

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: June 11, 2012

Open Public Meetings Statement by
Mayor Suarez

Public Session to Adjourn to C.T.O.:
Executive Session: Adjourn:

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:

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

Pledge of Allegiance

Citizens Comment on Agenda:

Correspondence:

ROLL CALL-PUBLIC SESSION

	Adj. to Ex.		Public	
	Pres.	Abs.	Pres.	Abs.
Mayor Suarez				
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				

ROLL CALL-EXEC. SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Todd		
Vincentz		
Severino		
Acosta		
Jimenez		

NOTE: Hearing on Ordinance No. 2207 entitled, “BOND ORDINANCE AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF RIDGEFIELD, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$699,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$477,850 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF” will be held on June 25, 2012

Introduction of Ordinance No. 2208 entitled, “AN ORDINANCE ESTABLISHING A NEW PART 15, ARTICLE LIV, OF CHAPTER 390, ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED RESIDENTIAL REAL ESTATE INSPECTION ORDINANCE”

First Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2209 entitled, “AN ORDINANCE AMENDING SECTION 333-33 OF THE CODE OF THE BOROUGH OF RIDGEFIELD ENTITLED “STORM WATER DISCHARGE AND SUMP PUMPS”

First Reading of Ordinance

Roll Call

PROPOSED CONSENT AGENDA:

175-2012	Councilman Acosta	Appoint Part-Time Court Employee
176-2012	Councilman Jimenez	State Recall Law
177-2012	Councilman Jimenez	Lien Redemption Cert. #11-03
178-2012	Councilman Jimenez	Lien Redemption Cert. #11T-05
179-2012	Councilman Jimenez	Lien Redemption Cert. #11T-06
180-2012	Councilman Jimenez	Overpayment of Taxes-Block 3402, Lot 19
181-2012	Councilman Castelli	Appointment to Recreation and Parks Commission
182-2012	Councilman Castelli	Hire 2012 Summer Playground Personnel
183-2012	Mayor Suarez	Special Needs Housing
184-2012	Councilman Jimenez	2011 Open Space Authorization
185-2012	Councilman Castelli	Hire Additional Swim Pool Personnel

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

RESOLUTIONS:

186-2012 Councilman Jimenez Warrants

COMMENTS BY MAYOR:

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. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

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				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
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. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Castelli

ORDINANCE NO. 2208

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

“AN ORDINANCE ESTABLISHING A NEW PART 15, ARTICLE LIV, OF CHAPTER 390, ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED RESIDENTIAL REAL ESTATE INSPECTION ORDINANCE”

introduced on the 11th day of June, 2012, 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 13th day of August, 2012 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				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Castelli

ORDINANCE NO. 2208

“AN ORDINANCE ESTABLISHING A NEW PART 15, ARTICLE LIV, OF CHAPTER 390,
ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED RESIDENTIAL
REAL ESTATE INSPECTION ORDINANCE”

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

Section I:

Section 390 of the Code of the Borough of Ridgefield entitled “Zoning, Development and
Construction” be and hereby is amended by adding a new part 15 entitled Residential Real Estate
Inspection Ordinance as follows:

§ 390-260. Title.

This article shall be known as the "Residential Real Estate Inspection Ordinance”.

§ 390-261. Certificate of inspection; when required.

No person shall convey or transfer title or ownership to any residential real property within the
Borough of Ridgefield, nor shall any person accept conveyance or transfer of title to residential
real property, unless and until a certificate of inspection is issued in accordance with this article.

§ 390-262. Issuance of certificate of inspection.

The certificate of inspection shall be issued by the Construction Official or such person
designated by the Construction Official to issue the certificate of inspection. The certificate shall
be issued or denied within 10 days of the date of application to the Building Department.

§ 390-263. Content of certificate of inspection.

The certificate of inspection shall certify that the residential real estate, and its intended use,
complies with the provisions of applicable building, health, safety and fire codes, regulations,
ordinances and statutes of the Borough of Ridgefield and State of New Jersey, to the extent
revealed by the inspection.

§ 390-264. Fee for certificate of inspection.

The fee for the certificate of inspection as provided for herein shall be \$75 per unit and shall be paid at the time of and together with the filing of the written application by the owner or his authorized representative. Said fee shall reflect, in part, the cost for the initial inspection required by this article. In the event that subsequent inspection(s) are required due to violations, there shall be due from the owner or his authorized representative an additional fee of \$10 for each such reinspection.

§ 390-265. Application for certificate of inspection.

The Construction Official shall promulgate an application for the certificate of inspection. That form shall include at least the following information: name and address of owner or landlord; address of rental space to be inspected; description of rental premises, including number and description of rooms; names and ages of intended tenants or occupants.

§ 390-266. Inspection required.

Within five days after receiving an application for a certificate of inspection for residential real estate pursuant to this chapter, the Construction Official or his designee shall inspect or cause to be inspected said premises. The Construction Official may request assistance from other Borough officials, including employees of the Building Department, employees of the Health Department and/or the Borough Attorney. The purpose of said inspections shall be to ascertain whether or not the residential real estate meets the standards of the applicable building, zoning, health, safety and fire codes, regulations, ordinances and statutes of the Borough of Ridgefield in the State of New Jersey and that the premises are safe and habitable for their intended use including, but not limited to, the installation of smoke detectors, carbon monoxide detectors, fire extinguishers and the lack of improper discharges into the sanitary sewer system.

§ 390-267. Duties of inspector.

In the event that the premises to be inspected meet the standards of the applicable building, health, safety and fire codes, regulations, ordinances and statutes of the Borough of Ridgefield and the State of New Jersey, the Construction Official or his designee shall issue a certificate of inspection. In the event that the premises do not meet the standards outlined herein, the Construction Official shall give notice in writing of repairs and/or corrections to be made. In such event, the Construction Official or his designee shall make a reinspection within 14 days, or sooner if the Construction Official has been notified that the improper conditions have been corrected and, if the premises meet the appropriate standards of the applicable building, health, safety and fire codes, regulations, ordinances and statutes of the Borough of Ridgefield and the State of New Jersey, the Construction Official or his designee shall issue a certificate of inspection.

§ 390-268. Correction of violations.

The applicant shall correct all violations as set forth by the inspector within 14 days from the denial of the certificate of inspection and notice of repairs and/or corrections to be made.

§ 390-269. Transfer or conveyance prohibited without certificate of inspection.

Following the effective date of this article, no title to residential real estate shall be transferred or conveyed unless and until a temporary certificate of inspection has been received.

§ 390-270. Temporary certificate of inspection.

The Construction Official may issue a temporary certificate of inspection if the repairs and/or corrections are not deemed by him to be injurious to the safety or the habitability of the premises. Said temporary certificate shall automatically expire 60 days after its issuance. If the owner has not made all of the repairs and/or the corrections within that time period, same shall constitute a violation of this ordinance. If the repairs and/or corrections have been made, the Construction Official or his designee shall issue a certificate of inspection.

§ 390-271. Violations and penalties.

A. Any person found guilty of violating this article of the Code of the Borough of Ridgefield shall be subject to a penalty consisting of a fine or imprisonment, or both, subject to the discretion of the Judge, the maximum of which shall be the maximum fine or term of imprisonment permitted to be imposed by the court having jurisdiction over the violation of this article of the Code of the Borough of Ridgefield; provided, however, that the fine shall not be less than \$100 nor more than \$2,000 per offense and the prison term shall not exceed 90 days in accordance with N.J.S.A. 40:49-5.

B. In the event of a continuing violation, each day shall constitute a separate offense.

Section II: In all other respects, the terms, conditions and provisions of Chapter 390 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. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Castelli

ORDINANCE NO. 2209

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

“AN ORDINANCE AMENDING SECTION 333-33 OF THE CODE OF THE BOROUGH OF RIDGEFIELD ENTITLED “STORM WATER DISCHARGE AND SUMP PUMPS”

introduced on the 11th day of June, 2012, 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 25th day of June, 2012 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				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Castelli

ORDINANCE NO. 2209

“AN ORDINANCE AMENDING SECTION 333-33 OF THE CODE OF THE BOROUGH OF RIDGEFIELD ENTITLED “STORM WATER DISCHARGE AND SUMP PUMPS”

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

Section I:

Section 333-33 of the Code of the Borough of Ridgefield entitled “Storm Water Discharge and Sump Pumps” be and hereby is amended by deleting the existing language of that section and replacing same with the following:

A. No person shall discharge or cause to be discharged any storm water, surface water, roof runoff, surface drainage, ground water or discharge from any pump into any sanitary sewer. Any person who shall cause, allow or permit a discharge as prohibited above will be in violation of this ordinance.

B. No person shall discharge or cause to be discharged any storm water, surface water, roof runoff, surface drainage, ground water or discharge from any pump into or on any sidewalk, street or street gutter. Any existing structure which discharged water from any roof drain, basement drain, sump pump or other drain onto any sidewalk, street or street gutter as of the effective date of this ordinance may continue such discharge unless such discharge is determined to be a health or safety hazard in the reasonable opinion of the Health Officer, Borough Engineer or Superintendent of Public Works.

C. Notwithstanding the provisions of Subsection B above, existing structures which are causing or making the discharges prohibited by Subsection B above as of July 1, 2012, may continue such discharge unless and until such discharge is determined to be a health or safety hazard in the reasonable opinion of the Health Officer, Borough Engineer or Superintendent of Public Works. In the event of such a determination of a health or safety hazard, written notice to that effect shall be served upon the property owner who shall then have 60 calendar days from the date of service of the notice to correct and/or remediate the health hazard or safety hazard to the satisfaction of the enforcing officer. Failure to correct or remediate within the 60 calendar day period shall be a violation of this article, which shall be punishable by a fine of \$50 for each day, after the 60 day notice, that the health hazard or safety hazard continues to exist.

Section II: In all other respects, the terms, conditions and provisions of Section 333-33 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. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Acosta

RESOLUTION NO. 175-2012

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

JAMES MUNEYYIRCI

be appointed as a part-time Court employee to work during court sessions at the hourly rate of \$10.00 as needed for calendar year 2012.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 176-2012

WHEREAS, the New Jersey Recall statute is presently under consideration by the New Jersey Legislature for amendment to make it easier to recall a public official; and

WHEREAS, in 2010 Ridgefield's Mayor Anthony R. Suarez, was subjected to a recall election which highlights the abuse of even the existing recall statute; and

WHEREAS, in 2010, a recall was initiated by a recall committee consisting of Robert Avery, Angus Todd and Thomas Blackley, seeking the recall of Mayor Anthony R. Suarez from the office of Mayor based on allegations which were eventually decided by a jury of the Mayor's peers to be unfounded; and

WHEREAS, the recall of the Mayor should never have taken place based on mere allegations, as the Bill of Rights of the United States Constitution provides to all citizens the guarantee to be "innocent until proven guilty"; and

WHEREAS, the members of the recall committee and the media conveniently forgot this precept of our rights as Americans; and

WHEREAS, investigation in connection with the recall of Mayor Suarez has revealed further abuses, as many individuals did not understand the petition they were signing, were misled into signing the petition and later asked that their names be removed, or were told that the petition was to lower taxes or other untruths intended to get them to sign the recall petition at any cost;

WHEREAS, the resulting recall election, which was won by Mayor Suarez, was an attempt to overturn the decision of voters to elect a Borough official from the full term of his office under dubious circumstances; and

WHEREAS, even though Mayor Anthony R. Suarez won the recall election, and defeated Councilman Warren Vincentz, the taxpayers of the Borough of Ridgefield were forced to pay tens of thousands of dollars in connection with the recall committee's quest to remove the Mayor from office, including, but not limited to, legal fees for special counsel appointed by the Republican majority, additional office hours for our town employees who would have been working on proper functions of their office, printing fees for ballots and rental of election machines, along with overtime for county employees; and

WHEREAS, Councilman Vincentz and recall committee member Robert Avery were reimbursed for costs in connection with their involvement in the recall election but the taxpayers of Ridgefield were not;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Mayor and Council urge the New Jersey State Legislature not to weaken the present requirements of the state recall law, which is already subject to misuse and abuse as evidenced by the attempted recall of Mayor Anthony R. Suarez, and that a copy of this resolution be forwarded to Assemblyman Wayne P. DeAngelo, including all legislators affiliated with the consideration of this action including legislators of the 36th legislative district, Senator Paul Sarlo, Assemblyman Gary Schaer, and Assemblywoman Marlene Caride.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 177-2012

WHEREAS, H&Y Realty has deposited a check in the amount of \$54,385.47 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 11-03, Block 1601 Lot 3, further known as 645 Grand Avenue, sold to Stonefield Investment Fund 1, LLC and whereas \$40,000.00 was previously deposited into the Trust Account at the time of tax sale for the premium.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$54,385.47 from the Suspense Account and a check for \$40,000.00 from the Trust Account for the return of the premium;

BE IT FURTHER RESOLVED that the check in the amount of \$54,385.47 be drawn on the Borough of Ridgefield Suspense Account and the check for \$40,000.00 be drawn on the Borough of Ridgefield Trust account and be made payable to Stonefield Investment Fund 1, LLC and mailed to 21 Robert Pitt Drive #202, Monsey NY 10952.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 178-2012

WHEREAS, Corelogic has deposited a check in the amount of \$13,721.99 on behalf of Pedro Jobquez into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 11T-05, Block 1905 Lot 11, further known as 581 Art Lane, sold to MD Sass and whereas \$8,500.00 was previously deposited into the Trust Account at the time of tax sale for the premium.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$13,721.99 from the Suspense Account and a check for \$8,500.00 from the Trust Account for the return of the premium;

BE IT FURTHER RESOLVED that the check in the amount of \$13,721.99 be drawn on the Borough of Ridgefield Suspense Account and the check for \$8,500.00 be drawn on the Borough of Ridgefield Trust account and be made payable to MD Sass and mailed to 2 Liberty Place, 50 South 16th St., Suite 1950, Philadelphia PA 19102.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 179-2012

WHEREAS, Hudson City Savings has deposited a check in the amount of \$15,863.14 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 11T-06, Block 2601 Lot 8, further known as 499 Chestnut Street, sold to Robert Rothman and whereas \$3,500.00 was previously deposited into the Trust Account at the time of tax sale for the premium.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$15,863.14 from the Suspense Account and a check for \$3,500.00 from the Trust Account for the return of the premium;

BE IT FURTHER RESOLVED that the check in the amount of \$15,863.14 be drawn on the Borough of Ridgefield Suspense Account and the check for \$3,500.00 be drawn on the Borough of Ridgefield Trust account and be made payable to Robert Rothman and be mailed to 411 Grand Avenue, Englewood, New Jersey 07631.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 180-2012

WHEREAS, an overpayment of taxes in the Borough of Ridgefield was received for the fourth quarter 2010 for Block 3402 Lot 19, also known as 443 Van Renssalaer Court;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$1,671.77 for the fourth quarter 2010 be issued to Esther Conde.

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 \$1,671.77 made payable to Chase and mailed to Chase Refund Dept, PO Box 961227, Ft. Worth, TX 76161-0227.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2011

Presented by Councilman Castelli

RESOLUTION NO. 181-2012

BE IT RESOLVED, that the Mayor and Council appoints:

DENNIS SHIM

to Recreation and Parks Commission for the Year 2012.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2011

Presented by Councilman Castelli

RESOLUTION NO. 182-2012

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the following hired as Summer Playground Personnel for the 2012 season at the hourly rate indicated:

Debbie Fugnitti	Director	\$20.00	Chelsea Clough	Camp Counselor	\$8.00
Lixdania Perez	Asst Director	\$14.00	Jessica Clough	Camp Counselor	\$8.00
Amber Doran	Softball Instructor	\$10.00	Nicole Atencia	Camp Counselor	\$8.00
Dave Turner	Baseball Instructor	\$10.00	Michael Larkin	Camp Counselor	\$8.25
Rosalie Perez	Dance Instructor	\$10.00	Diana Beretin	Camp Counselor	\$8.25
Edward Meller	Football Instructor	\$10.00	Alyssa Benitez	Camp Counselor	\$8.00
Devin Clarke	Head Camp Counselor	\$12.25	Elizabeth Reich	Camp Counselor	\$8.65
Steve Castel	Camp Counselor	\$7.50	Katerina DiCiccio	Camp Counselor	\$8.65
Anthony Bartole	Camp Counselor	\$7.50	Jenna Farra	Camp Counselor	\$8.65
Matt Mattera	Camp Counselor	\$7.50	Angela Demaio	Camp Counselor	\$8.00
Scott Rush	Camp Counselor	\$7.50	Melissa Cahill	Camp Counselor	\$9.15
Kevin Garcia	Camp Counselor	\$7.50	Brittany Estrella	Camp Counselor	\$7.50
Frank Pellino	Camp Counselor	\$7.50	Jessica Pych	Camp Counselor	\$7.50
Pat Gibaloi	Camp Counselor	\$7.50	Michele Villalba	Camp Counselor	\$7.50
Brandon Estrella	Camp Counselor	\$8.25	Emma Rush	Camp Counselor S/S	\$7.25
Justin Demott	Camp Counselor	\$9.15	Taylor Jakuc	Camp Counselor S/S	\$7.25
Ryan Thompson	Camp Counselor	\$8.65	Catherina Daniels	Camp Counselor S/S	\$7.25
Michael Hall	Camp Counselor	\$8.25	Emily Griffin	Camp Counselor S/S	\$7.25
Rudy Chavez	Camp Counselor	\$8.00	Melissa Urrea	Camp Counselor S/S	\$7.25
Max Xle	Camp Counselor	\$8.25	Destiny Dibatlista	Camp Counselor S/S	\$7.25
Christan Desposito	Camp Counselor	\$8.25	Sara Jo Dabrzynski	Camp Counselor S/S	\$7.25
Jared Farra	Camp Counselor	\$8.00	Rich Bicochi	Camp Counselor S/S	\$7.25
Joe Diccica	Camp Counselor	\$8.65	Michael Ragone	Camp Counselor S/S	\$7.25
Gavin Salazar	Camp Counselor	\$7.50	Jordan Neira	Camp Counselor S/S	\$7.25
Zack Durkin	Camp Counselor	\$7.50	Sammy Cekic	Camp Counselor S/S	\$7.25
Stefanos Kolokithas	Camp Counselor	\$7.50	John Tawil	Camp Counselor S/S	\$7.25
Willam Pych	Camp Counselor	\$8.00	Chris Martucci	Camp Counselor S/S	\$7.25
Joe Biggiani	Camp Counselor	\$7.50	Vinny Cumella	Camp Counselor S/S	\$7.25
Matt Biggiani	Camp Counselor	\$7.50	Randy Rueda	Camp Counselor S/S	\$7.25
Devin Salazar	Camp Counselor	\$8.00	Robert Rueda	Camp Counselor S/S	\$7.25
Tyler Neira	Camp Counselor	\$7.50	Glenn Dowling	Camp Counselor S/S	\$7.25
Emily Pascali	Camp Counselor	\$8.00	Francesca Donofrio	Camp Counselor S/S	\$7.25
Sunny Cekic	Camp Counselor	\$8.00	Alyssa Faris	Camp Counselor S/S	\$7.25

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincenz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Mayor Suarez

RESOLUTION NO. 183-2012

WHEREAS, the Borough of Ridgefield is interested in participating in a program that would allow the utilization of the funds in the Borough's Affordable Housing Trust Fund to provide for special needs housing; and

WHEREAS, a sponsor to be determined will propose to rehabilitate special needs ranch home housing project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A.55:14K-1, et seq.), the rules promulgated hereunder at N.J.A.C. 5:80-1.1 et seq. and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the Borough of Ridgefield (hereinafter referred to as the "Municipality") on a site to be later determined and agreed to by the Borough; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality;

WHEREAS, in order to move the Project forward, it is necessary for the Borough to enter into a Memorandum of Understanding between it and the New Jersey Housing and Mortgage Finance Agency and the New Jersey Department of Human Services; and

WHEREAS, the Borough hereby approves the form of Memorandum of Understanding as attached to this Resolution;

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

1. The Mayor and Council find and determine that the special needs ranch home housing Project to be proposed by the Sponsor meets or will meet an existing housing need.
2. The Mayor and Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

3. The attached form of Memorandum of Understanding between the Borough of Ridgefield and the New Jersey Housing and Mortgage Finance Agency and New Jersey Department of Human Services be and hereby is approved.

4. The Mayor and Borough Clerk be and they hereby are authorized and directed to execute the Memorandum of Understanding on behalf of the Borough.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk

**MEMORANDUM OF UNDERSTANDING
BETWEEN
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
AND
NEW JERSEY DEPARTMENT OF HUMAN SERVICES
AND
RIDGEFIELD, NEW JERSEY**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made this ____ day of June, 2012 by and between the **STATE OF NEW JERSEY Housing and Mortgage Finance Agency**, a principal agency established in the Executive Branch of the government of the State of New Jersey (hereafter “HMFA”), with a place of business at 637 South Clinton Avenue, Trenton, New Jersey 08650-2085;

AND

The **STATE OF NEW JERSEY Department of Human Services**, a principal department established in the Executive Branch of government of the State of New Jersey (hereafter “DHS”), with a place of business at 222 South Warren Street, Trenton, New Jersey 08625-0700;

AND

Ridgefield, a Municipal corporation in Bergen, State of New Jersey, with its office at 604 Broad Avenue, Ridgefield, New Jersey 07657.

THE HMFA, DHS and Ridgefield are referred to collectively as the “Parties”.

PURPOSE

The purpose of this MOU is to coordinate the efforts of the parties to create appropriate housing for individuals with developmental disabilities in the community through the purchase and conversion of existing residential structures within the Municipality.

DEFINITIONS

Special Needs Partnership (SNP): The NJ Department of Community Affairs, the Housing and Mortgage Finance Agency and the NJ Department of Human Services, collectively working to expand housing opportunities and expedite the process of placing developmentally disabled individuals into community based supportive housing.

Qualified developer: A housing developer that has been screened by the SNP and meets the standards set by the SNP for the purpose described above.

Unit: A bedroom housing one individual with a developmental disability.

Cost caps: The sum of the purchase price and renovation cost is not to exceed \$125,000 per unit or \$500,000 per house.

UNDERSTANDING

Ridgefield has Affordable Housing Trust Fund (AHTF) monies that it chooses to allocate for the purpose described in this MOU. AHTF monies transferred to the HMFA will be made available to qualified developers who have identified properties to acquire for conversion to community residences for individuals with developmental disabilities. The cost to acquire and rehabilitate one house with three or four bedrooms shall be capped at \$125,000 per bedroom or \$500,000 altogether. The State will match the municipality's trust fund contribution. The \$500,000 per house cap includes the State's contribution and all renovations. The municipal contribution will be 15% of the current balance of its Affordable Housing Trust Fund. Some preference for local residents will be given.

Ridgefield agrees to vest oversight for the expenditure of AHTF monies so transferred for the development of said residences within the HMFA, an entity that has experience and an established process that ensures the completion of the affordable, supportive housing.

PROCESS

1. Within 15 business days of the execution of this MOU, Ridgefield shall transfer \$153,071.10 from its current Affordable Housing Trust Fund of \$153,071.10 to HMFA for the purpose of funding the purchase of existing ranch style homes and other first story residences within the municipality.
2. HMFA will deposit and hold the municipality's AHTF money in a separate escrow account for Ridgefield identifiable from other funds.
3. The HMFA and Ridgefield will acknowledge the transfer of such money by executing an escrow agreement.
4. Either the municipality or a qualified developer with the consent of Ridgefield may identify the property or properties selected for acquisition and renovation.
5. Ridgefield shall approve the property selection prior to the purchase of any house intended to fulfill the requirements of the Special Needs Partnership.
6. The Department of Human Services will determine the suitability of the identified property for the intended population.

7. HMFA will coordinate with DHS such that a site inspection will take place within 15 business days of notification by DHS that the property is suitable and DHS or HMFA will develop an estimate the cost of necessary renovations including accessibility modifications.

8. The results of each site inspection shall be available at HMFA within 10 business days of said inspection.

9. Upon receiving notification from DHS that a proposed property is suitable, the qualified developer will submit an application to HMFA for consideration. Thereafter, HMFA will order an appraisal of the subject property.

10. HMFA will coordinate the terms by which DHS will provide operational and service funding for the project and/or terms by which a service provider will demonstrate a source or sources of operating and service subsidy other than DHS.

11. If the developer is unable to enter into a contract to purchase the subject property within 120 days, the municipality may identify another property or another developer.

12. The disbursement of funds for acquisition will occur at closing.

13. The municipality shall require the developer to include, in any transfer of ownership, a deed restriction maintaining the use of the premises and any of the units therein as a residence for the sole purpose of housing developmentally disabled individuals for 20 years, the term required by the DHS.

14. Once the property is acquired, HMFA shall issue a close-out report including, but not limited to, the property location, amount awarded to the developer and any other relevant information.

This MOU shall not be effective until signed by all parties. The parties sign this MOU as of the date and year set forth above.

ATTESTED BY:

State of New Jersey

Housing and Mortgage Finance Agency

By: _____

ATTESTED BY:

ATTESTED BY:

Linda Prina, Borough Clerk

State of New Jersey

Department of Human Services

By: _____

Borough of Ridgefield

By: _____
Mayor Anthony R. Suarez

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 184-2012

BE IT RESOLVED that the Mayor and Council of the Borough of Ridgefield wish to enter into a grant agreement with the County of Bergen for the purpose of using a \$49,500.00 grant award from the 2011 Funding Round of the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund ("Trust Fund") for the project entitled Stewart Veale Pool Complex Improvements located in Block 1401 Lot 2 on the tax maps of the Borough of Ridgefield; and

BE IT FURTHER RESOLVED that the Mayor and Council hereby authorize Mayor Anthony R. Suarez to be a signatory to the aforesaid grant agreement CONTRACT; and

BE IT FURTHER RESOLVED that the Mayor and Council hereby authorize Erik Lenander to sign all County of Bergen Payment Vouchers submitted in conjunction with the aforesaid project; and

BE IT FURTHER RESOLVED that the Mayor and Council recognize that the Borough of Ridgefield is liable for a dollar for dollar match for any funds awarded in accordance with the Trust Fund's requirements.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Prina,
Borough Clerk

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

I hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council at a meeting held on June 11, 2012.

Linda M. Prina,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2011

Presented by Councilman Castelli

RESOLUTION NO. 185-2012

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the following hired as additional Swim Pool Personnel for the 2012 season at the hourly rate indicated:

Katherine Magriples	\$8.75
Emily Elenio	\$7.50
Frank Elenio	\$7.50
Eamon Catherina	\$7.50
Taylor Jakuc	\$7.50
Brian Vermeal	\$7.50

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
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.

Joseph Luppino,
Chief Financial Officer

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 11, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 186-2012

BE IT RESOLVED, that warrants totaling \$2,171,878.04
Be drawn on the following accounts:

CURRENT	\$2,032,736.95
TRUST	\$87,434.66
CAPITAL	\$38,594.12
POOL	\$12,445.64
DOG LICENSE	\$666.67
TOTAL	\$2,171,878.04

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Todd				
Vincentz				
Severino				
Acosta				
Jimenez				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Prina,
Borough Clerk