

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
December 12, 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 November 9, 2023
Commissioners Regular Meeting of November 28, 2023
Commissioners Closed Session Meeting of November 28, 2023

PAYMENT OF BILLS

SPECIAL REPORTS

Installation of Elected Officers – Ridgefield Park Volunteer Fire Department

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:

2023-164 Authorize 2024 Annual Meeting Notice
2023-165 Authorize Submission of Municipal Alliance Grant
2023-166 Authorize Expenditures of Fire Prevention Dedicated Funds
2023-167 Authorize Refund for Overpayment of Taxes
2023-168 Award Contract to Montana Construction, Inc. – CCTV Assessment Services

ORDINANCE INTRODUCTION

2023-25 ORDINANCE ESTABLISHING CHAPTER 328 OF THE VILLAGE CODE,
ENTITLED "PRIVATELY-OWNED SALT STORAGE"

ORDINANCE PUBLIC HEARINGS AND ADOPTIONS

- 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

CLOSED SESSION (if necessary)

- 2023-169 Authorize Closed Session Meeting

ADJOURNMENT

Resolution 2023-164

2024 ANNUAL MEETING NOTICE - N.J.S.A. 10:4-6 et seq.

WHEREAS, the Board of Commissioners of the Village of Ridgefield Park, pursuant to the Open Public Meetings Act NJSA 10:4-6 et seq., has established their Caucus and Regular meeting dates for the year 2024. The Caucus Meetings will be held on the Thursday preceding each Regular Meeting, unless otherwise indicated by this resolution, at 7:00 PM at the Municipal Building, 234 Main Street, Third Floor, Ridgefield Park, New Jersey. Regular meetings will be held on the second and fourth Tuesday of each month, unless otherwise indicated by this resolution, at 7:30 PM at the Municipal Building, 234 Main Street, Third floor, Ridgefield Park, New Jersey; and

WHEREAS, there are no regular meetings on the fourth Tuesdays of July and August; and

WHEREAS, the Caucus Meeting of May 9, 2024 will begin at 6:00 PM with the Regular Meeting of May 9, 2024 immediately following.

WHEREAS, the Caucus Meeting of July 9, 2024 will begin at 6:00 PM with the Regular Meeting of July 9, 2024 immediately following.

WHEREAS, the Caucus Meeting of November 26, 2024 will begin at 6:00 PM with the Regular Meeting of November 26, 2024 immediately following.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Village of Ridgefield Park to establish specifically the Caucus and Regular meetings of the Board of Commissioners for the year 2024 as follows:

2024 Caucus Meeting Dates:

January	4 and 18
February	8 and 22
March	7 and 21
April	4 and 18
May	9 and 23
June	6 and 20
July	9 and 18
August	8 and 22
September	5 and 19
October	3 and 17
November	7 and 26
December	5 and 19

2024 Regular Meeting Dates:

January	9 and 23
February	13 and 27
March	12 and 26
April	9 and 23
May	9 and 28
June	11 and 25
July	9
August	13
September	10 and 24
October	8 and 22
November	12 and 26
December	10 and 30 (Monday)

BE IT FURTHER RESOLVED that at each Regular and Caucus meeting, the Board of Commissioners shall designate a period of time when the public, present at the meeting, may speak upon any matter of concern to the municipality. This portion of time shall be determined by the municipal Governing Body; and

BE IT FURTHER RESOLVED that the Governing Body may at a Regular and/or Caucus meeting conduct any Regular business that it feels necessary to conduct in order to carry out the business of the municipality including but not limited to the introduction and adoption of budgets, bond ordinances, regular ordinances and resolutions.

Resolution 2023-165

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Village Council of the Village of Ridgefield Park , County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Village Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Village Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Bergen;

NOW, THEREFORE, BE IT RESOLVED by the Village of Ridgefield Park, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Village Council does hereby authorize submission of a strategic plan for the Ridgefield Park Municipal Alliance grant for fiscal year 2024 in the amount of:

DEDR	\$ 4507.18
Cash Match	\$ 1126.80
In-Kind	\$ 3380.39

2. The Village Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Resolution 2023-166

WHEREAS, the Fire Marshal, Peter Danzo has requested payment be made to Reidel Sign Co, Inc. and Verizon Communications Inc. – Cellco Partnership; and

WHEREAS, these expenditures are 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 expenditures:

Reidel Sign Co, Inc.	\$ 1,200.00
Verizon Commications Inc – Cellco Partnershi	\$ 2,534.94

Resolution 2023-167

WHEREAS, the Tax Collector has received a payment from CoreLogic for Block 20.01 Lot 3.03, 577 Teaneck Road Rear, Ridgefield Park, NJ; and

WHEREAS, the payment was inadvertent paid by the CoreLogic and resulted in a substantial overpayment on the account; and

WHEREAS, CoreLogic has requested a refund of \$1,044.92 of the overpayment.

NOW, THEREFORE BE IT RESOLVED that a refund be provide to CoreLogic in the amount of \$1,044.92 and that the Tax Collector is hereby authorized to perform any act necessary to effectuate the purposes set forth in this resolution.

ORDINANCE #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.

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. On June 16, 2023, the Board of Commissioners adopted Ordinance Number 2023-09 authorizing the acquisition of certain property for the use and ownership by the Ridgefield Park Nature Preserve; the property being a portion of the property at Block 20.01, Lots 3.03 and 5.05 as more particularly described in the aforesaid Ordinance Number 2023-9, and for the specific public purpose of adding property to the municipal green acres (open space) inventory for the public to enjoy and to preserve environmentally sensitive lands.

Section 2. The capital improvement, meaning the acquisition of the property in the amount of \$149,650 is to be paid from surplus Open Space tax funds, which said Open Space trust fund may need to be supplemented by the Village in the maximum amount of \$30,000, to complete the acquisition of the property for the benefit and ownership by the Ridgefield Park Nature Preserve.

Section 3. Should said \$30,000 be found to be necessary to be supplemented to provide the necessary Open Space funds for said property acquisition the Village may use funds from the 2024 Temporary (operating) Budget or the General Capital Improvement Fund.

Section 4. To provide for sufficient funds to acquire and close on the aforesaid property the amount of \$30,000 is hereby appropriated from the General Capital Improvement Fund. Said appropriation may be cancelled if the 2024 Temporary Budget is used to pay for the Village's potential contribution.

Section 5. This ordinance shall take effect after publication after final passage.

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

WHEREAS, The Village of Ridgefield Park is revising its zoning ordinance, Chapter 96 and 96A; and

WHEREAS, the organizational criteria for the Historic Preservation Commission is located in the zoning ordinance, Chapter 96 and should be located in Chapter 23 of the Village's general ordinances; and

WHEREAS, the historic preservation development criteria of the C-1H commercial zone will remain in the zoning ordinance.

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

**CHAPTER 23, ARTICLE VIII
SECTION 1**

23-46 – Historic Preservation Commission

A. Establishment of historic district. The C-1(H) Central Business Historic District as delineated on the Zoning Map of the Village of Ridgefield Park, is hereby designated as a historic district, as provided under the Municipal Land Use Law, N.J.S.A. 40:55D-65.1. This is in recognition of the description of the district in the Master Plan as described in the preceding subsection, and also in recognition of studies of the history of the Village of Ridgefield Park describing its development by the year 1910 as the second largest railroad commuting community on any of the New York City rail lines and reflecting the extensive survival of the original architecture of the Central Business District.

B. For the purposes of administering and enforcing the required design guidelines hereunder, a Historic Preservation Commission is established as provided under N.J.S.A. 40:55D-107. The Historic Preservation Commission shall include a member of the Planning Board and a member owning or operating a business in the C-1(H) Zone and at least one member of each of the following classes:

(1) Class A: a person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality.

(2) Class B: a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the community.

C. The Historic Preservation Commission shall consist of five regular members and not more than two alternate members. Of the regular members, a total of at least one less than a majority shall be of Classes A and B.

(1) Those regular members who are not designated as Class A or B shall be designated as Class C. Class C members shall be citizens of the municipality who hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment.

(2) Alternate members shall meet the qualifications of Class C members. The Mayor shall appoint all members of the Commission and shall designate at the time of appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2." The terms of the members first appointed shall be so determined that, to the greatest practicable extent, the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment and, in the case of alternate members, evenly over the first two years after the appointment, provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years, and the term of an alternate member shall be two years. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only. Notwithstanding any other provision herein, the term of any member common to the Historic Preservation Commission and the Planning Board shall be for the term of membership on the Planning Board, and the term of any member common to the Historic Preservation Commission and the Board of Adjustment shall be for the term of membership on the Board of Adjustment.

(3) The Historic Preservation Commission shall elect a Chairman and Vice Chairman from its members and select a Secretary, who may or may not be a member of the Historic Preservation Commission or a municipal employee.

(4) Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

D. No member of the Historic Preservation Commission shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest.

E. The Mayor and Commissioners shall make provision in the budget and appropriate funds for the expenses of the Historic Preservation Commission.

F. The Historic Preservation Commission may employ, contract for and fix the compensation of experts and other staff and services as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the Mayor and Commissioners. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the Mayor and Commissioners for the Commission's use.

G. The Historic Preservation Commission shall have the responsibility to:

(1) Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report.

(2) Make recommendations to the Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites on any other Master Plan elements.

(3) Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program.

(4) Advise the Planning Board and Board of Adjustment on applications for development as provided herein.

(5) Provide written reports as provided herein on the application of this chapter's provisions concerning historic preservation.

(6) Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.

H. The Planning Board and Board of Adjustment shall make available to the Historic Preservation Commission an informational copy of every application submitted to either Board for development of buildings with nonresidential uses in the C-1(H) Zone. Failure to make the informational copy available shall not invalidate any hearing or proceeding. The Historic Preservation Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.

I. All applications for building permits involving the exteriors of buildings with commercial uses in the C-1(H) Zone visible from a public street and, even where not requiring a building permit, exterior alterations, including painting and signs, shall be referred by the Construction Official to the Historic Preservation Commission for a written report, which shall be made within 45 days. The Chairman of the Historic Preservation Commission may act in the place of the full Commission for purposes of this section.

J. If, within the forty-five-day period, the Historic Preservation Commission or the Planning Board or Zoning Board of Adjustment, as the case may be, recommends to the Construction Official against the proposed building change or recommends conditions, the Administrative Officer shall deny issuance of the permit or other approval or include the conditions, as the case may be. Failure to report within the forty-five-day period shall be deemed to constitute a report in favor of the issuance of the permit or approval and without the recommendation of conditions in the permit or approval.

K. The review criteria shall be the "Building Design Guidelines for the Ridgefield Park Central Business Historic District," which shall be maintained in the office of the Village Construction Code Official. Said criteria shall be made part of this chapter.

L. Destruction of historic and architecturally significant buildings and structures shall be discouraged. Demolition or removal may be forbidden or postponed for a period of six months, after a public hearing granted to the applicant, if requested, and the Historic Preservation Commission shall consult civic groups and public agencies to ascertain how the Village may preserve the building or structure. The Historic Preservation Commission is empowered to work out with the owner feasible plans for the preservation of buildings and structures. Moving of such buildings and structures shall be encouraged as an alternative to destruction. If no feasible alternative is reached, demolition or removal shall be permitted.

M. When it is necessary to move a historic or architecturally significant building or structure to another site within the Village of Ridgefield Park in order to preserve it, upon approval of relocation plans by the Historic Preservation Commission, said building or structure may be relocated, provided that it fulfills the area regulations of said zone as to lot size, setback and yard area. If, however, relocation is within or adjacent to the C-1(H) Central Business Historic District Zone, it may be in the public interest to grant a variance from normal yard requirements, and where it is deemed by the Historic Preservation Commission that such a variance will not adversely affect neighboring properties and will maintain the historic appearance of the site, the Historic Preservation Commission may recommend to the Board of Adjustment or the Planning Board that such variance from normal yard requirements be made.

N. Nothing in this section shall prohibit the repair or rebuilding of any historic building or structure in order to maintain or return said building or structure to its original condition prior to its deterioration or destruction nor to prevent the alteration, repair or demolition of any recent building, structure or addition out of keeping with the architectural character of said area. Nothing in this section shall be construed to prevent ordinary maintenance or repair of an exterior architectural feature now or hereafter in the C-1(H) Central Business Historic District Zone which involves no change in design, material, color or outward appearance thereof, nor shall anything in this section be construed to prevent the construction, reconstruction, alteration or destruction of any such feature which the Construction Official shall determine is required by public health, safety and general welfare because of an unsafe or dangerous condition.

SECTION 2. Planning Board review.

Upon approval of this Ordinance upon First Reading by the Board of Commissioners, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.

SECTION 3. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

SECTION 4. Inspection.

A copy of this Ordinance shall be available for public inspection at the office of the Village Clerk during regular business hours.

SECTION 5. Effective date.

This Ordinance shall take effect 20 days after final publication as required by law.

SECTION 6. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. Notice to County Planning Board.

Within 30 days of the adoption of this Ordinance, a copy of same shall be transmitted to the Bergen County Planning Board in accordance with N.J.S.A. 40:27-4.

**VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2023-21

**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**

WHEREAS, the Village of Ridgefield Park (hereinafter the “Village”) is a Municipal Corporation organized under the laws of the State of New Jersey, and has the power to adopt zoning and development regulations within its municipal borders; and,

WHEREAS, Chapter 96 and 96A sets forth the zoning and development regulations for the Village of Ridgefield Park; and,

WHEREAS, the Ridgefield Park Planning Board (hereinafter the “Planning Board”) had adopted a revised Master Plan in April of 2022, in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq*; and,

WHEREAS, following the periodic reexamination and adoption of the new Master Plan, a revision to Chapters 96 and 96A were prepared with the assistance of the Village Planner; and,

WHEREAS, a copy of the revised Chapters 96 and 96A are attached to this ordinance as Exhibit “A”; and,

WHEREAS, the Ridgefield Park Board of Commissioners had adopted Resolution No 2023-137 on October 10, 2023, in accordance with the provisions of N.J.S.A. 40:55D-26(a), which referred the aforementioned Zoning Ordinance to the Planning Board so that the Board could prepare a report outlining any modifications, additions and corrections to the proposed zoning ordinance, as well as any inconsistencies between the proposed zoning ordinance and the Master Plan (hereinafter an “Inconsistency Report”); and,

WHEREAS, the Planning Board conducted three (3) public information sessions, on October 18, 2023, October 25, 2023 and November 1, 2023 to inform the public of the proposed zoning ordinance, and to receive comments and feedback; and,

WHEREAS, the Planning Board adopted Resolution #2301 on November 6, 2023, a copy of which is attached as an Exhibit herein; and,

WHEREAS, the aforementioned resolution references an Inconsistency Report, and provides a summary of all proposed amendments to the proposed zoning ordinance, copies of which are attached as Exhibits to Resolution #2301; and,

WHEREAS, the Inconsistency Report identifies four (4) items in the proposed zoning ordinance that are inconsistent with the Ridgefield Park Master Plan, but explains that each inconsistency was the result of the Land Use Element's "broad view of the land use districts measured against the proposed zoning ordinances and zone plans more precise mapping based on the tax map series"; and,

WHEREAS, the Planning Board recommends that the Board of Commissioners adopt the proposed zoning ordinance, notwithstanding the inconsistencies, for the reasons stated in the Inconsistency Report and the November 6, 2023 Resolution; and,

WHEREAS, the Board of Commissioners does hereby find that the adoption of this Ordinance is in accordance with the provisions of N.J.S.A. 40:55D-62, in that the Ordinance is drawn with reasonable consideration to the character of each zoning district, and its peculiar suitability for particular uses, and to encourage the most appropriate uses of land within the Village of Ridgefield Park; and,

WHEREAS, the Board of Commissioners does also find that the provisions contained in this Ordinance furthers the interests of the public safety, health and general welfare, and will further advance the purposes of the Ridgefield Park Master Plan and the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.*; and,

WHEREAS, the Board of Commissioners does also find that the adoption of this Ordinance is the result of a periodic reexamination of the Ridgefield Park Master Plan, as required by the Municipal Land Use Law, and that the introduction and adoption of this Ordinance was recommended by the Ridgefield Park Planning Board, as indicated in its Resolution dated November 6, 2023 to the Board of Commissioners; and,

WHEREAS, the Board of Commissioners have reviewed and considered the Planning Board's reports and wish to adopt the revisions to Chapters 96 and Chapter 96A, as recommended by the Planning Board, together with the amendments proposed and the language identified as inconsistent in the Inconsistency Report.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Village of Ridgefield Park, that Chapters 96 and 96A of the Code of the Village of Ridgefield Park are hereby deleted in their entirety and replaced with the revisions set forth in the attached Exhibit "A"; and,

BE IT FURTHER ORDAINED, that the Board of Commissioners finds that the updated language of Chapters 96 and 96A are substantially consistent with the Ridgefield Park Master Plan, Land Use Element Plan and Housing Element Plan, and is designed to effectuate the plans' elements and be fully consistent with the Master Plan, except for the minor inconsistencies stated in the Inconsistency Report of the Ridgefield Park Planning Board; and,

BE IT FURTHER ORDAINED, that the Village Clerk is directed to publish a summary of this ordinance in accordance with the provisions of N.J.S.A. 40:49-2.1; and,

BE IT FURTHER ORDAINED, three (3) copies of this Ordinance shall be placed on file in the Village Clerk's Office, and copies shall be made available for inspection by the public during normal business hours, as required by N.J.S.A. 40:49-2.1 at no charge; and,

BE IT FURTHER ORDAINED, that a copy of the full text of this Ordinance, together with the Notice of Introduction, shall be posted on the Ridgefield Park website, at www.ridgefieldpark.org; and,

BE IT FURTHER ORDAINED, that the final hearing on this Ordinance shall be made in accordance with N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-16, which notice shall be served at least ten (10) days prior to the second hearing, via certified mail, on all of the required municipalities and other Boards, agencies or individuals; and,

BE IT FURTHER ORDAINED, that upon final adoption of this Ordinance, the Village Clerk is hereby directed to publish notice of the adoption of said Ordinance in accordance with N.J.S.A. 40:49-2, and shall further transmit to the Bergen County Planning Board, the Tax Assessor, and the Division of Planning for the State of New Jersey, a complete copy of this Ordinance as adopted, together with a certified copy of the Resolution on the Inconsistency Report.