

BOROUGH OF RIDGEFIELD

A G E N D A

Work Session, Executive Session and Regular Meeting of the Mayor and Council

ROLL CALL-WORK SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Acosta		
Penabad		
Shim		
Todd		
Vincentz		

Date: January 27, 2014

Open Public Meetings Statement by Mayor Suarez

Work Session: 6:00 P.M. C.T.O.:
Adjourn:

- NJSEM.org Cooperative Electric and Gas Purchasing for Municipalities

Mayor Suarez – Adjournment into closed Executive Session in accordance with the “Open Public Meetings Act”

Executive Session: 6:30 P.M. C.T.O.:
Adjourn:

ROLL CALL-EXEC. SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Acosta		
Penabad		
Shim		
Todd		
Vincentz		

Public Session: 7:30 P.M. C.T.O.:
Adjourn:

ROLL CALL-PUBLIC SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Acosta		
Penabad		
Shim		
Todd		
Vincentz		

Pledge of Allegiance

Citizens Comment on Agenda:

Correspondence:

Introduction of Ordinance No. 2244 entitled, “AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 92-1, SALARIES, OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

First Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2245 entitled, “AN ORDINANCE AMENDING CHAPTER 66, OFFICERS AND EMPLOYEES, OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

First Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2246 entitled, “AN ORDINANCE AMENDING CHAPTER 75, ARTICLE 9 OF THE CODE OF THE BOROUGH OF RIDGEFIELD ENTITLED QUALIFICATION FOR APPOINTMENT”

First Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2247 entitled, “AN ORDINANCE AMENDING CHAPTER 390 OF THE CODE OF THE BOROUGH OF RIDGEFIELD SETTING REGULATIONS REGARDING SLOPES”

First Reading of Ordinance

Roll Call

PROPOSED CONSENT AGENDA:

67-2014	Mayor Suarez	Appointment to Youth Commission
68-2014	Councilman Castelli	Disapprove Proposed Ground Lease Agreement and Sublease
69-2014	Councilman Acosta	Hire Sanitation Employee – Schultz
70-2014	Councilman Penabad	Luppino Homes Hold Harmless Agreement
71-2014	Councilman Acosta	Release Performance Bond-AJM Paving
72-2014	Mayor Suarez	Appointment Trustee of the Ridgefield Free Public Library
73-2014	Councilman Acosta	Settlement Stipulation Block 3901, Lot 2
74-2014	Councilman Acosta	Municipal Charges-Property Maintenance
75-2014	Councilman Acosta	Overpayment of Taxes-Block 406, Lot 1
76-2014	Councilman Castelli	Approve Short Form Agreement with Hudson Transmission Partners, LLC
77-2014	Mayor Suarez	Appointment to Anti-Bullying Committee
78-2014	Councilman Acosta	Authorize Municipal Alliance Grant Application

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

RESOLUTIONS:

79-2014 Councilman Acosta Warrants

COMMENTS BY MAYOR:

Application for Social Affair:

Senior Citizens of Ridgefield
February 19, 2014 – 5:00-11:00 pm
725 Slocum Avenue

Raffles License Application:

St. Matthews
50/50
555 Prospect Avenue
March 2, 2014 – 1:00 pm
May 25, 2014 – 1:00 pm
July 6, 2014 – 1:00 pm
August 31, 2014 – 1:00 pm
October 26, 2014 – 1:00 pm
December 28, 2014 – 1:00 pm

NJ State Firemen's Association Membership Application:

Christopher P. Chica
855 Broad Avenue
Company No. 1

Coin Toss Request:

Slocum Skewes 8th Grade Class
March 29, 2014 (Rain Date April 5, 2014)
April 26, 2014 (Rain Date May 17, 2014)

RBAO

April 12, 2014 (Rain Date April 13, 2014)

COMMENTS BY COUNCILMEN:

COMMENTS BY CITIZENS: (All speakers are limited to five minutes maximum per meeting)

Agenda subject to change as a result of matters not known at time of printing with the consent of the Mayor and Council.

Respectfully submitted,

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Mayor Suarez

BE IT RESOLVED, that the regular public meeting be adjourned, and that the Mayor and Council of the Borough of Ridgefield shall meet in a closed Executive Session following a five minute recess at the termination of this meeting. The purpose of the Executive Session shall be to discuss the following matters:

- _____ Personnel matters in various departments of the Borough.
- _____ Pending and Potential Litigation
- _____ Tax Court Litigation.
- _____ Potential real estate transactions in which the Borough may engage.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BE IT FURTHER RESOLVED, that as soon as practicable discussion concerning

- _____ Personnel matters
- _____ Potential real estate transactions shall be disclosed to the public.
- _____ And that discussions with the Borough Attorney concerning litigation shall be disclosed when said litigation is terminated.

Adjournment to Closed Session. The Mayor and Council reserve the right to reconvene into Public Session, if necessary, to take action on Closed Session items.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2244

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 92-1, SALARIES, OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

introduced on the 27th day of January, 2014, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 10th day of February, 2014 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and she is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2244

“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 92-1, SALARIES, OF
THE CODE OF THE BOROUGH OF RIDGEFIELD”

Section I: Section 92-1 of the Code of the Borough of Ridgefield, entitled “Salaries” be and hereby is deleted in it’s entirety and replaced with the following:

The rate of compensation of each of the following officers and employees shall be in the amounts as hereinafter set forth as follows: Where a salary range is indicated, the standards to be evaluated in fixing a specific salary for a specific individual shall include education, training, professional certifications, experience, management skills as well as work and salary history and recommendations from other employers.

<u>POSITION</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Mayor		\$6,750
Councilpersons		\$4,500
Borough Clerk	\$30,000	\$68,000
Assistant to Borough Clerk(Stipend)	\$5,000	\$7,500
Chief Financial Officer/Treasurer	\$15,000	\$85,000
Assistant to Chief Financial Officer		
Part time up to 30 hours:	\$15hr	\$30hr
Full time:	\$27,300	\$54,600
Assistant Treasurer	\$15,000	\$32,000
Purchasing Agent	\$6,000	\$16,000
Assessor of Taxes	\$7,000	\$18,000
Assistant to Tax Assessor (Stipend)		\$1,500
Tax Searcher (Stipend)		\$1,000
Collector of Taxes	\$5,000	\$15,000
Communications Director	\$35,000	\$68,000
Human Resources/Payroll Officer	\$35,000	\$60,000
Board Secretaries		
Rent Leveling Commission (Month)		\$500
Planning Board (Month)		\$600
Construction Official, Building Subcode Official and Building Inspector	\$10,000	\$56,000
Building Subcode Official & Building Inspector	\$1,500	\$12,000
Electrical Subcode Official	\$1,500	\$9,000

Elevator Subcode Official	\$1,500	\$6,000
Fire Subcode Official	\$1,500	\$9,000
Plumbing Subcode Official	\$1,500	\$9,000
Building Technical Assistant(s)	\$25,000	\$60,000
Zoning Officer	\$5,000	\$15,000
Housing Inspector(s)	\$2,000	\$10,000
Property Maintenance Official	\$2,000	\$8,000
Clerks, Secretaries, Administrative Assistants	\$5,000	\$54,000
Magistrate	\$8,000	\$20,000
Municipal Court Administrator	\$35,000	\$60,000
Deputy Municipal Court Administrator (Stipend)	\$2,700	\$7,500
Interpreter (Voucher)	\$20hr	\$75hr
Travel Fee		\$35
Court Recorder	\$10hr	\$15hr
Prosecutor	\$7,500	\$19,000
Patrol Officers		
Initial Hire Date	\$46,835	\$51,000
Academy	\$49,672	\$54,000
2 nd Year	\$58,834	\$64,000
3 rd Year	\$67,009	\$73,000
4 th Year	\$75,184	\$82,000
5 th Year	\$83,358	\$91,000
6 th Year	\$91,535	\$100,000
7 th Year	\$99,709	\$108,000
8 th Year	\$107,885	\$117,000
Maximum	\$116,059	\$127,000
Sergeants	\$119,314	\$130,000
Lieutenants	\$124,104	\$135,000
Captain	\$128,687	\$140,000
Detectives (Stipend)		\$1,000
Police Records Clerk (Stipend)		\$5,000
Deputy Chief of Police	\$125,000	\$145,000
Chief of Police	\$135,000	\$170,000
Emergency Management Coordinator	\$3,000	\$20,000
Community Service Officers	\$18,000	\$46,000
Fire (Prevention Bureau) Official	\$15,000	\$37,000
Fire Inspectors	\$20hr	\$25hr
Relocation Officer	\$1,000	\$3,500
Superintendent of Public Works	\$40,000	\$115,000
Deputy Superintendent of Public Works	\$25,000	\$35,000
Recycling Coordinator	\$3,000	\$10,000
Heavy Equipment Operator	\$25,000	\$87,000
Specialized Heavy Equipment Operator	\$25,000	\$67,000
Sweeper Operator, DPW	\$25,000	\$66,000
General Equipment Operator, DPW	\$25,000	\$48,000
Special Skills, DPW	\$25,000	\$74,000

Custodians, DPW	\$25,000	\$29,000
Foreman, DPW	\$33,000	\$65,000
Assistant Foreman, DPW	\$30,000	\$64,000
Shop Foreman, DPW	\$25,000	\$74,000
Mechanics, DPW	\$25,000	\$55,000
Chief Mechanic, DPW	\$30,000	\$78,000
Collection System Official	\$4,500	\$ 6,000
Sanitation/Recycling Foreman	\$30,000	\$47,000
Sanitation Driver	\$25,000	\$41,000
Sanitation Lifter	\$25,000	\$46,000
Lifter Serving as Driver for Day	½ hour overtime per day	
Recycling Monitors	\$10hr	\$14hr
Assistant Recreation Director and Recreation Director	\$5,000	\$70,000
Pool Director	\$5,000	\$8,000
Part-time help, all departments (per hour)	Minimum wage	\$30

Section II: In all other respects, the terms, conditions and provisions of Chapter 92 of the Code of the Borough of Ridgefield are hereby ratified and affirmed.

Section III: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section IV: This ordinance shall take effect immediately upon passage and publication according to law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2245

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE AMENDING CHAPTER 66, OFFICERS AND EMPLOYEES, OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

introduced on the 27th day of January, 2014, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 10th day of February, 2014 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and she is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2245

“AN ORDINANCE AMENDING CHAPTER 66, OFFICERS AND EMPLOYEES, OF THE
CODE OF THE BOROUGH OF RIDGEFIELD”

SECTION I:

A new Article VIII, Human Resources and Payroll Officer, shall be added to Chapter 66 as follows:

ARTICLE VIII, HUMAN RESOURCES AND PAYROLL OFFICER

§ 66-28. Position established.

The Mayor and Council of the Borough of Ridgefield does hereby establish the position of Human Resources and Payroll Officer of the Borough of Ridgefield.

§ 66-29. Compensation.

Compensation for such employee is hereby established by the Mayor and Council as follows:
\$35,000 to \$60,000 per year.

§ 66-30. Appointment, powers, duties and qualifications

The Human Resources and Payroll Officer shall be appointed by the Mayor and Council. The Human Resources and Payroll Officer shall receive such compensation as shall be fixed from time to time by the governing body in accordance with this Ordinance. The Human Resources and Payroll Officer shall compile personnel action material; interpret applicable state and federal laws, policies, rules and regulations; provide technical advice to peers, management, and others; mediate problems that cannot be solved through other channels. Handles all aspects of payroll. Must possess a Bachelor's Degree.

SECTION II:

In all other respects, the terms and provisions of Chapter 66 of the Code of the Borough of Ridgefield are hereby ratified and affirmed.

SECTION III:

All ordinance or parts of ordinances inconsistent herewith are hereby repealed.

SECTION IV:

This Ordinance shall take effect upon passage and publication as provided by law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2246

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE AMENDING CHAPTER 75, ARTICLE 9 OF THE CODE OF THE BOROUGH OF RIDGEFIELD ENTITLED QUALIFICATION FOR APPOINTMENT”

introduced on the 27th day of January, 2014, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 10th day of February, 2014 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and she is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2246

“AN ORDINANCE AMENDING CHAPTER 75, ARTICLE 9 OF THE CODE OF THE
BOROUGH OF RIDGEFIELD ENTITLED QUALIFICATION FOR APPOINTMENT”

WHEREAS, Chapter 75 of the Code of the Borough of Ridgefield is entitled “Police Department”; and

WHEREAS, Article 9 of Chapter 75 of the Borough of Ridgefield is entitled “Qualification for Appointment”; and

WHEREAS, the Mayor and Council of the Borough of Ridgefield have determined that there is a need to amend Chapter 75, Article 9 of the Code as follows: (deletions indicated by “---” and additions in **bold**):

§ 75-9 Qualification for appointment

- A. Each member and officer of the Police Department, prior to his/her appointment as such, shall be a citizen of the United States of America, and possess a valid New Jersey driver's license. In addition, all appointees to the Police Department shall be sound in body and mind and in good health sufficient to satisfy the Board of Trustees of the Police and Fireman's Retirement System of New Jersey that such appointee is eligible for membership in the retirement system. All appointees shall be able to read, write and speak the English language well and intelligently and be of good moral character. No person who has been convicted of any crime or offense involving moral turpitude shall be appointed to the Police Department. No person shall be appointed to the Police Department who is less than 18 or more than 35 years of age at the time of appointment, except as may be modified by law. All appointees shall have satisfied all of the criteria set forth in Subsections **A**, **B**, **C** and **D** of this section of Chapter **75**. Each appointee shall comply with all of the laws of the State of New Jersey pertaining to eligibility requirements for police officers.
- B. No person shall be appointed to the Police Department who is not qualified as provided in the New Jersey Statutes. All appointments to the Police Department shall be made by majority of the Council, with special reference to fitness of the person or persons appointed. These persons desiring to be appointed shall be required to submit to any testing procedures and examinations as the Council may, from time to time, direct, which examinations shall be of the type as may then be conducted by any county, state or national association of Chiefs of Police, by the State Police, by other local governing

units or as designated by the Council. The Mayor and Council shall also require that an applicant for appointment to the Police Department shall successfully complete a physical, mental and psychological examination (N.J.S.A. 40A:14-122 and N.J.S.A. 40A:14-127).

C. All persons applying for appointment to the Police Department shall satisfy one of the following criteria prior to sitting for any examination referred:

(1) Shall possess a bachelor's degree from a college accredited by the Middle States Association of Schools and Colleges, the North Central Association of Schools and Colleges, the Northwest Association of Colleges and Schools or the Western Association of Schools and Colleges (hereinafter, "accredited college").

(2) Shall have served three years in the United States Military Service and have an honorable discharge except Reservists who shall have served during a war or served for more than 180 consecutive days, other than for training, any part of which occurred during the period beginning September 11, 2001, and ending on the date prescribed by Presidential proclamation or by law as the last day of Operation Iraqi Freedom or who shall have served a minimum of three years of their six-year commitment and have not yet received their honorable discharge.

(3) Shall have four years' experience as a law enforcement officer in the State of New Jersey, including service as a special police officer, and possess an associate's degree.

[Amended 4-23-2012 by Ord. No. 2202]

D. (Reserved)

Editor's Note: Former Subsection D, which set forth criteria, one of which would need to be satisfied before any person could be appointed to the Police Department, was repealed 4-23-2012 by Ord. No. 2202.

E. Employment is contingent upon successful completion of pre-employment physical, drug screening, physical fitness exam and psychological exam.

[Added 3-14-2011 by Ord. No. 2164]

F. No person shall be given or accept permanent appointment as a police officer in the Borough unless such person has been given a probationary or temporary appointment to such office for a period of one year after successfully completing a police training course at a school approved and authorized by the Police Training Commission in the Department of Public Safety of the State of New Jersey, pursuant to the provisions of N.J.S.A. 52:17B-66 et seq.

[Amended 3-14-2011 by Ord. No. 2164]

G. All persons appointed to the Police Department must be residents of the Borough of Ridgefield at the time of appointment, and must remain domiciled in the Borough for a period of three (3) years following appointment.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, as follows:

Chapter 75, Article 9 of the Borough Code shall be amended to read as follows:

§ 75-9 Qualification for appointment

- A. Each member and officer of the Police Department, prior to his/her appointment as such, shall be a citizen of the United States of America, and possess a valid New Jersey driver's license. In addition, all appointees to the Police Department shall be sound in body and mind and in good health sufficient to satisfy the Board of Trustees of the Police and Fireman's Retirement System of New Jersey that such appointee is eligible for membership in the retirement system. All appointees shall be able to read, write and speak the English language well and intelligently and be of good moral character. No person who has been convicted of any crime or offense involving moral turpitude shall be appointed to the Police Department. No person shall be appointed to the Police Department who is less than 18 or more than 35 years of age at the time of appointment, except as may be modified by law. All appointees shall have satisfied all of the criteria set forth in Subsections A, B, C and D of this section of Chapter 75. Each appointee shall comply with all of the laws of the State of New Jersey pertaining to eligibility requirements for police officers.

- B. No person shall be appointed to the Police Department who is not qualified as provided in the New Jersey Statutes. All appointments to the Police Department shall be made by majority of the Council, with special reference to fitness of the person or persons appointed. These persons desiring to be appointed shall be required to submit to any testing procedures and examinations as the Council may, from time to time, direct, which examinations shall be of the type as may then be conducted by any county, state or national association of Chiefs of Police, by the State Police, by other local governing units or as designated by the Council. The Mayor and Council shall also require that an applicant for appointment to the Police Department shall successfully complete a physical, mental and psychological examination (N.J.S.A. 40A:14-122 and N.J.S.A. 40A:14-127).

- C. All persons applying for appointment to the Police Department shall satisfy one of the following criteria prior to sitting for any examination referred:
 - (1) Shall possess a bachelor's degree from a college accredited by the Middle States Association of Schools and Colleges, the North Central Association of Schools and Colleges, the Northwest Association of Colleges and Schools or the Western Association of Schools and Colleges (hereinafter, "accredited college").

 - (2) Shall have served three years in the United States Military Service and have an honorable discharge except Reservists who shall have served during a war or served for more than 180 consecutive days, other than for training, any part of which

occurred during the period beginning September 11, 2001, and ending on the date prescribed by Presidential proclamation or by law as the last day of Operation Iraqi Freedom or who shall have served a minimum of three years of their six-year commitment and have not yet received their honorable discharge.

- (3) Shall have four years' experience as a law enforcement officer in the State of New Jersey, including service as a special police officer, and possess an associate's degree.

[Amended 4-23-2012 by Ord. No. 2202]

D. (Reserved)

Editor's Note: Former Subsection D, which set forth criteria, one of which would need to be satisfied before any person could be appointed to the Police Department, was repealed 4-23-2012 by Ord. No. 2202.

- E. Employment is contingent upon successful completion of pre-employment physical, drug screening, physical fitness exam and psychological exam.

[Added 3-14-2011 by Ord. No. 2164]

- F. No person shall be given or accept permanent appointment as a police officer in the Borough unless such person has been given a probationary or temporary appointment to such office for a period of one year after successfully completing a police training course at a school approved and authorized by the Police Training Commission in the Department of Public Safety of the State of New Jersey, pursuant to the provisions of N.J.S.A. 52:17B-66 et seq.

[Amended 3-14-2011 by Ord. No. 2164]

- G. All persons appointed to the Police Department must be residents of the Borough of Ridgefield at the time of appointment, and must remain domiciled in the Borough for a period of three (3) years following appointment.

IT IS FURTHER ORDAINED that the remainder of Chapter 75 of the Code of the Borough of Ridgefield shall remain in full force and effect.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2247

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE AMENDING CHAPTER 390 OF THE CODE OF THE BOROUGH OF RIDGEFIELD SETTING REGULATIONS REGARDING SLOPES”

introduced on the 27th day of January, 2014, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 10th day of March, 2014 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and she is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

ORDINANCE NO. 2247

“AN ORDINANCE AMENDING CHAPTER 390 OF THE CODE OF THE BOROUGH OF
RIDGEFIELD SETTING REGULATIONS REGARDING SLOPES”

An ordinance amending the Borough Zoning Ordinance Chapter 390:

WHEREAS, the Borough Planning Board has found that the zoning ordinance lacks any regulations regarding slope disturbance; and

WHEREAS, the Borough Planning Board has made a recommendation to the Council to pass an ordinance regarding slopes; and

WHEREAS, the Borough Council has considered that recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield as follows:

Section I.

There is hereby established by and within the Code of the Borough of Ridgefield a new section to be denominated Section 390-26A entitled “Development within Slope Areas”. The new Section 390-26A shall read as follows:

Regulations for Development within Slope Areas.

Section 390-26A-1. Purpose of Ordinance:

The purpose of this section is to provide for reasonable control of development within slope areas of the Borough in order to minimize the adverse impact caused by such development. These adverse impacts include, but are not limited to, erosion, siltation, flooding, surface water runoff, pollution of potable water supplies from point and non-point sources, as well as, the degrading of natural features and aesthetics.

In addition, the Borough determines that the removal of vegetation, disturbance of soil and construction of structures in slope areas of the Borough tends to increase surface water run off, soil erosion and siltation resulting in pollution of streams, increased risk of flooding and improper water drainage. Thus, unregulated development in slope areas has the potential to endanger public and private property and the public welfare. Left unchecked, development in

slope areas tends also to result in fragmentation of natural features, thereby causing harm to the aesthetics of such areas.

Therefore, the Borough of Ridgefield determines that the public interest justifies the regulation of property containing slope areas as defined by this statute, for the protection of persons and property, and for the preservation of the public health, safety and welfare.

Section 390-26A-2. Applicability.

A. Applicants for site plan or subdivision approval shall submit all information required under this section to the appropriate reviewing authority which shall not approve the application unless the approval requirements of this section are met.

B. Applicants for construction permits including the construction of buildings, walls, driveways or other structures or the clearing of land shall submit an application with the information required in this section, to the Construction Official, where development is proposed in any steep slope area to insure that the proposed development of the lot will respect the natural features of the tract and minimize adverse impacts associated with such clearing and/or construction. This information shall be referred to the Engineer.

C. Applicants for subdivision or site plan review shall submit information required in this section so the approving authority can render a decision concerning the land's suitability to accommodate the proposed project without negatively impacting the community health or welfare. The Board shall use this information to evaluate the appropriateness of the project.

Section 390-26A-3. Definitions.

A. Definitions.

(1) **SLOPE:** The deviation of the land surface from the horizontal expressed in terms of a percentage. Slope shall be calculated by dividing the vertical distance by the horizontal difference times 100 resulting in a percentage figure of the slope.

(2) **STEEP SLOPE AREAS:** Those areas on a property where 500 or more contiguous square feet of property have slopes of 10% or greater as measured over a minimum of three consecutive contour lines (6 feet) horizontally.

(3) **AMOUNT OF PERMITTED SOIL DISTURBANCE:** Soil disturbance in slope areas shall be permitted as indicated in the chart below:

Slope Category	Allowable Amount of Soil Disturbance
0 - 9.99%	100%
10 - 14.99%	40%
15 - 19.99%	15%
20 - 24.99%	10%
25%+	0%

(4) SOIL DISTURBANCE: The displacement of soil from its natural or original state.

Section 390-26A-4. Slope Regulations. The following regulations apply to any construction or development in a steep slope area:

A. Proposed soil disturbance or the construction of buildings or structures shall be conducted in such a manner as to provide the least alteration necessary to the existing grade, vegetation, natural soils and features.

B. Proposed excavation, removal, depositing or disturbance of soil shall be for purposes consistent with the intention of this Section and shall be executed in a manner that will not cause excessive erosion or other unstable conditions.

C. Provision shall be made for the proper disposition of surface water runoff so that it will not create unstable conditions. Appropriate storm drainage facilities shall be constructed as deemed necessary and adequate protective measures shall be provided for downstream properties.

D. Provisions shall be made for any structures or protective measures that may be required for the protection of the public safety including but not limited to retaining walls, headwalls and fences. See Ordinance #2224 for regulations for retaining walls.

E. Proper facilities have been or will be provided for a safe water supply and for the disposal of sanitary sewage as approved by the Ridgefield Borough Board of Health.

F. Areas of disturbance shall comply with Ordinance #1679, Tree Removal and Protection.

G. Proposed finished grades shall not exceed 3.1.

H. New roads and improvements to existing roads should be designed within the existing contours of the land to the extent possible.

I. Natural features to include visual quality shall be preserved to the extent possible.

Section 390-26A-5. Slope Disturbance Required Documentation.

Where it is determined that any construction or development will take place in a steep slope area, the following shall be required:

A. A legibly drawn plan, at a scale no smaller than one inch equals fifty feet (1" = 50') and no larger than one inch equals ten feet (1" = 10') shall be submitted by a New Jersey licensed engineer, land surveyor or architect which provides sufficient on-site detail to evaluate the proposed development.

B. The Slope Disturbance Plan shall contain, at a minimum, the following items:

(1) Existing and proposed topographic information using two foot (2') contour intervals for all slopes as defined and categorized above and within all areas contemplated for clearing and/or construction as described above.

(2) Existing and proposed drainage patterns within one hundred feet (100') of the proposed lot under development.

(3) Details concerning architectural design and how the proposed construction will relate to, complement and minimize adverse impacts upon the existing natural features of the lot.

(4) Location of trees in excess of eight inches (8") in diameter.

(5) Soil types contained on the lot with specific reference to highly erodible soils as defined by the United States Department of Agriculture Soil Conservation Service.

(6) All driveway locations, paved areas and details.

Section 390-26A-6. Slope Disturbance Application Procedures.

A. Applicants for building permits, and applicants for site plan or subdivision approval, shall be required, as part of the application process, to set forth whether or not the construction or development involves the disturbance of any soil or vegetation within a steep slope area as defined herein. Where an applicant determines that its construction or development will involve soil or vegetation disturbance in a steep slope area, then the applicant shall submit the information and documents required by Section 390-26A-5.

B. Notwithstanding the above, in those instances where the applicant for a construction permit, or the applicant for site plan or subdivision approval, has indicated that the construction and development does not involve the disturbance of any soil or vegetation within a steep slope area, and the Construction Official, as regards building permits, or the Planning Board Engineer, as regards site plan or subdivision application, determines, based on a visual inspection of the property, that the application appears to contain disturbance of soil or vegetation within a steep slope area, then the applicant shall be required to provide the documentation set forth in Section 390-26A-5.

C. Prior to the issuance of a construction permit for any structure or the disturbance of any soil or vegetation within any slope area as herein defined, an applicant for building permit shall submit a slope disturbance application to the Planning Department for review and approval.

D. Applicants for site plan or subdivision approval involving the disturbance of slopes shall submit information regarding steep slope conditions to the appropriate reviewing authority as part of the required submission which shall be examined within the appropriate site plan or subdivision review context.

Section 390-26A-7. Variance Required.

Disturbance of slope areas in amounts greater than indicated in Subsection 390-26A-3A(3) Amount of Permitted Soil Disturbance shall require a variance.

Section II. Invalid Provisions.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section III. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section IV. Severability.

If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance, and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section V. This Ordinance shall take effect immediately upon passage and publication according to law.

Section VI: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Mayor Suarez

RESOLUTION NO. 67-2014

BE IT RESOLVED, that warrants the Mayor and Council appoints:

MARY ANN MARTUCCI
LISA POVINELLI
and
REUBEN SANTIAGO

to the Ridgefield Youth Commission for the Year 2014.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Castelli

RESOLUTION NO. 68-2014

WHEREAS, the Borough of Ridgefield previously adopted Ordinance No. 2223 authorizing, but not requiring, the lease of Lot 1, Block 904 to the Housing Authority of Bergen County for nominal consideration; and

WHEREAS, that ordinance specifically made the authorized lease contingent upon the approval of the Mayor and Council of the form of the lease; and

WHEREAS, the Housing Authority of Bergen County has proposed a ground lease, incorporating a sublease, for approval by the Mayor and Council; and

WHEREAS, approval of the lease implicated approval of the building plans and site plans proposed by the Housing Authority of Bergen County; and

WHEREAS, the Mayor and Council first considered the lease for approval at its meeting of May 28, 2013 at which time the resolution to approve the lease was tabled; and

WHEREAS, the Mayor and Council has had further time to consider the issue of the lease as well as the proposed plans by the Housing Authority of Bergen County;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that for varied and sundry reasons, including but not limited to, the Mayor and Council's dissatisfaction with the proposed building plans of the tenant and construction related issues, the Mayor and Council does hereby disapprove the proposed ground lease agreement and sublease.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 69-2014

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that

GEORGE SCHULTZ

be hired to replace Brian Kettler in the Sanitation Department effective January 30, 2014 at the annual salary of \$25,000.

BE IT FURTHER RESOLVED, that a condition of employment is the obtaining of a New Jersey Commercial Driver's License by August 1, 2014.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Penabad

RESOLUTION NO. 70-2014

WHEREAS, the Planning Board of the Borough of Ridgefield has approved the development by Luppino Homes of property commonly known as 555 Edgewater Avenue/ 504 Studio Road; and

WHEREAS, as part of that approval, the applicant is required to hold harmless the Borough in connection with that development; and

WHEREAS, the Planning Board attorney has recommended that the attached Hold Harmless Agreement be approved by the Mayor and Council and executed by the Mayor on behalf of the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the attached Hold Harmless Agreement be and hereby is approved, and the Mayor and Borough Clerk be and they hereby are authorized and directed to execute same on behalf of the Borough.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

HOLD HARMLESS AGREEMENT

THIS AGREEMENT made this _____ day of _____ 2014

BETWEEN: LUPPINO HOMES, now known as LILLIA'S PROPERTIES, LLC, having an office located at 1265 15th Street, Fort Lee, New Jersey 07024, hereinafter referred to as "APPLICANT";

AND: THE BOROUGH OF RIDGEFIELD, a municipal corporation, with offices at 604 Broad Avenue, in the Borough of Ridgefield, County of Bergen, State of New Jersey, hereinafter referred to as "Borough":

WITNESSETH:

WHEREAS, the APPLICANT, is the owner and developer of the property located at 555 Edgewater Avenue and 504 Studio Road, Lots 17.01, 17.02 and 18 in Block 2504 in the Borough of Ridgefield, commonly known as 711 Broad Avenue and has made application to the Ridgefield Planning Board for site plan approval together with variances for impervious coverage and floor area ratio and subdivision approval to merge lots in order to construct twelve (12) townhouses located at the subject premises; and

WHEREAS, the Ridgefield Planning Board approved of the application and plans submitted by the APPLICANT and a Resolution was adopted on February 16, 2012 approving same;

WHEREAS, as a result of the resolution adopted on February 16, 2012, a Developers Agreement must be executed between the BOROUGH and APPLICANT.

WHEREAS, the BOROUGH will allow the APPLICANT to subdivide and merge the lots in order to construct twelve (12) townhouses on the premises located at 555 Edgewater Avenue and 504 Studio Road in the Borough of Ridgefield..

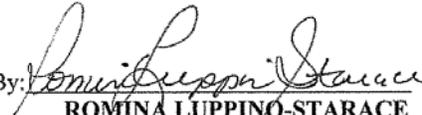
NOW, THEREFORE, the parties agree as follows:

1. APPLICANT agrees to release BOROUGH from any claim that results from the construction of the 12 townhouses at the subject premises.
2. The work located in the Borough of Ridgefield shall be inspected by its Borough Engineer.
3. The APPLICANT shall post an escrow of \$17,113.20 to the BOROUGH to cover the cost of any engineering or legal fees associated with this project. The applicant shall have the option of making quarterly payments provided the balance held in escrow is not less than ten (10%) of the total fee.

4. The area within the subdivision disturbed by the construction shall be restored to the satisfaction of the Ridgefield Borough Engineer.
5. The Ridgefield Borough Engineer shall be notified by APPLICANT 48 hours prior to the work being performed.
6. This agreement shall not release the APPLICANT from obtaining any approvals (if any) required by the Borough of Ridgefield for the project.
7. The APPLICANT agrees with the Borough to hold the said Borough harmless for any damage or liability that might arise due to the discharge of surface waters upon, or the alteration of lateral support from, the lands adjacent to the property being developed, caused by such development or the work required by this Agreement, and agree to assume any and all liability so caused for the discharge of waters upon, or the removal of lateral support from, the lands abutting the property being developed as shown on said plans hereinabove and hereinafter referred to, and further agree to alleviate any and all conditions so caused that may arise by reason of the discharge of water, soil or dirt upon said abutting properties or the removal of lateral support from said abutting properties. The APPLICANT further agrees to grade the entire premises so as to avoid the collection of water or drainage causing gullies or erosion and the deposit of soil on abutting properties and to create and construct any and all retaining walls necessary to maintain adequate lateral support to properties owned by surrounding property owners. Any plan to control the drainage, collection, direction or flow of surface or sub-surface waters, must be approved by Borough Engineer. Any plan to construct any system of lateral support including, but not limited to, retaining walls and beams shall be approved by the Borough Engineer prior to construction.

LUPPINO HOMES, LLC *now known as*
LILLIA'S PROPERTIES, LLC

BOROUGH OF RIDGEFIELD

By: 
ROMINA LUPPINO-STARACE
A Managing Member

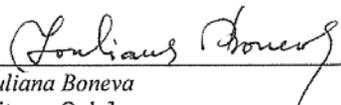
By: _____

Dated: January 7, 2014

Dated: January , 2014

Witness:

Attest:


Youliana Boneva
[Witness Only]

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 71-2014

WHEREAS, the contract with AJM Paving Contractors, Inc. for the NJDOT Elm Avenue Roadway Improvements project requires a Maintenance Bond of \$14,586.12 to be posted before the release of \$123,169.50 Performance Bond for said project; and

WHEREAS, said Maintenance Bond has been posted from Hartford Casualty Insurance Company, Bond #39BCSGJ1075M dated December 26, 2013 and found acceptable by the Project Engineer; and

WHEREAS, the Project Engineer having been satisfied that the required improvements were satisfactorily completed in accordance with contract awarded by Resolution 106-2013:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer is and hereby authorized to release the Performance Bond #39BCSGJ1075 for \$123,169.50 posted by AJM Paving Contractors, Inc., with the Borough of Ridgefield.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincenz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Mayor Suarez

RESOLUTION NO. 72-2014

BE IT RESOLVED, that the Mayor and Council appoints as Trustees of the Ridgefield Free Public Library:

NEISHA CEDENO

as Mayor's Alternate for the unexpired term of Frank Pellino through December 31, 2014.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 73-2014

WHEREAS, the Tax Court of New Jersey had approved the settlement stipulation for an adjusted assessment on Block 3901 Lot 2, also known as 313 Broad Avenue for the years 2008, 2009, 2010, 2011, 2012 and 2013 which was approved at the December 9, 2013 meeting as Resolution No. 309-2013; and

WHEREAS, the refund amount of \$12,471.17 for the year 2013 was not included in the total check amount due and issued to Mesita Enterprises, Inc;

NOW, THEREFORE BE IT RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$12,471.17 for the 2013 judgment made payable to Blau and Blau, Attorney for Mesita Enterprises, Inc and be mailed to 223 Mountain Avenue, PO Box 50, Springfield, New Jersey 07081.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 74-2014

WHEREAS, the Borough of Ridgefield received numerous complaints in regard to the disrepair and/or abandonment of certain properties; and

WHEREAS, the aforesated facts were confirmed upon inspection by the Property Maintenance Department; and

WHEREAS, Property Maintenance notified the owners that the properties needed to be cleaned up and maintained and the owners did not respond; and

WHEREAS, in order to preserve the health, safety and welfare of the adjacent neighbors and all municipal residents the Borough of Ridgefield hired vendors for emergency cleanup of said properties; and

WHEREAS, the owners of these properties were given ample time to respond and pay the clean up fees and have not done so;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council directs Tax Collector Frank Berardo to place Municipal Charges upon the said properties for the clean up costs incurred by the Borough of Ridgefield according to the following schedule:

764 Edgewater Avenue	Block 2704 Lot 21	\$250.00
1027 Pleasantview Terrace	Block 3801 Lot 12	\$250.00

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 75-2014

WHEREAS, an overpayment of taxes was received in the Borough of Ridgefield for the fourth quarter 2013 for Block 406 Lot 1, also known as 834 Broad Avenue;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$2,234.58 for the fourth quarter 2013 be issued to Saek Yun & Il Soon Ahn.

BE IT FURTHER RESOLVED that the Chief Financial Officer/Treasurer be and he is hereby authorized to issue a check in the total amount of \$2,234.58 made payable to Mortgage Service Center and be mailed to 95 Methodist Hill Drive, Suite 400, Rochester New York 14623.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Castelli

RESOLUTION NO. 76-2014

WHEREAS, the Borough of Ridgefield previously entered into a development and easement agreement with Hudson Transmission Partners, LLC, such agreement dated May 27, 2009; and

WHEREAS, the agreement granted Hudson Transmission Partners, LLC an easement for an electric transmission cable and other related improvements beneath a portion of Railroad Avenue; and

WHEREAS, the agreement further provided that following the completion of the developer's work the parties would agree to incorporate the final as built route of the easement if it deviated from that set forth in the original agreement; and

WHEREAS, the Borough Engineer has reviewed the as built easement area and compared same to the easement area in the agreement, and finds that the difference is minimal and does not prejudice the Borough; and

WHEREAS, the parties wish to memorialize the new description of the easement area in the form of the short form agreement and final route description as attached hereto;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield as follows:

1. The short form agreement with Hudson Transmission Partners, LLC is hereby approved in the form as attached hereto.

2. The Mayor and the Borough Clerk be and hereby are authorized and directed to execute the attached short form agreement with Hudson Transmission Partners, LLC.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri, Borough Clerk

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

SHORT FORM AGREEMENT

THIS SHORT FORM AGREEMENT ("Agreement") is made as of the 27th day of January, 2014, by and between **HUDSON TRANSMISSION PARTNERS, LLC**, having an address at 501 Kings Highway, Suite 300, Fairfield, CT 06825 (hereinafter referred to as "Developer"), and **THE BOROUGH OF RIDGEFIELD**, in the County of Bergen, a municipal corporation of the State of New Jersey having an address at 604 Broad Avenue, Ridgefield, New Jersey (hereinafter referred to as the "Borough").

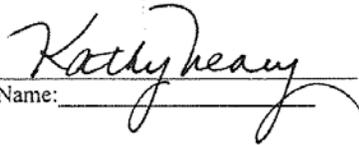
WHEREAS, the Borough and Developer entered into the Development and Easement Agreement ("Easement Agreement") dated as of May 27, 2009, recorded in the Office of the Bergen County's Clerk in Book 00438, Page 0771, which granted Developer an easement for an electric transmission cable and related improvements (the "Developer's Facilities") beneath a portion (the "Easement Area") of Railroad Avenue (the "Route") described on Exhibit D attached to the Easement Agreement, and as required by the Easement Agreement following the completion of Developer's Work, which included installation of the Developer's Facilities, Developer obtained a modified Exhibit "D" which redefines the Route and has prepared this short form of the Easement Agreement incorporating a final legal description of the Easement Area, which has been approved by the Borough.

NOW, THEREFORE, for One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borough hereby acknowledges that it has granted and conveyed and hereby grants and conveys unto Developer a perpetual easement for the Developer's Facilities as described in the Easement Agreement on the terms and conditions set forth therein and in the First Amendment to Development and Easement Agreement between Developer and Borough recorded with the Easement Agreement in the Easement Area beneath the Route described in Exhibit D attached hereto which replaces Exhibit D attached to the Easement Agreement and the Developer accepts such grant and conveyance.

[Remainder of page left intentionally blank]

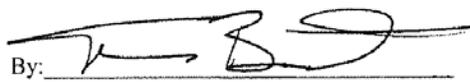
IN WITNESS, Developer and Borough have caused this instrument to be signed and sealed by their proper corporate officers as of the day and year written above.

WITNESS:


Name: _____

DEVELOPER:

HUDSON TRANSMISSION PARTNERS, LLC


By: _____
Thomas G. Beaumonte,
Chief Financial Officer

ATTEST

Name: _____

BOROUGH:
BOROUGH OF RIDGEFIELD

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENTS

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD, ss.

I certify that on January 20, 2014 Thomas G. Beaumonte personally came before me and stated to my satisfaction that he:

- A. was the maker of this instrument; and
- B. was authorized to and did execute this instrument as Chief Financial Officer of Hudson Transmission Partners, LLC, the entity named in this instrument; and
- C. executed this instrument as the act of the entity.

Arlene F. Clayburn
 Notary Public
 Print Name: Arlene F Clayburn
 My commission expires: 1/31/2018

STATE OF NEW JERSEY
COUNTY OF BERGEN, ss.

BE IT REMEMBERED that on this ____ day of January, 2014 Anthony R. Suarez personally came before me and acknowledged under oath, to my satisfaction, that:

- A. ~~She/He~~ is MAYOR ~~Administrator~~ of the Borough of Ridgefield, the municipal corporation named in this instrument; and
- B. This instrument was signed and delivered by the Borough of Ridgefield as its voluntary act duly authorized by a proper resolution of the Borough Council;

and Linda Silvestri personally came before me and acknowledged under oath, to my satisfaction, that:

A. ~~She/He~~ is the attesting witness to the signing of this instrument by the proper municipal official, Anthony R. Suarez, who is the ~~Administrator~~ MAYOR of the Borough of Ridgefield; and

B. She/He signed this instrument to attest to the truth of these facts.

 Notary Public
 Print Name: _____
 My commission expires: _____

EXHIBIT D
Final Route Description

All that certain easement situate, lying and being in the Borough of Ridgefield, in the County of Bergen and the State of New Jersey and being a Proposed Electric Cable Easement along Railroad Avenue as shown on a certain map entitled "Exhibit of Proposed 6' Wide Electric Cable Easement, Hudson Transmission Project, Parcel 7, Borough of Ridgefield, Bergen County, New Jersey", prepared by Partner Engineering and Science, Inc., Eatontown, New Jersey, dated September 17, 2013, and being further described as follows:

BEGINNING at the intersection of the existing westerly right-of-way line of the Railroad Avenue (ROW Width Varies) with the centerline line of the proposed electric cable easement, said point having New Jersey State Plane Coordinates of N 727956.9522, E 627164.6989; and from said beginning point running, thence:

1. Along the centerline of the proposed electric cable easement, on a curve to the right, having a radius of one hundred-eighteen and zero hundredths feet (118.00') and an arc distance of sixty-eight and twenty-seven hundredths feet (68.27') with a chord bearing south twelve degrees forty-nine minutes twelve seconds east (S 12°49'12" E) and a chord length of sixty-seven and thirty-two hundredths feet (67.32'), to a point of tangency, thence;
2. South three degrees forty-five minutes thirteen seconds West (S 03°45'13" W), along said proposed centerline, a distance of one hundred twenty-three and forty-nine hundredths feet (123.59') to an angle point, thence;
3. South three degrees forty-eight minutes fifty-six seconds West (S 03°48'56" W), along the same line, a distance of two hundred thirty-one and eighty hundredths feet (231.80') to an angle point, thence;
4. South two degrees fifty-two minutes eighteen seconds West (S 02°52'18" W), along the same line, a distance of eight hundred one and seventy-two hundredths feet (801.72') to an angle point, thence;
5. South two degrees fifty-three minutes ten seconds West (S 02°53'10" W), along the same line, a distance of four hundred ninety-seven and sixty-five hundredths feet (497.65') to an angle point, thence;
6. South two degrees fifty-nine minutes fifty-one seconds West (S 02°59'51" W), along the same line, a distance of five hundred one and seventy-three hundredths feet (501.73') and passing through a proposed Splice Manhole at approximate construction baseline station 31+25 to a point of curvature, thence;

N.B.: Along course 6, from station 30+75 to station 31+50 the easement becomes thirteen and zero hundredths feet (13.00') wide, six and fifty hundredths feet (6.50') on either side of the easement centerline.

7. Along the same line, on a curve to the left, having a radius of seventy and zero hundredths feet (70.00') and an arc distance of twenty-nine and fourteen hundredths feet (29.14') to a point of tangency, thence;

8. South twenty degrees fifty-one minutes twenty-three seconds East (S 20°51'23" E), along the same line, a distance of sixteen and ninety-seven hundredths feet (16.97') to a point of curvature, thence;
9. Along the same line, on a curve to the right, having a radius of seventy and zero hundredths feet (70.00') and an arc distance of twenty-seven and seventy hundredths feet (27.70') to a point of tangency, thence;
10. South one degree forty-eight minutes forty-five seconds West (S 01°48'45" W), along the same line, a distance of three hundred thirty-three and ninety-seven hundredths feet (333.97') to the terminus of said easement centerline in the existing easterly right-of-way line of Railroad Avenue.

It being the intention to describe the centerline of a Proposed Final 6' Wide Electric Cable Easement, said easement lines being parallel with and distant 3.00' on either side of the herein described easement centerline, except where noted;

Together with the permanent right to enter upon the existing right-of-way of Railroad Avenue with personnel, equipment and materials for the purpose of constructing, reconstructing and maintaining a 345 kV electric cable line and appurtenances along the width of the proposed easement.

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Mayor Suarez

RESOLUTION NO. 77-2014

BE IT RESOLVED, that the Mayor and Council appoints:

LAUREN LARKIN

to the Anti-Bullying Committee to fill the unexpired term of Ken Freinberg through December 31, 2015; and

MELANIA ZAPATEIRA

as Alternate to fill the unexpired term of Lauren Larkin through December 31, 2014.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 78-2014

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 Borough Council of the Borough of Ridgefield, 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 Borough Council of the Borough of Ridgefield 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 Borough 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 that the Borough Council of the Borough of Ridgefield, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Ridgefield Municipal Alliance grant for fiscal year 2014 in the amount of:

DEDR	\$ 9,876.00
Cash Match	\$ 2,469.00
In Kind	\$10,770.00

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

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

The undersigned, being the Chief Financial Officer of the Borough of Ridgefield, County of Bergen, New Jersey, and the person charged with the responsibility of maintaining financial records of said Borough in accordance with N.J.S.A. 40:4-57 and the rules of the Local Finance Board of the State of New Jersey adopted thereunder, does hereby certify that there are adequate funds available for the payment of the attached list of invoices, duly adopted by said Borough, and which said list indicates the specific line item of said budget to which expenditures shall be charged.

Frank Berardo,
Chief Financial Officer

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting January 27, 2014

Presented by Councilman Acosta

RESOLUTION NO. 79-2014

BE IT RESOLVED, that warrants totaling \$2,808,035.12
be drawn on the following accounts:

CURRENT	\$2,771,974.68
TRUST	\$34,226.80
CAPITAL	\$646.83
POOL	\$1,186.81
TOTAL	\$2,808,035.12

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk