

BOROUGH OF RIDGEFIELD

A G E N D A

Regular and Executive Session Meeting of the Mayor and Council

Date: January 27, 2025

Open Public Meetings Statement by Mayor Jimenez

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

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

| ROLL CALL-PUBLIC SESSION |         |        |
|--------------------------|---------|--------|
|                          | PRESENT | ABSENT |
| Mayor Jimenez            |         |        |
| Kontolios                |         |        |
| Ryu                      |         |        |
| Congalton-Hali           |         |        |
| Kim                      |         |        |
| Ramundo                  |         |        |
| Jaafar                   |         |        |

Entertain motion to declare the time for nominations for Council President to be declared open

Nominations for Council President

Entertain motion to declare the time for nominations for Council President to be declared closed

68-2025 Mayor Jimenez Appoint Council President

Swearing in of Council President

Muslim Heritage Month Presentation of Certificates:

- Mouhammad “Mike” Said
- Suha Hassan

Presentation of Valor Citation – Firefighter Ghrayeb

Introduction of Ordinance No. 2508 entitled, “AN ORDINANCE AMENDING SECTIONS 375-5 ENTITLED NO PARKING AREAS AND SECTION 375-52 ENTITLED PARKING FOR

MOBILITY HANDICAPPED PERSONS OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

First Reading of Ordinance

Roll Call

---

CONSENT AGENDA:

All items listed are considered to be routine and non-controversial by the Borough Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies the adoption of all resolutions and approval of applications and minutes.

|         |                             |   |
|---------|-----------------------------|---|
| 69-2024 | Mayor Jimenez               | Appoint Standing Committees of the Mayor and Council  |
| 70-2025 | Councilman Kontolios        | Participation in Mutual Aid Plan and Rapid Deployment Force   |
| 71-2025 | Councilman Kontolios        | Shared Services Agreement with Borough of Paramus-Maintenance and Repair of Vehicles                    |
| 72-2025 | Mayor Jimenez               | Muslim Heritage Month   |
| 73-2025 | Councilman Kontolios        | Authorize 2025 NJ DCA Legislative Grant Flood Mitigation Program – Wolf Creek                           |
| 74-2025 | Councilwoman Congalton-Hali | Authorize 2025 NJ DCA Local Recreation Improvement Grant – Fencing Improvements Veterans Memorial Park  |
| 75-2025 | Councilman Kontolios        | Authorize to Advertise – Charlotte Terrace Roadway Improvements   |
| 76-2025 | Councilman Ryu              | Overpayment of Taxes-605 Ray Avenue   |
| 77-2025 | Councilman Ryu              | Redemption of Tax Lien #21-002  |
| 78-2025 | Councilman Ryu              | Shared Services Agreement with Board of Education-Willis Field Improvements                             |
| 79-2025 | Councilman Kontolios        | Appoint Electric Subcode Official   |
| 80-2025 | Councilman Ryu              | Rehabilitation Revolving Loan Mortgage Release-828 Maple Avenue   |
| 81-2025 | Councilman Ryu              | Rescind Resolution 274-2024 and Authorize Notice of Intent to Purchase 2023 Starcraft Allstar Coach Bus |
| 82-2025 | Councilman Ryu              | Committing to DCA’s Fourth Round Affordable Housing Present Need and Prospective Need Numbers           |

Approval of 2024 Meeting Minutes:

May 13, 2024, May 28, 2024, July 15, 2024, August 12, 2024, September 9, 2024, September 23, 2024, October 15, 2024, October 28, 2024, November 25, 2024, December 9, 2024 Public Session Meetings, August 28, 2024 Special Public Session Meeting, and December 30, 2024 Sine Die Meeting

Approval of 2025 Meeting Minutes:

January 6, 2025 Reorganization Meeting

Fire Department Membership:

Edward W. Schaefer  
549 Hillcrest Avenue  
Company No. 2

Andrew J. Borek  
833 Maple Avenue  
Company No. 3

Coin Toss Request:

Ridgefield Fire Department  
Saturday, April 26, 2025  
Sunday, April 27, 2025  
Bergen Boulevard at Washington Avenue

RMHS Class of 2025  
Saturday, April 12, 2025  
Bergen Boulevard at Washington Avenue

RMHS Girls Volleyball  
Saturday, September 27, 2025  
Rain Date: Sunday, September 28, 2025  
Bergen Boulevard at Washington Avenue

RMHS Outdoor Club  
Saturday, May 3, 2025  
Bergen Boulevard at Washington Avenue

RMHS Class of 2026  
Saturday, May 10, 2025  
Bergen Boulevard at Washington Avenue

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

**RESOLUTIONS:**

83-2025 Councilman Ryu

Warrants

COMMENTS BY MAYOR:

COMMENTS BY COUNCIL:

COMMENTS BY ADMINISTRATOR:

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, 2025

Presented by Mayor Hugo Jimenez

RESOLUTION NO. 68-2025

BE IT RESOLVED, that the Council appoints:

as Council President for calendar year 2025.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

ORDINANCE NO. 2508

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

“AN ORDINANCE AMENDING SECTIONS 375-5 ENTITLED NO PARKING AREAS AND SECTION 375-52 ENTITLED PARKING FOR MOBILITY HANDICAPPED PERSONS OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

introduced on the 27<sup>th</sup> day of January, 2025, 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 10<sup>th</sup> day of February, 2025 at 6:30 PM or as soon thereafter as the matter may be reached at a regular meeting of the Borough Council to be held at the Municipal Complex, 700 Shaler Boulevard 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 |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

ORDINANCE NO. 2508

“AN ORDINANCE AMENDING SECTIONS 375-5 ENTITLED NO PARKING AREAS AND SECTION 375-52 ENTITLED PARKING FOR MOBILITY HANDICAPPED PERSONS OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

Section I. Section 375-5, Article II be and hereby is amended by adding the following no parking areas:

On the eastern curb line of Studio Road between the driveway of 560 Day Avenue and 510 Studio Road, beginning at a point 104 feet from the point where the eastern curb line of Studio Road intersects with the southern curb line of Day Avenue, and continuing in a southerly direction from that point a distance of 15 feet, for a total length of 119 feet.

Section II. Section 375-52 of the Code of the Borough of Ridgefield, entitled “Designated Areas” subpart B, be and hereby is amended by the following:

Adding a single handicapped parking space in front of 930 Linden Avenue, specifically on the southerly curb line of Linden Avenue, beginning at a point 50 feet from the southwestern corner of the intersection of Linden Avenue with Prospect Avenue, continuing in a westerly direction a distance of 20 feet.

Section III. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Ridgefield inconsistent with the provisions of this ordinance is hereby repealed as to said inconsistencies and conflicts.

Section IV: If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

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

Approved:

Attest:

---

Hugo Jimenez, Mayor

---

Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Mayor Hugo Jimenez

RESOLUTION NO. 69-2025

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the following Standing Committees be established for calendar year 2025:

FINANCE AND ADMINISTRATION

COLIN RYU, JAMES KONTOLIOS, SARAH KIM

PARKS AND RECREATION

JOANNA CONGALTON-HALI, JAMES KONTOLIOS, MOHAMED JAAFAR

POLICE, OFFICE OF EMERGENCY MANAGEMENT AND MUNICIPAL COURT

JAMES KONTOLIOS, JOANNA CONGALTON-HALI, GINO RAMUNDO

DEPARTMENT OF PUBLIC WORKS; BUILDINGS AND GROUNDS; STREET LIGHTING

JAMES KONTOLIOS, COLIN RYU, MOHAMED JAAFAR

HEALTH AND WELFARE

COLIN RYU, JOANNA CONGALTON-HALI, MOHAMED JAAFAR

FIRE DEPARTMENT

COLIN RYU, JOANNA CONGALTON-HALI, GINO RAMUNDO

LIBRARY

JOANNA CONGALTON-HALI, JAMES KONTOLIOS, SARAH KIM

TRANSPORTATION

JAMES KONTOLIOS, JOANNA CONGALTON-HALI, GINO RAMUNDO

ELECTIONS

JOANNA CONGALTON-HALI, JAMES KONTOLIOS, SARAH KIM

BOARD OF EDUCATION

JOANNA CONGALTON-HALI, JAMES KONTOLIOS, COLIN RYU

SPECIAL COUNCIL APPOINTMENTS AND LIAISONS

RENT LEVELING COMMISSION JOANNA CONGALTON-HALI  
JAMES KONTOLIOS, Alternate

ENVIRONMENTAL COMMISSION COLIN RYU  
MOHAMED JAAFAR, Alternate

PRESIDENT OF COUNCIL

PLANNING BOARD (CLASS III MEMBER) COLIN RYU

YOUTH COMMISSION JOANNA CONGALTON-HALI  
GINO RAMUNDO, Alternate

ANTI-BULLYING COMMITTEE JOANNA CONGALTON-HALI  
SARAH KIM, Alternate

SENIOR CITIZENS HUGO JIMENEZ  
JOANNA CONGALTON-HALI, Alternate

HISTORY CLUB JOANNA CONGALTON-HALI  
MOHAMED JAAFAR, Alternate

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

RESOLUTION NO. 70-2025

WHEREAS, the police departments in Bergen County have a day to day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., man-made causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chiefs Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and

WHEREAS, this plan is adopted in accordance with the provision of N.J.S.A. 40A:14-156, N.J.S.A. 40A:14-156.1, N.J.S.A. 40A:14-156.4 and N.J.S.A. App:9-40.6; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is also recognized that the Borough of Ridgefield Chief of Police, in accordance with the provisions of N.J.S.A. 40A:14-118 and under the authority of the Bergen County Prosecutor, has the authority to assign officers to a Task Force, Rapid Deployment Team, or Regional SWAT Team operated in conjunction with the Bergen County Prosecutor's Office; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Ridgefield to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the Plan submitted by the Bergen County Police Chiefs Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Police Department of Ridgefield under the direction of Thomas J. Gallagher, Chief of Police, cooperate with the Bergen County Police Chiefs Association to create an Interlocal Services Agreement with all the municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a certified to be true copy of this Resolution be forwarded to Thomas J. Gallagher, Ridgefield Police Chief.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**CERTIFICATION**

I, Linda M. Silvestri, the Borough Clerk, of the Borough of Ridgefield hereby certify that at a meeting of the Governing Body held on January 27, 2025 the above Resolution was duly adopted.

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

RESOLUTION NO. 71-2025

WHEREAS, the Borough of Ridgefield has a need for mechanical services for the repair and maintenance of its fleet of vehicles; and

WHEREAS, the Borough of Paramus has offered, through a Shared Services Agreement, to provide such services to the Borough of Ridgefield; and

WHEREAS, the parties have negotiated the terms and provisions of a certain Shared Services Agreement by which the Borough of Paramus would provide mechanical and maintenance services for the Ridgefield fleet of vehicles; and

WHEREAS, such an agreement would be in the best interests of both the Borough of Ridgefield and the Borough of Paramus;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Mayor and the Borough Clerk be, and they hereby are, authorized and directed to enter into a Shared Services Agreement with the Borough of Paramus in the form as attached hereto.

**COUNCIL VOTE**

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Mayor Jimenez

RESOLUTION NO. 72-2025

WHEREAS, the Borough of Ridgefield is proud to recognize the contributions of the Muslim community who call Ridgefield home; and

WHEREAS, there are nearly three hundred thousand Muslim Americans in New Jersey, representing one of the largest Muslim American communities in the United States. Their contributions help fortify and strengthen the economy and diversity of the people in our state and local communities; and

WHEREAS, Muslims have made significant contributions throughout history, including notable achievements in philosophy, mathematics, chemistry, physics, astronomy, medicine, music, architecture, literature, and the arts. Their philanthropy, humanitarianism, Civic responsibility, and culture help to enrich the United States socially, economically, and historically; and

WHEREAS, the Borough of Ridgefield recognizes and appreciates that the Muslim community has directly contributed to the diversity and positive growth of the Borough in various fields, including education, entrepreneurship, government, law, medicine, literature, drama, sculpture, music, food, and culture, as well as all aspects of life throughout the United States and abroad; and continues to influence our beliefs and embedded values; and

WHEREAS, the Borough of Ridgefield supports the rights of all its residents and calls upon our community to eliminate prejudice and bigotry everywhere. We celebrate the great diversity of all our citizens and extend the promise of our country to all.

NOW THEREFORE BE IT RESOLVED that I, Mayor Hugo Jimenez, do hereby recognize the month of January as Muslim Heritage Month in the Borough of Ridgefield.

Approved:

\_\_\_\_\_  
Hugo Jimenez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri, Borough Clerk

| COUNCIL VOTE   |     |    |         |        |
|----------------|-----|----|---------|--------|
|                | YES | NO | ABSTAIN | ABSENT |
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

RESOLUTION NO. 73-2025

WHEREAS, the Borough of Ridgefield desires to apply for and obtain a grant from the New Jersey Department of Community Affairs under the Flood Mitigation Program for approximately \$500,000.00 to carry out a project to complete flood mitigation activities at Wolf Creek.

NOW, THEREFORE, BE IT RESOLVED,

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

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign the agreement, and any other documents necessary in connection therewith.

Approved:

\_\_\_\_\_  
Hugo Jimenez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

**CERTIFICATION**

I, Linda M. Silvestri, the Borough Clerk, of the Borough of Ridgefield hereby certify that at a meeting of the Governing Body held on January 27, 2025 the above Resolution was duly adopted.

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilwoman Congalton-Hali

RESOLUTION NO. 74-2025

WHEREAS, the Borough of Ridgefield desires to apply for and obtain a grant from the New Jersey Department of Community Affairs under the Local Recreation Improvement Grant Program for approximately \$100,000.00 to carry out a project to complete fencing improvements at Veterans Memorial Park.

NOW, THEREFORE, BE IT RESOLVED,

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

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign the agreement, and any other documents necessary in connection therewith.

Approved:

\_\_\_\_\_  
Hugo Jimenez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

**CERTIFICATION**

I, Linda M. Silvestri, the Borough Clerk, of the Borough of Ridgefield hereby certify that at a meeting of the Governing Body held on January 27, 2025 the above Resolution was duly adopted.

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

RESOLUTION NO. 75-2025

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Borough Clerk be and she is hereby directed to advertise for bids:

“CDBG FY2023 CHARLOTTE TERRACE ROADWAY IMPROVEMENTS”

COUNCIL VOTE

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 76-2025

WHEREAS, an overpayment of taxes in the Borough of Ridgefield was received for the fourth quarter of 2024 due to the Veterans Exempt Status of Block 701 Lot 8, also known as 605 Ray Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$3,288.79 for the fourth quarter be issued to Wooje Na;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$3,288.79 from account 01-1058 and made payable to: Wooje Na and mailed to 605 Ray Avenue, Ridgefield, NJ 07657.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 77-2025

WHEREAS, James Coviello, Esq., representing the Estate of Michael Reis, have deposited checks totaling in the amount of \$50,671.59 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 21-002, Block 405 Lot 12, further known as 941 Linden Ave., originally sold to SKYVIEW INVESTORS, LLC who then transferred over in 2023 to WYCKOFF COURT HOLDINGS, LLC, and whereas \$44,100.00 was deposited into the Trust Account for the premium at the time of tax sale.

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 \$50,671.59 from the Suspense Account and a check for \$44,100.00 from the Trust Account.

BE IT FURTHER RESOLVED that the check in the amount of \$50,671.59 be drawn on the Borough of Ridgefield Suspense Account 01-2999 and the check in the amount of \$44,100.00 be drawn on the Borough of Ridgefield Trust Account 03-2950 and be made payable to: WYCKOFF COURT HOLDINGS, LLC and be mailed to 184 S. LIVINGSTON AVE. STE 9-152, LIVINGSTON, NJ 07039.

COUNCIL VOTE

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 78-2025

WHEREAS, the Ridgefield Board of Education and the Borough of Ridgefield are co-owners of Willis Field, located at 760 Grand Avenue in the Borough of Ridgefield; and

WHEREAS, the Borough of Ridgefield and the Ridgefield Board of Education have agreed to enter into an Interlocal Joint Services Agreement for improvements, including resurfacing of the football field and track at Willis Field; and

WHEREAS, such an agreement would be in the best interests of both the Borough of Ridgefield and the Board of Education;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Mayor and the Borough Clerk be, and they hereby are, authorized and directed to enter into an Interlocal Services Agreement with the Ridgefield Board of Education in the form as attached hereto, and further that a copy of the agreement be forwarded to the Division of Local Government Services in the Department of Community Affairs for informational purposes once it has been fully executed by both parties.

BE IT FURTHER RESOLVED that the approval of this Interlocal Services Agreement is contingent upon its acceptance and execution by the Ridgefield Board of Education within thirty (30) days of the date of adoption of this Resolution.

BE IT FURTHER RESOLVED that the Borough Clerk shall forward a copy of this Resolution once adopted, to the Secretary of the Ridgefield Board of Education.

Approved:

\_\_\_\_\_  
Hugo Jimenez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

**SERVICES AGREEMENT BETWEEN THE BOROUGH OF RIDGEFIELD AND THE  
RIDGEFIELD BOARD OF EDUCATION**

**Whereas**, the Ridgefield Board of Education (hereinafter referred to as the “Board”) and the Borough of Ridgefield (hereinafter referred to as the “Borough”) (collectively referred to as the “Parties”) are co-owners of Willis Field and do hereby agree to the creation of this Interlocal Joint Services Agreement (hereinafter “Agreement”). This Agreement is created pursuant to the authority set out in the Uniform Shared Services and Consolidation Act, codified at N.J.S.A. 40A:65-1 et seq.:

**Whereas**, it is recognized that the “public services” defined under the Act statute expressly include but are not limited to general government administration.

**Whereas**, the services, obligations, and considerations set forth in this Agreement are permitted by New Jersey Law.

**Now, therefore**, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 in consideration of the mutual promises, covenants, and agreements contained herein, the parties, intending to be legally bound, agree as follows:

**Section 1: The Premises**

- a) Premises. The Board and Borough shall utilize, access, maintain and supervise the field located at Grand Avenue-Linden Avenue, Ridgefield, New Jersey, more commonly known as Willis Field (and also referenced within the Agreement as the “Premises”) as more fully set forth in Section 7.

**Section 2: Definitions**

- a) The Capital Improvement Project shall mean the project to renovate and maintain the Premises as set forth in this Agreement.
- b) Major Capital Improvements shall mean any other permanent, fixed development, addition, or permanent item on land or buildings placed on the Premises through the expenditure of money or labor that more than merely replaces, repairs, or restores to original condition and, in addition, shall mean any and all work, repair, or expenditure of money or labor not specifically within the definition of “Repairs and Maintenance” in this Agreement.
- c) Renovations and Maintenance. The Parties agree that both Parties will be equally responsible for all costs of renovations of the Premises (Locker rooms, bathrooms, etc...), except as set forth herein. The Parties agree that both Parties will be equally responsible for the cost of maintenance of the Premises. As set forth in Section 6(c) of this Agreement, the Borough shall be responsible for overseeing construction of the Capital Improvement Project.

**Section 3: Term:** Except as otherwise set forth in this Agreement, the term of this Agreement shall be for ten (10) years, beginning on January 1, 2025 and ending on December 31, 2034.

**Section 4: Termination:** Subject to Section 6(d) of this Agreement, either party may terminate this Agreement upon sixty (60) days written notice.

**Section 5: Contingencies:**

- a) This Agreement is contingent upon the Borough's ability to procure the necessary contractors and services to renovate Willis Field (the "Capital Improvement Project").
- b) The Agreement is also contingent upon the ability to obtain all approval required by law to commence and complete the Capital Improvement Project, including but not limited to:
  1. Approval of the Capital Improvement Project in the Board's 2024-2025 Annual Budget;
  2. Approval from the Borough to initiate the Capital Improvement Project;
  3. Any other necessary approvals.
- c) If the contingencies in (a) and (b) of this Section are not met, the party responsible for obtaining the desired authorization for use of funds or approval must notify the other party in writing. Upon receipt of such writing the agreement is null and void.

**Section 6: The Capital Improvement Project**

- a) Board Approval
  - i. No expenditure can be made for the Capital Improvement Project without prior approval by the Board in accordance with Public Contracting under N.J.S.A. 18A:18A et seq., and as authorized by a resolution of the Board. The Parties hereby agree that upon completion of the Capital Improvement Project such improvements will become part of the land and the property of both the Board and the Borough.
  - ii. Before the Capital Improvement Project can begin or for the Borough to request public bids for the relevant contract(s), it must first receive written authorization from the Board to proceed, after having first provided the Board with written specifications (at the cost of the Borough) and any and all details as to the proposed improvement, including, but not limited to, its installation, structure, kind, and operation and with any and all other information that the Board may request for its consideration to prepare for bidding.
- b) Procurement and Project Costs
  - i. The Borough shall be responsible for the contract procurement and award process including creating the specifications and developing the scope of work for both parties, at its own cost. The Borough will be responsible for awarding the Capital Improvement Project utilizing a State-approved contractor via a cooperative purchasing agreement. The construction contract shall be awarded by the Borough in the name of the Borough only.

- ii. The Parties stipulate that the estimated cost of the Capital Improvement Project will be approximately Six Hundred Twenty-Five Thousand Dollars (\$625,000.00) per party, for a total estimated cost of One Million Two Hundred and Fifty Thousand Dollars (\$1,250,000.00). The Board shall remit its share of payment for costs associated with the construction and maintenance of the Premises. The parties will mutually agree on the schedule for payments and each pro rata amount as construction costs are incurred.
- iii. The contract award and construction process must comply with the Local Public Contracts Law, the Public School Contracts Law and all applicable laws and regulations of the State of New Jersey.

c) Construction

- i. The Borough shall bear the responsibility for overseeing the construction of the Capital Improvement Project. The Borough promises to cure any non-compliance with performance standards by the chosen contractor brought to its attention by the Board. Costs and expenditures associated with construction oversight of the Capital Improvement Project, (*e.g.*, Borough man hours, construction management, materials and fees related to same), shall be the responsibility of the Borough.
- ii. Except as set forth in Section 6(c)(a), above, the costs associated with the Capital Improvement Project shall be split equally.
- iii. Notwithstanding same, the Board shall not be responsible for any cost: (i) not included within the specifications for bidding; or (ii) in excess of the Board's defined contribution amount set forth in Section 6(b)(a), above, except as agreed-to in writing between the parties prior to incurring such cost.

d) Termination

- i. Once construction has commenced, neither party may terminate this agreement until the Capital Improvement Project is completed in its entirety as set forth in the specifications supplied by the Borough and agreed upon by the Board.
- ii. Should the Capital Improvement Project be abandoned, suspended, terminated or otherwise not completed due to contractor nonperformance or resulting bond claim, or should the Capital Improvement Project cost exceed each party's contribution amount set forth in Section 6(b)(a), the parties will meet to review and discuss the Capital Improvement Project in a collaborative manner to determine a joint path towards project completion. If the parties are unable to reach a mutual understanding, this agreement may be terminated upon joint consent.

e) Longevity

- a. The Parties stipulate that the anticipated use of life for the field is ten (10) to twelve (12) years. Therefore, by year nine (9), or by July 1, 2033, the Parties are to convene a meeting to evaluate the condition of the field and discuss potential rehabilitation of same.

**Section 7: Use of the Premises:**

Once the Capital Improvement Project is complete the Parties may use the Premises as follows:

- a) The use of the track on the Premises will be split between the Parties. The Board shall use the Premises, including the track, during afternoons and evenings associated with school sports seasons when there are scheduled practices, meets and games. The school sports entitled to utilize the premises during their respective seasons include, but are not limited to, track and field, cross-country, football and soccer. A schedule of usage shall be developed between the parties, which will allow the Board's students access to the field during their respective seasons consistent with the established schedule for practices, games and meets.
- b) The Parties will agree upon uses for the field during the hours when the field is not reserved for the Board's students or athletic events.
- c) Board of Education Use Takes Precedence: In the event of an extended Board of Education sponsored season, (playoffs, tournaments, etc.) which conflicts with scheduled Borough recreation programs, the Board of Education sponsored event would take precedence, provided that the Board, or Board Athletic Director, has provided the Borough or its Department of Recreation, at least forty-eight (48) hours written notice, where feasible, of the Board sponsored event. Should the Board exercise its right under this subsection, the remainder of the obligations, rights, and privileges under this Agreement shall remain in full force and effect.
- d) During Board of Education use, the Board shall have full control over the Premises, including but not limited to, ticket sales, student use and admittance, use of the public address system, and vending.
- e) The Parties agree that the Premises shall not be used for private parties, firework displays, public demonstrations, or any other use not consistent with public athletic recreation.
- f) Any profit made from use of the field by non-Board of Education or non-Borough users, by either Party, will be shared equally between the Parties. For purposes of this Section, "profit" shall not be deemed to include student activities and fund raisers, charity events, 50/50, or other intake of funds that will wholly benefit student activities and the Board.
- g) Upon signing this Agreement and thereafter on a yearly basis, or otherwise from time to time as may be necessary, representatives of the parties will meet to discuss and mutually establish a fee schedule for use of the field by approved organizations. The fee schedule will include the criteria for organizations to rent the field, including, but not limited to, the method by which approval will be granted and an allowance for priority access to the

field for Ridgefield residents and/or Ridgefield-based organizations unless otherwise mutually agreed by both parties. Once the fee schedule and related procedures are agreed upon, the document will be considered attached to this Agreement as an Exhibit without the need to formally approve a revision to this Agreement unless the fee schedule developed by the parties materially modifies any provision of this Agreement.

**Section 8:** **Notices:** Any notices required under this Agreement will be given and will be complete by mailing such notices by certified or registered mail, return receipt requested, or by hand delivery, fax or overnight delivery service, to the following, or such other address as may be designed in writing.

If to the Board:

School Business Administrator/Board Secretary  
Ridgefield Board of Education  
555 Chestnut Street  
Ridgefield, New Jersey 07657

If to the Borough:

Borough Administrator  
Borough of Ridgefield  
700 Shaler Boulevard  
Ridgefield, NJ 07657

**Section 9:** **Insurance:** Each party agrees, at its own cost and expense, to obtain or provide and keep in full force during the term stated herein, general public liability insurance, insuring the parties against any and all liability or claims of liability arising out of, occasioned by or resulting from any accident or otherwise in connection with this Agreement for injuries to any persons or property, for limits that are in accordance with each party's general insurance policies. Additionally, each party agrees to maintain workers compensation insurance in the statutory limit to cover its respective employees. Each party further agrees to add the other party as an additional insured on its general public liability policy. The insurance policies will be delivered to the other, together with proof of payment, not less than fifteen (15) days prior to the commencement of this Agreement. At least fifteen (15) days before the expiration or termination of any policy, the party will deliver a renewal or replacement policy with proof of the payment of the premium.

**Section 10:** **Indemnification:** The Borough and Board will both hold harmless and indemnify the other from and for any and all payments, expenses, costs, reasonable attorney fees and for any and all claims and liability for losses or damage to property or injuries to persons occasioned wholly or in part by the negligent or intentional acts or omissions of each party's own employees, guests, licensees, invitees, subtenants, assignees, or successors, or for any cause or reason whatsoever arising

out of or by reason of the respective party's use and/or obligation arising out of or under this Agreement.

**Section 11**    **Validity of Agreement.** The terms and conditions of this Agreement are deemed severable. If any clause or provision of this Agreement is deemed to be invalid or unenforceable by a court of law or by operation of any applicable law, it will not affect the validity of any other clause or provision of this Agreement, but such other clauses and provisions will remain in full force and effect.

**Section 12:**    **Entire Contract.** This Agreement contains the entire contract between the Parties. No representative, agent or employee of the Board or the Borough has been authorized to make any representations or promises, or to vary, alter, or modify the terms hereof. No additions, changes or modifications, renewals or extensions will be binding unless reduced to writing and signed by the parties. This Agreement shall be subject to approval by both the Board and Borough. Upon approval, each parties' respective Business Administrators shall be authorized to sign the agreement.

**Section 13:**    **Disputes.** In the event any disputes or questions arise between the parties as to the interpretation of the terms of the agreement or the satisfactory performance by any of the parties of the services and other responsibilities required by the agreement, the Superior Court of the State of New Jersey, in the County of Bergen, shall have jurisdiction to hear and determine said dispute or question.

**In Witness Whereof**, the parties have signed this Agreement, or caused these presents to be signed by their proper officers or other representatives, the day and year First above written.

Borough of Ridgefield

Ridgefield Board of Education

By:\_\_\_\_\_

By:\_\_\_\_\_

Dated:\_\_\_\_\_

Dated:\_\_\_\_\_

Attest:

Attest:

By:\_\_\_\_\_

By:\_\_\_\_\_

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Kontolios

RESOLUTION NO. 79-2025

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

THOMAS PATRICK

be appointed Electric Sub-Code Official for a 4 year term beginning on January 7, 2025.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 80-2025

WHEREAS, the Borough of Ridgefield operates a housing rehabilitation program pursuant to ordinance; and

WHEREAS, an interest-free loan from this program was previously made to Robert Jensen for property commonly known as 828 Linden Avenue, Ridgefield, New Jersey; and

WHEREAS, that property is presently scheduled for sale, and the mortgagors wish to pay the mortgage; and

WHEREAS, the Borough is entitled to a fee of \$2,000 upon payoff of the mortgage according to the terms of the mortgage note; and

WHEREAS, a Discharge of the Mortgage is required for closing of title; and

WHEREAS, it is appropriate that the Mayor and Borough Clerk authorize a discharge of mortgage, subject to the payment of the appropriate payoff amount; and

WHEREAS, the Borough Attorney will provide the mortgagor with a mortgage payoff statement, to be sent to the seller's counsel; and

WHEREAS, the Discharge of Mortgage will be provided to the seller or seller's counsel upon receipt of the mortgage payoff funds;

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

1. The Mayor and the Borough Clerk be, and they hereby are, authorized and directed to execute the attached Discharge of Mortgage.
2. The Borough Attorney is authorized and directed to prepare and forward to the mortgagor or mortgagor's counsel a payoff statement.
3. Following the receipt of the payoff amount, the Discharge of Mortgage will be released to the mortgagor or the mortgagor's counsel.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

# DISCHARGE OF MORTGAGE

A certain Mortgage dated December 8, 2006 was made by

ROBERT JENSEN

to

BOROUGH OF RIDGEFIELD

This Mortgage was made to secure payment of \$18,975.00. It was recorded or registered in the office of the county recording officer of Bergen County, New Jersey, on January 17, 2007 in Book 8002, Page 196.

This Mortgage has been PAID IN FULL or otherwise SATISFIED and DISCHARGED. It may now be discharged of record. This means that this Mortgage is now canceled and void.

I sign and CERTIFY to this Discharge of Mortgage on January 27, 2025.

Attest:

BOROUGH OF RIDGEFIELD

\_\_\_\_\_  
Linda M. Silvestri

By: \_\_\_\_\_  
Mayor Hugo Jimenez

\_\_\_\_\_  
STATE OF NEW JERSEY, COUNTY OF BERGEN SS:

I CERTIFY that on January 27, 2025

HUGO JIMENEZ personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Mayor of the Borough of Ridgefield, the lender named in this document;

(b) this person is the attesting witness to the signing of this document by the proper officer who is the Mayor of the Borough of Ridgefield;

- (c) this document was signed and delivered by the lender as its voluntary act;
  - (d) this person knows the proper seal of the lender which was affixed to this document;
- and
- (e) this person signed this proof to attest to the truth of these facts.

BOROUGH OF RIDGEFIELD

Signed and sworn to before  
me on January 27, 2025

By: \_\_\_\_\_  
Mayor Hugo Jimenez

---

RECORD AND RETURN TO:

Diane M. DeCarlo, Esq.  
Testa & DeCarlo, Esq.  
865 Broad Avenue  
Ridgefield, NJ 07657

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 81-2025

WHEREAS, at the December 9, 2024 meeting of the Mayor and Council Resolution No. 274-2024 was adopted which authorized the publication of the notice of intent to purchase a 2023 Starcraft 36' Allstar 32 Passenger Bus using the National Cooperative Contract; and

WHEREAS, the amount of the not to exceed price in both the resolution and notice of intent was incorrect;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Ridgefield that Resolution 274-2024 be and hereby is rescinded; and

WHEREAS, in accordance with N.J.S.A 40A:11-12 of the Local Public Contracts Law, public bids are not required when the purchase of goods or services are made through a cooperative purchasing program; and

WHEREAS, N.J.S.A.52:34-6.2 permits the Borough of Ridgefield purchase a new 2023 Starcraft 36' Allstar 32 Passenger Bus using the National Cooperative Contract without public bidding, subject to the submittal and acceptance of certain documentation; and

WHEREAS, the Borough of Ridgefield is a member of the National Cooperative Purchasing Agreement known as Houston-Galveston Area Council (H-GAC), under member ID# 13548; and Houston-Galveston Area Council (H-GAC) is a national cooperative contract organization; and

WHEREAS, the Houston-Galveston Area Council (H-GAC) has awarded Model 1 Commercial Vehicles, located at 51 Kero Road, Carlstadt, NJ 07072, a competitive bidding contract, under contract # BT01-21; and

WHEREAS, prior to the award of this contract a Notice of Intention to Award a Contract must be published in the official newspaper;

WHEREAS, the maximum amount of the purchase is \$210,309.00 and funding for this purchase is available through Bond Ordinance 2501, account number 04-2150-55-2501-001;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that they approve the following:

1. The Borough Clerk is hereby authorized to publish a Notice of Intention to Award Contract to Model 1 Commercial Vehicles pursuant to the H - G A C Contract #BT01-21 for the purchase of a 2023 Starcraft 36' Allstar 32 Passenger Bus at a cost not to exceed \$210,309.00.
2. Any objections to this award of contract should be directed to the Borough Clerk, 700 Shaler Boulevard, Ridgefield, New Jersey 07657 within ten (10) days of the publication of the Notice of Intention.
3. The contract is awarded to Model 1 Commercial Vehicles contingent upon no objections being received.

**COUNCIL VOTE**

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 82-2025

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Borough of Ridgefield’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation 62 units and a Prospective Need or New Construction Obligation of 223; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions” (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, the Borough of Ridgefield accepts the DCA calculations of the Borough of Ridgefield’s fair share obligations and commits to its fair share of 62 units present need and 223 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough of Ridgefield reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Borough of Ridgefield also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Borough of Ridgefield reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Council of the Borough of Ridgefield finds that it is in the best interest of the Borough of Ridgefield to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

WHEREAS, the Borough of Ridgefield seeks a certification of compliance with the FHA and, therefore, directs its counsel, Cleary, Giacobbe, Alfieri & Jacobs, to file a declaratory relief action within 48 hours of the adoption of this resolution in Bergen County.

NOW, THEREFORE, BE IT RESOLVED on this 27<sup>th</sup> day of January, 2025 by the Council of the Borough of Ridgefield as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Borough of Ridgefield hereby commits to the DCA Round 4 Present Need Obligation of 62 units and the Round 4 Prospective Need Obligation of 223 units described in this resolution, subject to all reservations of rights set forth above.
3. The Borough of Ridgefield hereby directs its counsel, Cleary, Giacobbe, Alfieri & Jacobs, to file a declaratory judgment complaint in Bergen County within 48 hours after adoption this resolution, attaching this resolution.
4. The Borough of Ridgefield authorizes its counsel, Cleary, Giacobbe, Alfieri & Jacobs, to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.

5. This resolution shall take effect immediately, according to law.

**COUNCIL VOTE**

|                | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|-----------|----------------|---------------|
| Kontolios      |            |           |                |               |
| Ryu            |            |           |                |               |
| Congalton-Hali |            |           |                |               |
| Kim            |            |           |                |               |
| Ramundo        |            |           |                |               |
| Jaafar         |            |           |                |               |
| Mayor Jimenez  |            |           |                |               |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**CERTIFICATION**

I, Linda M. Silvestri, the Borough Clerk, of the Borough of Ridgefield hereby certify that at a meeting of the Governing Body held on January 27, 2025 the above Resolution was duly adopted.

\_\_\_\_\_  
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.

---

Francis J. Elenio,  
Chief Financial Officer

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Councilman Ryu

RESOLUTION NO. 83-2025

BE IT RESOLVED, that warrants totaling **\$4,103,655.76**  
be drawn on the following accounts:

|              |                       |
|--------------|-----------------------|
| CURRENT      | \$4,006,617.41        |
| TRUST        | \$74,305.07           |
| CAPITAL      | \$20,461.75           |
| POOL         | \$1,963.73            |
| DOG LICENSE  | \$7.80                |
| COAH         | \$300.00              |
| <b>TOTAL</b> | <b>\$4,103,655.76</b> |

COUNCIL VOTE

|                | YES | NO | ABSTAIN | ABSENT |
|----------------|-----|----|---------|--------|
| Kontolios      |     |    |         |        |
| Ryu            |     |    |         |        |
| Congalton-Hali |     |    |         |        |
| Kim            |     |    |         |        |
| Ramundo        |     |    |         |        |
| Jaafar         |     |    |         |        |
| Mayor Jimenez  |     |    |         |        |

Approved:

Attest:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 27, 2025

Presented by Mayor Jimenez

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.

| <b>COUNCIL VOTE</b> |            |           |                |               |
|---------------------|------------|-----------|----------------|---------------|
|                     | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
| Kontolios           |            |           |                |               |
| Ryu                 |            |           |                |               |
| Congalton-Hali      |            |           |                |               |
| Kim                 |            |           |                |               |
| Ramundo             |            |           |                |               |
| Jaafar              |            |           |                |               |
| Mayor Jimenez       |            |           |                |               |

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:

\_\_\_\_\_  
Hugo Jimenez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk