

BOROUGH OF RIDGEFIELD

A G E N D A

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

Date: October 22, 2012

Open Public Meetings Statement by Mayor Suarez

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

- Presentation by Anti-Bullying Committee

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-WORK SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Todd		
Vincentz		
Severino		
Acosta		
Jimenez		

ROLL CALL-EXEC. SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Todd		
Vincentz		
Severino		
Acosta		
Jimenez		

ROLL CALL-PUBLIC SESSION

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Todd		
Vincentz		
Severino		
Acosta		
Jimenez		

Presentation by County Clerk John Hogan

As advertised, hearing will be held on Ordinance No. 2210 entitled, “A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,000 FOR DESIGN OF ADA COMPLIANCE IMPROVEMENTS AT ALL INTERSECTIONS ALONG BERGEN COUNTY ROADS WITHIN THE BOROUGH TO BE UNDERTAKEN BY THE BOROUGH OF RIDGEFIELD AND TO APPROPRIATE \$55,000 FROM A BERGEN COUNTY ADA COOPERATIVE ENGINEERING DESIGN GRANT”

Final Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2211 entitled, "AN ORDINANCE ESTABLISHING A 2ND FIVE YEAR COMMUNITY FORESTRY MANAGEMENT PLAN"

First Reading of Ordinance

Roll Call

Introduction of Ordinance No. 2212 entitled, "AN ORDINANCE AMENDING SECTION 390-4 OF THE CODE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY"

First Reading of Ordinance

Roll Call

PROPOSED CONSENT AGENDA:

265-2012	Councilman Castelli	RFQ Evaluation Committee
266-2012	Councilman Jimenez	Authorize RFQs for Borough Professionals
267-2012	Councilman Acosta	Adopt Stormwater Management Plan
268-2012	Councilman Jimenez	Councilman Vincentz's Proposal
269-2012	Councilman Acosta	LSRP Borough Hall

COUNCIL VOTE

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

RESOLUTIONS:

270-2012 Councilman Jimenez Warrants

COMMENTS BY MAYOR:

Raffles License Application:

Ridgefield Music Parents Organization
Raffle
555 Walnut Street
January 23, 2013 – 9:00 p.m.

Coin Toss Request:

Ridgefield Booster Club (Girls Basketball)
Saturday, October 27, 2012

Slocum Skewes 8th Grade Class
Saturday, November 24, 2012

Slocum Skewes 8th Grade Class
Saturday, April 27, 2013

RMHS Varsity Baseball
Saturday, March 3, 2013

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 October 22, 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. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Jimenez

ORDINANCE NO. 2210

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

“A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,000 FOR DESIGN OF ADA COMPLIANCE IMPROVEMENTS AT ALL INTERSECTIONS ALONG BERGEN COUNTY ROADS WITHIN THE BOROUGH TO BE UNDERTAKEN BY THE BOROUGH OF RIDGEFIELD AND TO APPROPRIATE \$55,000 FROM A BERGEN COUNTY ADA COOPERATIVE ENGINEERING DESIGN GRANT”

introduced on the 8th day of October, 2012, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof in The Record, a newspaper circulating in the Borough of Ridgefield.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 8, 2012

Presented by Councilman Jimenez

ORDINANCE NO. 2210

“A CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$55,000 FOR DESIGN OF ADA COMPLIANCE IMPROVEMENTS AT ALL INTERSECTIONS ALONG BERGEN COUNTY ROADS WITHIN THE BOROUGH TO BE UNDERTAKEN BY THE BOROUGH OF RIDGEFIELD AND TO APPROPRIATE \$55,000 FROM A BERGEN COUNTY ADA COOPERATIVE ENGINEERING DESIGN GRANT”

BE IT ORDAINED, by the Governing Body of the Borough of Ridgefield in the County of Bergen, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

SECTION 1. The improvement described in Section 2 of this Ordinance is hereby respectively authorized as a general improvement to be made by the Borough of Ridgefield, New Jersey, for the said improvements or purposes stated in Section 2, there are hereby appropriated the sum of money therein stated as the appropriation made for said improvement or purpose, said sum being inclusive of all appropriations heretofore made thereof and amounting in the aggregate to \$55,000 from a Bergen County ADA cooperative engineering design grant.

SECTION 2. The Borough of Ridgefield, in the County of Bergen, State of New Jersey, is hereby authorized to provide for the following:

Design of ADA compliance improvements at all intersections along Bergen County roads within the Borough of Ridgefield.	<u>\$55,000</u>
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SECTION 3. It is hereby determined and stated:

(a) That said purpose is not a current expense. That the same is an improvement which the municipality may lawfully make and that no part of the cost of said improvement has been or shall be specifically assessed on properties specifically benefited.

It is not necessary to finance said appropriation by the issuance of obligations by the Borough of Ridgefield pursuant to the Local Bond Law of the State of New Jersey, for the reason that monies sufficient to cover the appropriation thereof shall be available from a Bergen County ADA Cooperative Engineering Design Grant.

SECTION 4. The Capital Budget of the Borough of Ridgefield is hereby amended or established to conform with the provisions of this Ordinance to the extent of any inconsistency herewith.

The resolution in the form promulgated by the Local Finance Board showing all detail of the amended or temporary Capital Budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and is available for public inspection.

SECTION 5. The sum of \$55,000 is hereby appropriated for the aforementioned purpose.

SECTION 6. It is hereby determined and stated that no supplemental debt statement is required to be made and signed in connection with said appropriation, since the gross debt of the municipality, as defined under the Local Bond Law, is not increased by this Ordinance and no obligations in the matter of notes or bonds are authorized by this Ordinance.

SECTION 7. This Ordinance shall take effect after publication thereof and final passage as required by law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Jimenez

ORDINANCE NO. 2211

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 2ND FIVE YEAR COMMUNITY FORESTRY
MANAGEMENT PLAN”

introduced on the 22nd day of October, 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 9th day of November, 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. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Jimenez

ORDINANCE NO. 2211

“AN ORDINANCE ESTABLISHING A 2ND FIVE YEAR COMMUNITY FORESTRY
MANAGEMENT PLAN”

WHEREAS, the State of New Jersey has adopted the New Jersey Shade Tree and Community Forestry Assistance Act, N.J.S.A. 13:1L-17.1, et. seq.; and

WHEREAS, pursuant to that act, local communities are encouraged to develop a community forestry management plan; and

WHEREAS, the adoption of said plan will enable the Borough of Ridgefield to limit its liability in connection with certain tree-related incidents and losses; and

WHEREAS, it is in the best interests to adopt a community forestry management plan; and

WHEREAS, the attached plan has been prepared and recommended by the Environmental Commission and its Chairperson Karen Reide;

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

Section I. The Borough of Ridgefield hereby adopts a second five-year community forestry management plan in the form as annexed hereto and incorporated into this ordinance, with the understanding that the plan hereby sets forth the goals, intentions and plans going forward of the Borough of Ridgefield as it relates to tree preservation and forestry, and will be implemented by the adoption of specific ordinances and resolutions related thereto.

Section II. Repealer.

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

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

Section V: 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 October 22, 2012

Presented by Councilman Acosta

ORDINANCE NO. 2212

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 390-4 OF THE CODE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY”

introduced on the 22nd day of October, 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 9th day of November, 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. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Acosta

ORDINANCE NO. 2212

“AN ORDINANCE AMENDING SECTION 390-4 OF THE CODE OF THE BOROUGH OF
RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY”

BE IT ORDAINED, by the Mayor and Council of the Borough of Ridgefield that Section 390-4 of the Code of the Borough of Ridgefield be and the same is hereby amended to read as follows:

Section I:

Section 390-4 Map on File

The Borough of Ridgefield is hereby divided into districts as shown on the Official Zoning Map, Dated July 2012, together with all explanatory matter thereon, which is hereby adopted by reference and declared to be a part of this Part 1. Said map, indicating the latest amendments, shall be kept up-to-date in the office of the Construction Official and Borough Clerk for the use and benefit of the public.

Section II: This Ordinance shall take effect immediately upon Publication in the manner provided by law, and upon filing a copy with the County Planning Board as required by N.J.S.A.40:55d-16.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Castelli

RESOLUTION NO. 265-2012

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the RFQ Evaluation Committee shall consist of:

COUNCILMAN RUSSELL CASTELLI
COUNCILMAN JAVIER ACOSTA
COUNCILMAN HUGO JIMENEZ

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 266-2012

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play Law, enacted by the New Jersey State Legislature became effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a municipality may not award a contract with a value in excess of \$17,500.00 to a business entity that has made a contribution within one year of the date the contract is to be awarded that is reportable by the recipient under P.L. 1973, c.83 (C.19.44A-1 et seq.) to a municipal political party committee in that municipality if a member of that party is serving in elective public office when such contract is awarded or to any candidate committee of any person who is serving in an elective public office of the municipality when such contract is awarded, unless the contract is awarded under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, a “fair and open process” constitutes the following: (1) public advertisement of a Request for Qualifications (“RFQ”) with twenty (20) days notice prior to the receipt of responses to the RFQ; (2) award of contract under a process that provides for public solicitation of qualifications; (3) award of contract under publicly disclosed criteria established, in writing, by the municipality prior to the solicitation of qualifications; and (4) the municipality shall publicly open and announce the qualifications when awarded; and

WHEREAS, it has become necessary for the Borough of Ridgefield (“the Borough”) to engage legal, financial, and engineering professionals and to engage the services of other individuals for extraordinary unspecifiable services; and

WHEREAS, the Borough desires to appoint such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield, County of Bergen and State of New Jersey that RFQs for professional services for the following professional services for the Borough are hereby authorized:

- 1) Borough Attorney
- 2) Rent Leveling Attorney
- 3) Bond Counsel
- 4) Tax Appeal Counsel
- 5) Borough Engineer
- 6) Borough Planner
- 7) Borough Auditor

- 8) Insurance Agent/Risk Manager
- 9) Independent Professional Real Estate Appraiser
- 10) Municipal Prosecutor
- 11) Public Defender
- 12) Planning Board Attorney
- 13) Planning Board Planner
- 14) Planning Board Engineer
- 15) Labor Attorney
- 16) Special Counsel
- 17) Other professional services and extraordinary unspecifiable services as the Council may deem appropriate to award pursuant to a fair and open process.

BE IT FURTHER RESOLVED, that all of the RFQs for the professional services and extraordinary unspecifiable services as set forth hereinabove shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq. and all submissions in response shall be evaluated on the basis of the most advantageous submission, all factors considered, including, but not limited to:

- 1) Experience and reputation in the field
- 2) Knowledge of the Borough and the subject matter to be addressed under the contract
- 3) Availability to accommodate any required meetings of the Borough or Borough Agency
- 4) Any other factors demonstrated to be in the best interest of the Borough or Borough Agency.

BE IT FURTHER RESOLVED, that on or before November 9, 2012 the Borough Clerk be and she is hereby authorized and directed to publish notice of the RFQs for the professional services and extraordinary unspecifiable services enumerated above by the following means:

(1) on the Borough's internet web site. (The Borough Clerk is also authorized to publish the RFQ documents themselves on the Borough Website.); (2) on the Borough's bulletin Board at Town Hall; and (3) in The Record, a newspaper circulating in the Borough of Ridgefield. The notice of RFQs shall include the following:

- 1) A description of the requested professional or extraordinary unspecifiable service for which the RFQ is made;
- 2) A statement that Qualifications must be submitted by 10:00 AM on December 12, 2012
- 3) A statement that the RFQs are being made by the Borough
- 4) The address and phone number of the Borough Clerk's office and a statement that applicants may obtain the RFQ document from the Clerk's office if they cannot obtain the RFQ documents from the Borough's website;
- 5) A statement that the RFQ is being made through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.

BE IT FURTHER RESOLVED, that the Borough Attorney is authorized and directed, in consultation with the members of the Finance Committee of the Mayor and Council, to

effectuate the drafting of the RFQs, which shall include the evaluation criteria hereinabove stated.

BE IT FURTHER RESOLVED, that the Borough Clerk or her designee shall publicly open and read aloud the submissions responding to the RFQs, including the name of the applicant and any other pertinent information on December 12, 2012, at 10:00 AM in the Council Chambers at Borough Hall.

BE IT FURTHER RESOLVED, that those positions included hereinabove are those which the Borough of Ridgefield reasonably believes will be subject to appointment for the year 2013. However, all such appointments are subject to the availability of funds and the continuing needs of the Borough. Accordingly, inclusion of a position in this resolution is not a representation or warranty that such position will be filled, or that if filled, it will be subject to the process contained herein.

BE IT FURTHER RESOLVED, that the Borough Council has determined that the terms of this Resolution constitute a fair and open process as to all positions included herein.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Acosta

RESOLUTION NO. 267-2012

WHEREAS, the Borough of Ridgefield adopted a Stormwater Management Plan in February 2005, Last Revised April 2005 with amendments dated May 17, 2005 as required by N.J.A.C.7:14-A-25; and

WHEREAS, there is a need to update said Plan to incorporate Municipal Ordinances and technical directives enacted since 2005; and

WHEREAS, this plan has been developed for the portion of the Borough of Ridgefield which is not located within the land use jurisdiction of the NJ Meadowlands Commission (NJMC) and the Borough will defer to the NJMC for review and approval of stormwater for projects within the Meadowlands jurisdiction; and

WHEREAS, it is in the best interest of the Borough of Ridgefield to adopt an amended Stormwater Management Plan prepared by TY LIN International in August 2012:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the amended Stormwater Management Plan prepared by TY LIN International in August 2012 is and hereby adopted.

BE IT FURTHER RESOLVED that a copy of this Plan be forwarded to the NJMC, and County of Bergen Department of Planning.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 268-2012

WHEREAS, Councilman Warren Vincentz has apparently contacted the Bank of Korea regarding his proposal that the Borough of Ridgefield purchase property at 625 Grand Avenue for the purpose of constructing a new Borough Hall complex and police station at this site; and

WHEREAS, Councilman Vincentz did not notify the Mayor and Council of his interactions with the Bank of Korea until after his conversations took place; and

WHEREAS, Councilman Vincentz, in a memo to the Mayor and Council, has indicated that the property in question has an appraised value of \$1,667,000, but has a mortgage balance of over \$2,300,000; and

WHEREAS, it appears that the property may very well have a fair market value of close to \$3,000,000; and

WHEREAS, Councilman Vincentz has made his proposal without any details, including details as to providing adequate parking for any such facility; and

WHEREAS, Councilman Vincentz has also indicated his preference that the Borough operate a regional municipal court at this site and bring out of town criminals to our municipality; and

WHEREAS, Councilman Vincentz has previously opposed all proposals to construct a new town hall at various other sites, insisting that the best proposal was to renovate the existing town hall building in order to make it ADA compliant; and

WHEREAS, after an expenditure of significant amounts of money, and a costly litigation with the architect, the existing building is still not ADA compliant; and

WHEREAS, Councilman Vincentz has criticized the Democratic proposal to build a municipal center and recreation center at the Community Center site as constituting “a neighborhood downgrade”; and

WHEREAS, Councilman Vincentz has given no details or cost estimates concerning a proposal to buy this property and construct a town hall building on the site; and

WHEREAS, other members of the Council have discussed the site with a professional architect; and

WHEREAS, the architect has pointed out the difficulties and costliness of constructing such a complex, including parking facilities on the extreme slope of this site and prominent rock table; and

WHEREAS, rough estimate construction projections indicate a possible construction cost of in excess of \$21,000,000, not including the cost of acquisition, which will easily bring minimum total cost of the project to be well over \$23,000,000; and

WHEREAS, the Borough of Ridgefield can ill afford a \$23,000,000 project for a new town hall complex, which will not include a recreation facility; and

WHEREAS, the Warren Vincentz proposal has caused alarm and concern to Ridgefield taxpayers; and

WHEREAS, Councilman Vincentz's memos as well as the architect's report are attached hereto as exhibits;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that after considering cost projections in this matter, the Mayor and Council does hereby determine and declare that the Borough can ill afford the \$23,000,000 complex (including acquisition costs) as proposed by Councilman Vincentz, and does hereby declare its lack of interest in the proposal. So as to not prejudice the Bank of Korea, the Borough's Finance Officer be and hereby is directed to communicate to the Bank of Korea that the Borough has no interest in purchasing this property.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

August 10, 2012

To the Ridgefield Mayor and Council:

I propose that the Mayor and Council purchase the Grand Summit property (625 Grand Ave, currently hotel approved) on behalf of the Borough of Ridgefield for construction of a new Municipal Building and Police Station.

The property is in the process of foreclosure as detailed in the attached 7-26-12 Notice of Motion for Final Judgment of Foreclosure.

The bank contact person is Hyun Choi 609-396-2800 or HCHOI@CHOIANDPARK.COM

The bank is willing to reach an agreement of sale "as is" with the Borough of Ridgefield. Furthermore the bank is very receptive to municipal development of this property and awaits our proposal and purchase offer.

In perspective, we as a governing body have this opportunity to resolve existing facility short comings while maintaining a central geographic/access location for this facility. This opportunity will provide the Borough with a State of the Art Municipal Building and Police Station, control development of this parcel while preserving other borough entities and valuable open land.

Our internal plan should include the future sale of our existing municipal building at 604 Broad Avenue which is assessed at \$1,720,700. This sale could offset the Grand Summit land purchase cost and since it would be sold in the future, holds the potential to provide us additional value. For comparison the assessed value of 625 Grand Avenue (Grand Summit) is \$1,667,900.

We need to discuss this opportunity ASAP with the underlying intention of determining a proposal and low favorable purchase offer.

I'm available to further discuss this proposal and as a point of clarification, I introduced myself as a Ridgefield Councilman and indicated that I would report back to the M/C about my informational contact conversation.


Warren Vincentz, Councilman

cc: Stephen Pellino
Borough Attorney

12 AUG 20 PM 1:55
RECEIVED
WARREN VINCENTZ
P-2

RECEIVED
12 SEP 20 PM 2:10
BOROUGH OFFICE
RIDGEFIELD, NJ

September 19, 2012

To the Ridgefield Mayor and Council:

Hyun Choi of the Bank of Korea has contacted me inquiring if and when the Borough of Ridgefield would be submitting an offer to purchase the property at 625 Grand Avenue (aka Grand Summit).

He further explained that the offer should be based on the value that the prospective buyer determines to their benefit and not the indicated foreclosure value. The offer should also include the date and terms of closure of the sale. A determining consideration is timeliness.

In perspective we the governing body of Ridgefield have an opportunity to better the facilities of this community in a location that is not a neighborhood downgrade, but actually a location that is a neighborhood enhancement plus many other positives. Additionally this new municipal facility with the provided ease of access from Broad and Grand Avenues could include a Regionalized Municipal Court in turn qualifying as a shared service with Ridgefield as the host community.

As additional benefits continue to unfold, we should make discussion of this opportunity a priority with the underlying intention of determining a proposal and low favorable purchase price.

I'm available to further discuss a potential plan and as a point of clarification, I informed Mr. Hyun Choi I would report back to the M/C about this conversation.


Warren Vincentz, Councilman

Cc: Stephen Pellino
Borough Attorney
Linda Silvestri
Borough Clerk



October 5, 2012

Mayor and Council
Borough of Ridgefield
604 Broad Avenue
Ridgefield, New Jersey 07657

Re: Cursory Development Cost Estimate
Block 1601 Lot 1 Borough of Ridgefield

Dear Mayor and Council:

DMR Architects was requested to provide a cursory development and construction cost estimate in connection with the potential of developing the wooded, significant steep sloped property identified as Lot 1 Block 1601 on the official tax map of the Borough of Ridgefield for a new Borough Hall and Police Station. The approximately two acre site is bounded by N.J. Highway 63 (Grand Avenue) and N.J. Highway 1&9 (Broad Street).

In conjunction with the Borough's Engineer, TY Lin, who provided the estimated site development / engineering estimates, the following is offered for consideration:

Structures:

- 8.5k – 10k sq. ft police complex @ \$375 psf - \$410 psf \$3.0 - 4.1 million
- 15k sq. ft Borough Hall @ \$375 psf - \$410 psf \$5.6 - 6.1 million
(The square foot cost is due to the specialty type facilities and the requirements for same)

Site Development / Engineering Estimate by TY Lin:

- Compliance with NJ's No Net Loss Reforestation Act
 - Deforestation and Reforestation \$150k - \$200k
 - If redeveloped site cannot accommodate planting of new trees as required by law, an off-site one acre lot to be purchased. (If required) \$1 million
- Stormwater Management Controls \$80k - \$100k
- Added cost (above typical cost) for building wall facing the slope at Broad Street \$150k - \$175k
- NJDOT permitting due to highway frontage \$20k - \$25k
- Site development \$1.8 - \$2 million



Mayor and Council
Borough of Ridgefield
October 5, 2012
Page Two

- Earth work and grading due to steep slopes, possible rock, cut and fill development \$400k - \$500k
- Retaining walls. As part of the site grading and to control the storm run-off thru an adequate drainage system, retaining walls and high curbs are needed. \$100k - \$125k .
- Slab for the parking deck at ground level (vs surface asphalt parking) \$1.5 - \$1.8 mil
\$13.8 - \$16.125 mil
- Parking deck will add substantial loading to the foundations of the building. A geotechnical investigation report is not available at this time, but the project is located in an area of fill/historical fill over loamy soils with underlying sand deposits or coarse sand/gravels. Taking into account the loadings to the foundations and the possible subsurface conditions of the site, it is estimated that deep foundations might be required as the type of foundation for this project, which will be an increase in to the project cost compared to spread footings in good soil conditions. *If required:* \$4.75 - \$5 mil
* \$18.55 - \$21.125 mil

* Not including Property Acquisition (Estimated at \$1.65 - \$2 million)

Please be advised that the foregoing is a very rudimentary development and construction cost estimate. Neither DMR Architects nor TY Lin performed any type of due diligence, feasibility studies or review of potentially available site or engineering data or drawings, or site inspections. No concept plans were developed to ascertain if / how the site could effectively and efficiently accommodate the estimated building program.

Very truly yours,

DMR ARCHITECTS, PC

Cc: TY Lin Engineering

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 22, 2012

Presented by Councilman Acosta

RESOLUTION NO. 269-2012

WHEREAS, there is a need for certain environmental remediation services in connection with an environmental situation at the Borough's Town Hall facility located at 604 Broad Avenue, Ridgefield, New Jersey; and

WHEREAS, the Borough has received a proposal from Remington Vernick and Arango, engineers, to serve as an LSRP in connection with same and to do preliminary investigations; and

WHEREAS, these services can be awarded as a professional services contract without the need for public bidding; and

WHEREAS, the Borough has previous experience with Remington Vernick and Arango in connection with other environmental projects;

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

1. Remington Vernick and Arango be and hereby are engaged pursuant to terms of the attached proposal, and the Mayor and Borough Clerk be and they hereby are authorized and directed to execute same on behalf of the Borough.
2. This contract is awarded for the following reasons: There is a need for engineering services in connection with the environmental clean up at the Borough's Town Hall facilities at 604 Broad Avenue; services to be rendered constitute a professional service as defined by New Jersey law; and Remington Vernick and Arango have expertise and credentials to provide the service.
3. The within contract has an anticipated value of less than \$17,500 and is, therefore, not subject to the provisions of N.J.S.A. 19:44A-20.4, et. seq.
4. A notice of this action shall be printed in the record as provided by law.
5. A copy of this resolution and a copy of the attached contract shall be made available for public inspection as required by law.

6. The award of this contract is conditioned about the certification of available funds by the Borough's Chief Financial Officer and compliance with the Borough's Pay to Play Ordinance.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, FLSI, PP, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME (license # 006)
Edward J. Walberg, PE, PP, ME
Thomas F. Beach, PE, ME
Richard G. Arango, PE, ME

DIRECTOR OF OPERATIONS
CORPORATE SECRETARY
Brady A. Blubaugh, MA, MPA

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John J. Cartwell, PE, PP, CME
Alar Ritterhofer, PE, PP, CME
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Kim Wendell Blots, PE, CME
Mario DeBlasio, PE, PP, CME
Leonard A. Faiola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Resler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czepakski, PE, CME, BCFL

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(856) 795-1882 (fax)

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(732) 286-9220
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U.S. Steel Tower
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Pittsburgh, PA 15219
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-0208 (fax)

Remington, Vernick
& Arango Engineers
The Residential Center
Lincoln Building, Suite C-100
101 Route 130
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(856) 303-1245
(856) 303-1249 (fax)

300 Johnson Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-7137
(201) 624-7136 (fax)

September 7, 2012

Ridgefield Borough
604 Broad Avenue
Ridgefield, NJ 08701

Attention: Mayor Anthony Suarez

Re: **Proposal for Services
Environmental Services
Ridgefield Borough Hall Site-PI 002654
604 Broad Avenue
NJDEP Case # 94-02-23-0918-23
Borough of Ridgefield, Bergen County NJ
M2012-309**

Dear Mayor Suarez:

Remington, Vernick & Arango Engineers is pleased to provide this proposal to provide environmental services for the above-referenced site. We understand that there is an NJDEP case associated with a historic discharge at the former Ridgefield Borough Hall site. The discharge appears to be related to underground storage tanks previously removed from the site. It is our understanding, based on a review of the NJDEP database that the site had Light Non Aqueous Phase Liquid (LNAPL) associated with the discharge. The presence of LNAPL, in the form of free product places significant responsibilities on the Borough to remediate within specific timeframes.

The passage of the Site Remediation Reform Act (SRRA) placed significant new responsibilities on Responsible Parties to address the contamination at their sites. These requirements include hiring an NJ Licensed Site Remediation Professional (LSRP). The LSRP is responsible for assuring compliance with all NJDEP regulations.

Based on a review of the NJDEP Databases, we have determined that the site is out of compliance with the NJDEP for the following issues:

1. Submittal of LNAPL Free Product Reporting Form-Initial Recovery Form
2. Submittal of an LNAPL Free Product RI & IRM Report
3. Initial Receptor Evaluation
4. Annual Remediation Fee
5. Retention of an LSRP

Earning Our Reputation Every Day Since 1901

Remington, Vernick & Arango Engineers proposes to obtain and review the available files for the site in order to determine the actions required for compliance. We will also prepare and submit the necessary forms to satisfy the items listed above (except the LNAPL Free Product RI & IRM Report form). **Note, however that significant investigation and remedial effort will be required to submit the LNAPL Free Product RI & IRM Report.** Based on our file review we will develop a scope of work detailing any additional site investigation that may be required.

We anticipate that the total cost to complete the work detailed above to be \$1,000.00. Attached please find the LSRP Notice of Retention form; upon authorization of this proposal, please sign the form where indicated and return to us for submission to the NJDEP. Our work will begin immediately upon your direction and City authorization to proceed. Please note that this proposal excludes any NJDEP fees, investigation or remedial action that may be required. Please note the excluded NJDEP fees could possibly amount to \$2,300.00.

If you have any questions, please feel free to contact Paul Kenny at (201) 624-2137, extension 1073.

Sincerely,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.

By: 

Edward Vernick, P.E., C.M.E.
President

cc: Stephen Pellino, Esq.

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 October 22, 2012

Presented by Councilman Jimenez

RESOLUTION NO. 270-2012

BE IT RESOLVED, that warrants totaling \$3,017,066.58
Be drawn on the following accounts:

CURRENT	\$2,540,073.45
TRUST	\$262,936.48
CAPITAL	\$204,120.00
POOL OPERATING	\$7,561.91
DOG LICENSE	\$2,374.74
TOTAL	\$3,017,066.58

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk