 6. Any and all ordinances or parts thereof in conflict or inconsistent with any of the terms and provisions of this ordinance are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 7. It is hereby declared to be the intention of the Board of Commissioners that the sections, paragraphs, clauses and phrases of this ordinance, when adopted, are severable, and if any sections, paragraphs, clauses, sentences or provisions of this ordinance as adopted shall be declared unconstitutional or

otherwise invalid, same shall not affect any of the remaining sections, paragraphs, clauses and phrases of this ordinance.

Section 8. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ORDINANCE #2023-17

ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$550,000 THEREFOR FROM THE GENERAL CAPITAL FUND – THE CAPITAL IMPROVEMENT FUND OF THE VILLAGE.

BE IT ORDAINED BY THE VILLAGE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AS FOLLOWS:

Section 1. The capital improvement, meaning the property acquisition described in Section 2 of this ordinance is hereby authorized as a general improvement to be made or acquired by the Village of Ridgefield Park, New Jersey, and there is hereby appropriated therefor the sum of \$550,0000 from funds available in the General Capital Fund – Capital Improvement Fund of the Village.

Section 2. The capital improvement hereby authorized and the purpose for the financing of which the appropriation is made is the acquisition of property at Block 60, Lot 8.01 as shown on the official tax map of the Village of Ridgefield Park having a common street address of 55 Webster Street to be used for municipal parking facilities in and by the Village including, but not limited to, parking facilities for public use together with all accessories, appurtenances and other expenses necessary therefor or incidental thereto, all as shown on and in accordance with the purchase and sale contract on file with the Village Clerk, or any other property settlement costs or cost of property investigation, and such costs are hereby approved and.

Section 3. The capital budget of the Village is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

ORDINANCE #2023-18

ORDINANCE PROVIDING FOR THE APPROPRIATION OF \$1,800,000 IN A GRANT RECEIVED FROM THE STATE OF NEW JERSEY FOR THE IMPROVEMENT TO OVERPECK AVENUE IN THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AND APPROPRIATING \$1,800,000 THEREFOR FROM THE SPECIAL LEGISLATIVE GRANT TO BE INCLUDED IN THE GENERAL CAPITAL FUND RESERVE(S) FOR CAPITAL IMPROVEMENTS OF THE VILLAGE.

BE IT ORDAINED BY THE VILLAGE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEFIELD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, AS FOLLOWS:

Section 1. The capital improvement, meaning the improvement to Overpeck Avenue (Island Reduction) described in Section 2 of this ordinance is hereby authorized as a general improvement to be made from a special legislative grant in and by the Village of Ridgefield Park, New Jersey, and there is hereby appropriated therefor the sum of \$1,800,0000 from funds available in the General Capital Fund – Reserve for Overpeck Avenue of the Village. Said funding source is 100% available from a special legislative grant.

Section 2. The capital improvement hereby authorized and the purpose for the financing of which the appropriation is made is the Improvement to Overpeck Avenue in the Village of Ridgefield Park all accessories, appurtenances and other expenses necessary therefor or incidental thereto, all as shown on and in accordance with the grant agreement or other official grant documents on file with the Village Clerk.

Section 3. The capital budget of the Village is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.