

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: December 14, 2020

Open Public Meetings Statement by Mayor Suarez

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

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

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

Public Session: 7:00 P.M. C.T.O.: Adjourn:

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

ROLL CALL-PUBLIC SESSION

	Adj. to Ex.		Public	
	Pres.	Abs.	Pres.	Abs.
Mayor Suarez				
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				

ROLL CALL-EXEC. SESSION

	PRESENT		ABSENT	
Mayor Suarez				
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				

As advertised, hearing will be held on Ordinance No. 2394 entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2395 entitled, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2396 entitled, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2397 entitled, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2399 entitled, "AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2400 entitled, "AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53-SWIMMING POOL UTILITY"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2401 entitled, "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING"

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2402 entitled, “AN ORDINANCE AMENDING SECTION 92-1, SALARIES, OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

Entertain motion to declare the time for the public hearing to be declared open

Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final 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.

248-2020	Councilman Castelli	Appoint Road Foreman
249-2020	Councilman Castelli	FY20 Emergency Management Performance Grant
250-2020	Councilman Jimenez	Redemption of Tax Title Lien 19-004
251-2020	Councilman Castelli	Bergen County Multi-Jurisdictional Hazard Mitigation Plan
252-2020	Councilman Jimenez	Overpayment of Taxes-Block 2504, Lot 17.01
253-2020	Councilman Jimenez	Overpayment of Taxes-Block 2504, Lot 17.02
254-2020	Councilman Jimenez	Stipulation of Settlement-543 Shaler Boulevard
255-2020	Councilman Jimenez	Stipulation of Settlement-533 Shaler Boulevard
256-2020	Councilman Jimenez	Stipulation of Settlement-543 Shaler Blvd. (2018)
257-2020	Councilman Jimenez	Chapter 159-Bergen County Cares Act Municipal Grant Program-2
258-2020	Councilman Jimenez	Chapter 159-Bergen County Cares Act Municipal Grant Program-3
259-2020	Councilman Jimenez	Public Alliance Insurance Coverage Fund Renewal

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

RESOLUTIONS:

260-2020 Councilman Jimenez 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 December 14, 2020

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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
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 December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2394

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

introduced on the 13th day of October, 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 13, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2394

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough further recognizes the continuing need for and its responsibility to maintain its efforts in creating affordable housing within the Borough consistent with the “Fair Housing Act”, P.L. 1985, c 222 (C-52:27D-301 et seq.); and

WHEREAS, the Borough’s settlement of its affordable housing litigation requires that it amend its zoning ordinance in conformity with the terms and provisions of that settlement agreement; and

WHEREAS, the within ordinance is consistent with the Borough’s obligations under that settlement; and

WHEREAS, the Mayor and Council deem it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts;

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

Section I.

The existing language of §390-38.1 of the Code of the Borough of Ridgefield be, and hereby is, deleted in its entirety and replaced with the following:

§390-38.1. R-TH Townhouse Residential Zone.

Section 1. Objectives.

A. Objectives. It is the purpose of the R-TH Townhouse Residential Zone District to provide for the customary needs of one-person households and larger families, as well as senior citizens residing in medium density multifamily housing, and to provide for and encourage the construction of housing affordable to low- and moderate-income households by permitting

townhouse development conditioned upon the agreement to set aside 20% of the units built for low- and moderate-income households.

Section 2. Uses.

A. Permitted Uses. In the R-TH Townhouse Residential Zone, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

1. Townhouses with a 20% set-aside for affordable housing.
2. Multi-family residential with a 20% set-aside for affordable housing.
3. Customary accessory uses.

B. Permitted Accessory Uses.

1. Garages to house residents' vehicles.
2. Indoor and outdoor tennis courts subject to planted buffers and site plan approval.
3. Accessory recreational uses customarily incidental to the permitted uses, such as shuffleboard, bocci courts and inground swimming pools.

C. Prohibited Uses. Any uses other than those uses permitted by Subsections A through D of this section shall be prohibited. Without in any way limiting the generality and prohibition of this subsection, nothing contained in this section shall be construed to permit any of the following uses in any R-TH Townhouse Residential Zone District:

1. Professional offices or home occupations.
2. High-rise apartments.
3. Parking of trucks, trailers, campers and other commercial vehicles over $\frac{3}{4}$ ton capacity as defined by the New Jersey Department of Motor Vehicles.
4. Parking of boats.

Section 3. Affordable Housing Requirements.

A. All developments are subject to the Borough's Affordable Housing Ordinance, §115-1, et. seq. regarding affirmative marketing, bedroom distribution, accessibility requirements, maximum rents and sales prices, occupancy standards, deed restrictions, and phasing.

B. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within building designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 4. Bulk Regulations:

A. Townhouses.

1. Minimum Lot Area: 20,000 SF
2. Minimum Lot Width: 100'
3. Minimum Lot Depth: 150'
4. Minimum Front Yard: 25'
5. Minimum Side Yard - One: 15'
6. Minimum Side Yard when abutting another R-TH use: 25'
7. Minimum Side Yard, other: 30'
8. Minimum Rear Yard: 30'
9. Maximum Building Coverage: 50%
10. Maximum Impervious Coverage: 70%
12. Maximum Building Height: 3 residential stories/30'
13. Density: 25 du/ac

14. Required buffer. A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, planted 15 feet on center, shall be required whenever an R-TH Zone use abuts other than a townhouse or apartment use.

B. Multi-Family Apartments.

1. Minimum Lot Area: 40,000 SF
2. Minimum Front Yard: 30'
3. Minimum Side Yard - One: 20'
4. Minimum Side Yard when abutting another R-TH use: 25'
5. Minimum Side Yard, other: 35'
6. Minimum Rear Yard: 30'

7. Maximum Building Coverage: 60%
8. Maximum Impervious Coverage: 80%
9. Maximum Building Height: 3 residential stories/35'
10. Density: 25 du/ac
11. Minimum Landscaped Area: 15%

12. Required buffer. A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, shall be required whenever a MF Medium Density Multifamily Zone use abuts other than a townhouse or garden apartment use.

Section 5. Supplemental Regulations.

A. Multifamily Building Requirements. In an R-TH Townhouse Residential Zone, the following miscellaneous regulations shall apply.

1. Townhouses.
 - (a) Maximum of eight units in a single row. Minimum width of unit, 18 feet. Offset of four feet between every two units.
 - (b) Townhouses should be grouped in clusters, with a maximum of 30 per cluster. Private parking areas should be located near the entrances and outdoor living areas or patios adjoining open space or paths leading to open space.
 - (c) End units should have at least a ten-foot side yard.
 - (d) Townhouses in each cluster should be consistent in terms of architectural style and major design elements such as materials, windows, rooflines, roof designs, etc. Design approval shall rest with the Planning Board.
 - (e) All townhouse units in a building shall be completely separated from all other dwelling units in the same building by a fire wall subject to the requirements of the BOCA Code.
 - (f) Adequate safe and sanitary provisions shall be made for the recycling and storage of solid waste and garbage in compliance with all applicable ordinance requirements of the Borough of Ridgefield.
 - (g) All townhouse buildings within a project shall be designed and constructed with a soundproofing barrier between adjoining units.
 - (h) Guest parking of one space for every six units shall be required, at a minimum, nine-by-sixteen-foot stall sizes.
2. Multi-Family Residential.
 - (a) The maximum length of structures shall be 200 feet. Maximum density shall be 25 dwelling units per acre.

- (b) Recreation facilities, such as swimming pools and tennis courts, should be encouraged but carefully located to avoid problems of noise, light and similar nuisance elements affecting residential units. They shall be located not less than 50 feet from any boundary.
- (c) No front yard shall be used for service such as clothes drying and/or outdoor storage.
- (d) Where a lot in an R-TH Townhouse Residential Zone used for townhouses or garden apartments abuts a residential zone, there shall be provided along such abutting lot line in the R-TH Zone a landscaped strip not less than 15 feet in width or depth, which strip shall not be utilized for roadway or parking and which shall be so planted as to form an effective visual screen.
- (e) All utilities and their service lines, including electric and telephone, shall be installed underground and subject to approval of the appropriate utility. Wherever the utility is not installed in a public right-of-way, an appropriate utility easement shall be provided.
- (f) All streetlights and all lighting along pedestrian walks and in parking areas shall be shaded and installed on ornamental standards of the appropriate utility. They shall be of a style and design compatible with the nature and design of the project and shall be approved by the Planning Board and the utility company.
- (g) Adequate provision shall be made for the storage, recycling and removal of garbage, which shall be at the sole cost and expense of the owner.
- (h) Adequate provision shall be made for snow removal on all sidewalks, streets, roads, driveways and parking areas within the project, which shall be at the sole cost and expense of the owner.
- (i) Each dwelling unit in the R-TH Townhouse Residential Zone shall be airconditioned by an air-conditioning system with separate thermostats in each unit or, in the alternative, at least two window air conditioners shall be installed in each dwelling unit, which shall not project outward more than one inch beyond the face of the wall of the building in which they are installed.
- (j) Provision shall be made for a master television antenna, and no individual antenna shall be permitted on the exterior of any building.
- (k) All residential buildings within the project shall be designed and constructed with a soundproofing barrier between adjoining units, both horizontally and vertically.

Section 6. Signs.

- A. Signage shall be subject to the requirements of §390-18 of this Chapter.

Section 7. Parking and Loading.

- A. Parking: subject to applicable Residential Site Improvement Standards (RSIS) and §390-19 of this Chapter. RSIS standards shall superseded any residential parking standards.

1. Front yard parking shall be prohibited.
 2. The minimum distance from any off-street parking space to the exterior wall of the nearest multifamily structure shall be six feet.
- B. Loading shall be subject to the requirements of §390-20 of this Chapter.

Section II. Other Provisions Superseded.

In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

Section III. Planning Board Review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

Section IV. Severability.

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

Section V. Effective Date.

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

Section VI. Repeal of Inconsistent Ordinances.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2395

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

introduced on the 13th day of October, 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 13, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2395

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough further recognizes the continuing need for and its responsibility to maintain its efforts in creating affordable housing within the Borough consistent with the “Fair Housing Act”, P.L. 1985, c 222 (C-52:27D-301 et seq.); and

WHEREAS, the Borough’s settlement of its affordable housing litigation requires that it amend its zoning ordinance in conformity with the terms and provisions of that settlement agreement; and

WHEREAS, the within ordinance is consistent with the Borough’s obligations under that settlement; and

WHEREAS, the Mayor and Council deem it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts;

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

Section I.

The existing language of §390-39.3 of the Code of the Borough of Ridgefield be, and hereby is, deleted in its entirety and replaced with the following:

§390-39.3. C Commercial Zone.

Section 1. Objectives.

A. Objectives. It is the purpose of the C Commercial Zone to provide for the development and redevelopment needs of the one-lot-deep strip commercial areas so zoned in

such a manner as to encourage containment and curb the further extension of strip commercial uses and to facilitate the construction of affordable housing.

Section 2. Applicability.

A. This zoning amendment is applicable to all the lots zoned as C Commercial District in the Borough of Ridgefield.

B. All developments with a residential component are subject to the Borough's Affordable Housing Ordinance, §115-1, et seq., regarding affirmative marketing, bedroom distribution, accessibility requirements, maximum rents and sales prices, occupancy standards, deed restrictions, and phasing.

C. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 3. Uses.

A. Permitted Uses. In the C Commercial Zone District, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

1. Professional, business and governmental offices.
2. Banks, savings-and-loan institutions, mortgage company offices, brokerage houses and other investment-related offices.
3. Stores, shops, and similar commercial uses for retail merchandising.
4. Restaurants. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called "fast-food" establishments, including but not limited to snack bars, dairy bars, hamburger stands or hot dog stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted.
5. Barbershops, beauty parlors and similar service establishments.
6. Multistory garage structures.
7. Multi-Family residential uses above the first story with a minimum 20% affordable housing set-aside.

B. Conditionally Permitted Uses. None.

C. Permitted Accessory Uses.

1. Accessory uses and structures customarily incidental to the principal permitted use.
2. Signs.
3. Parking decks and garages to house delivery trucks or other commercial vehicles when accessory to a permitted nonresidential use.

D. Prohibited Uses.

1. Fabricating, assembling or manufacturing.
2. Wholesaling or warehousing.
3. Residential uses.
4. Poolrooms, billiard rooms or parlors as defined in Ordinance No. 723, adopted on May 21, 1963, [2] and so-called “teenage” lounges, dance halls, establishments and/or clubs for minors, operated for commercial gain or profit.
[2] Editor’s Note: See Ch. 306, Poolrooms.
5. Fast-food establishments, including but not limited to drive-in restaurants, snack bars, dairy bars, hamburger, hot dog, root beer or ice cream stands; and diners and lunch wagons.
6. Used or new car dealerships.

Section 4. Bulk Regulations:

1. Minimum Lot Area: 5,000 SF
2. Minimum Lot Width: 50’
3. Minimum Lot Depth: 100’
4. Minimum Front Yard: 20’
5. Minimum Side Yard abutting single- or two-family: 20’
6. Minimum Side Yard, other: 10’
7. Minimum Rear Yard abutting single- or two-family: 20’
8. Minimum Rear Yard, other: 5’
9. Maximum Building Coverage: 80%
10. Maximum Impervious Coverage: 90%

11. Maximum Building Height: 3 residential stories/35'
 - a. Parking levels used exclusively for the storage of motor vehicles shall not be counted as part of the number of stories permitted, not to exceed one story of parking.
12. Density: 30 du/ac for properties abutting Bergen Boulevard
25 du/ac for those properties abutting Grand Avenue
13. Minimum Landscaped Area: 10%

Section 5. Parking Requirements.

- A. Off-Street Parking Requirements.
 1. Commercial or Personal Service Establishments.
 - a. Food markets and supermarkets shall have one space per 150 square feet of gross floor area.
 - b. Delicatessens and bakeries shall have one space per 250 square feet of gross floor area.
 - c. Barbershops and beauty shops shall have three spaces for each beautician and barber or one space for each 150 square feet of gross floor area, whichever is greater.
 - d. Other commercial or personal service uses not specifically listed elsewhere in this section shall have one space for each 200 square feet of gross first-floor area, plus one space for each 300 square feet of additional gross floor area.
 2. Mortuary or Funeral Home. At least one parking space for each five seats in the chapel, one additional space for each residential family residing on premises and one additional space for each funeral vehicle.
 3. Offices.
 - a. Business and governmental offices shall have one space for each 300 square feet of net office space.
 - b. Medical or dental practitioner's office. Each office shall provide at least five spaces for each professional person occupying or using each office, plus an additional space for each employee on site.
 - c. Other professional offices shall have one space for each employee, plus one space for each 250 square feet of net office space or part thereof.
 4. Restaurants, taverns and inns shall have one space for each three seats, plus one space for each two employees.
 5. Private clubs shall have at least one space for 100 square feet of gross floor space.
 6. Publicly owned or operated buildings and uses, such as a library, museum or post office, shall have at least one space for each 100 square feet of gross floor space for each three seats whichever is greater.
 7. Residential Uses: RSIS standards.

8. For uses not listed above, required parking spaces shall be according to the category which most nearly approximates each particular use as determined by the Planning Board.
9. The parking requirements for professional or other office uses shall be met within 100 feet of the site. The Planning Board shall review all off-street parking plans as provided in the Site Plan Review Ordinance, [3] but in no case shall off-street parking be provided off site without Planning Board approval, nor shall parking standards be less than those specified in the off-street parking requirements of the Borough of Ridgefield.

Section 6. Loading Requirements.

A. Off-Street Loading Requirements. For any building erected hereafter in the C Commercial Zone, off-street loading spaces shall be provided in such amount and manner that all loading and unloading operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle or conveyance shall in any manner use public streets, sidewalks or rights-of-way for loading or unloading operations, other than for ingress and egress to the lot. Every office structure in excess of 20,000 square feet or gross floor area shall provide, at the side or rear of the structure, a minimum of one off-street loading space, 15 feet by 30 feet, subject to Planning Board approval. There shall be no loading or unloading from the street in the C Commercial Zone District.

B. Screening of Parking and Loading Areas. In the C Commercial Zone, all parking areas and loading and unloading areas in conjunction with an office or business use shall be screened from adjacent residential districts and parks by a hedge, fence or wall at least six feet in height or other protective device as approved by the Planning Board.

Section 7. Signs.

A. All signs in the C Commercial Zone District shall be in full compliance with the requirements of §390-18, this section and all other sign ordinances of the Borough of Ridgefield; however, the sign requirements shall be read together and the requirements shall be construed in the most restrictive manner.

B. Billboards or off-site advertising signs shall be prohibited in the C Commercial Zone. For purposes of this section, a “billboard” shall be defined as a commercial advertising sign or structure which advertises a business, product or service not on or offered on the premises on which the subject is located.

C. No site plan shall be approved where a preexisting billboard is to remain after redevelopment.

D. Where a building is set back from the street line a distance of 20 feet or more, not more than one freestanding ground sign containing a total surface display area of not more than 18 square feet may be erected. Such ground signs shall not be more than 12 feet above the center-line grade elevation of the nearest street and shall only be located in the front yard.

Section 8. Supplemental Regulations.

A. Landscaped Open Space Area. In order to provide for much needed pervious areas for drainage purpose in the C Commercial Zone District, a minimum of 10% of total lot areas shall be maintained in lawns, gardens or buffer strips, subject to site plan approval.

B. Planted Buffer Strip. Where a lot in a C Commercial Zone District abuts a lot in any residential district, there shall be provided along such lot lines on such business lot a planted buffer strip at least 10 feet wide, and said strip shall not be utilized for roadway or parking and shall be landscaped and planted so as to create an effective evergreen visual screen.

C. Sight Rights.

1. Visibility at Intersections. On a corner lot in any C Commercial Zone District, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of 2 ½ feet and 10 feet above the center-line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said line 30 feet from the point of intersection, nor shall a principal structure be located less than 20 feet from the side street line. All sight rights, where applicable, shall be subject to County of Bergen and Department of Transportation approvals.

D. Site Plan Approval. Site development plan approval in accordance with Part 4, Site Plan Review, of this Chapter shall be required prior to the issuance of building permits for the erection of all permitted and conditionally permitted uses and structures. Such approval shall also be required prior to the issuance of a certificate of occupancy for a change of use of a permitted or conditionally permitted use.

Section 9. Regulations Regarding Certain Uses.

A. Gun Shops. Businesses which offer for sale or rental guns, rifles, ammunition for guns and rifles and other weaponry must meet the following conditions and standards:

1. Said businesses may not be located within 100 feet of the property of any public or private school.
2. Such businesses may not be located within 100 feet of the property of any church, synagogue or other house of worship.
3. If the business is located within 1,000 feet of a public or private school, church, synagogue or other house of worship, or within 1,000 feet of residential zone, then said business may not display pictures or other depictions of guns, rifles, ammunition or other weaponry so as to be visible to pedestrians or passersby from the street, sidewalk or other public way adjacent to the premises.

4. The guns, rifles, ammunition and other weaponry are stored and maintained in cases, containers, or display cases that are locked and secured by devices that are suitable for same.
5. Site plan approval is received from the Planning Board.

Section II. Other Provisions Superseded.

In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

Section III. Planning Board Review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

Section IV. Severability.

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

Section V. Effective Date.

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

Section VI. Repeal of Inconsistent Ordinances.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2396

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

introduced on the 13th day of October, 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 13, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2396

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough further recognizes the continuing need for and its responsibility to maintain its efforts in creating affordable housing within the Borough consistent with the “Fair Housing Act”, P.L. 1985, c 222 (C-52:27D-301 et seq.); and

WHEREAS, the Borough’s settlement of its affordable housing litigation requires that it amend its zoning ordinance in conformity with the terms and provisions of that settlement agreement; and

WHEREAS, the within ordinance is consistent with the Borough’s obligations under that settlement; and

WHEREAS, the Mayor and Council deem it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts;

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

Section I.

The following Section, entitled HD AH High-Density Affordable Housing Overlay Zone, be and hereby is, added to the existing provisions of Section 390, Part I, Article IX, Zoning District Regulations, and to be denominated as §390-39.10 as follows:

§390-39.10. HD AH High-Density Affordable Housing Overlay Zone.

Section 1. Objectives.

A. To provide a realistic opportunity for affordable housing development.

Section 2. Applicability.

A. The following parcels, identified by block and lot, shall be zoned as indicated, and the Borough of Ridgefield Zoning Map shall be amended as necessary in accordance therewith:

Block 503, Lot 1

B. Affordable housing units being constructed on site shall meet the requirements of Ridgefield's Affordable Housing Ordinance and shall be in conformance with COAH's third round rules at *N.J.A.C. 5:94-1 et seq.*, and the Uniform Housing Affordability Controls at *N.J.A.C. 5:80-26.1 et seq.*, including, but not limited to requirements regarding phasing schedule, controls on affordability, low-/moderate-income split, heating source, maximum rent and/or sales price, affordability average, bedroom distribution and affirmative marketing.

C. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 3. Uses.

A. Permitted Uses.

1. Multi-family residential with a minimum of 20% set aside for affordable housing.
2. All uses in the underlying OMH District subject to the provisions of §390-39.7.

B. Accessory Uses.

1. All customary accessory uses.

Section 4. Bulk Regulations:

- | | |
|------------------------|-----------|
| A. Minimum Lot Area: | 40,000 SF |
| B. Minimum Front Yard: | 15' |
| C. Minimum Side Yard: | 15' |

- D. Minimum Rear Yard: 15'
- E. Maximum Building Coverage: 70%
- F. Maximum Impervious Coverage: 80%
- G. Maximum Building Height: 7 residential stories/80'
- H. Density: 35 du/ac
- I. Minimum Landscaped Area: 20%

Section 5. Signs.

- A. Signage shall be subject to the requirements of §390-18 of this Chapter.

Section 6. Parking and Loading.

A. Parking: subject to applicable Residential Site Improvement Standards (RSIS) and §390-19 of this Chapter. RSIS standards shall superseded any residential parking standards.

- B. Loading shall be subject to the requirements of §390-20 of this Chapter.

C. Structured parking is permitted. The number of parking stories shall not be counted towards the number of stories permitted, as long as the number of above-ground parking stories does not exceed 2 stories.

Section II. Other Provisions Superseded.

In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

Section III. Planning Board Review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

Section IV. Severability.

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

Section V. Effective Date.

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

Section VI. Repeal of Inconsistent Ordinances.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2397

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

introduced on the 13th day of October, 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting October 13, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2397

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough further recognizes the continuing need for and its responsibility to maintain its efforts in creating affordable housing within the Borough consistent with the “Fair Housing Act”, P.L. 1985, c 222 (C-52:27D-301 et seq.); and

WHEREAS, the Borough’s settlement of its affordable housing litigation requires that it amend its zoning ordinance in conformity with the terms and provisions of that settlement agreement; and

WHEREAS, the within ordinance is consistent with the Borough’s obligations under that settlement; and

WHEREAS, the Mayor and Council deem it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts;

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

Section I.

The existing language of §390-39.9 of the Code of the Borough of Ridgefield be, and hereby is, deleted in its entirety and replaced with the following:

§390-39.9. MF Medium Density Multifamily Affordable Housing Zone (MF-AHO).

Section 1. Objectives.

A. Objectives. It is the purpose of the MF Medium Density Multifamily Zone District to provide for the construction of moderate- and low-income housing in satisfaction of

Ridgefield Borough's affordable housing obligation under *N.J.S.A. 52:27D-301 et seq.* and *N.J.A.C. 5:92*, and as hereinafter may be amended.

Section 2. Applicability.

A. The following parcels, identified by block and lot, shall be zoned as indicated, and the Borough of Ridgefield Zoning Map shall be amended as necessary in accordance therewith:

Block 1601, Lot 2

Block 1801, Lot 1

B. All developments are subject to the Borough's Affordable Housing Ordinance, §115-1, et seq., regarding affirmative marketing, bedroom distribution, accessibility requirements, maximum rents and sale prices, occupancy standards, deed restrictions, and phasing.

C. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 3. Uses.

A. Permitted Uses.

1. Multi-family residential apartments with a minimum of 20% set aside for affordable housing.
2. Uses permitted in the underlying zoning district.

B. Conditionally Permitted Uses.

1. Townhouse clusters with a minimum of a 15% set-aside for rental affordable housing and 20% set-aside for for-sale housing. For purposes of this section, a "townhouse dwelling" shall be defined as follows:

DWELLING, TOWNHOUSE

A one-family dwelling in a row of at least three such units in which no unit is located over another unit, and which is designed for or occupied by no more than one family or household and attached to other similar buildings or structures by not more than two party walls extending from the foundation to the roof and providing two direct means of access from the outside. Furthermore, each such dwelling unit shall be provided with cooking, sleeping and sanitary facilities for the use of each family or household of the

townhouse. For the purpose of this Part 1, a “townhouse” may include a building or structure in a fee simple, condominium, cooperative or leasehold ownership or any combination thereof.

C. Permitted Accessory Uses.

1. Accessory uses and structures customarily incidental to the principal permitted use.
2. Signs.

D. Prohibited Uses.

1. Structures exceeding three stories or 35 feet in height.
2. Nonresidential uses.

Section 4. Bulk Regulations.

A. Multi-family apartments.

1. Minimum Lot Area: 40,000 SF
2. Minimum Front Yard: 20’
3. Minimum Side Yard-One/Both: 20’/35’
4. Minimum Rear Yard: 35’
5. Maximum Building Coverage: 60%
6. Maximum Impervious Coverage: 80%
7. Maximum Building Height: 3 residential stories/35’
8. Density - Block 1801., Lot 1: 30 du/ac
9. Minimum Landscaped Area: 15%
10. Required Buffer: A plated buffer strip, 20’ in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, planted 15 feet on center, shall be required wherever an MF Medium Density Multifamily Zone use abuts other than a townhouse or garden apartment use.

B. Townhouses.

1. Minimum Lot Area: 20,000 SF

2. Minimum Front Yard: 25'
3. Minimum Side Yard-One/Both: 15'/25'
4. Minimum Rear Yard: 30'
5. Maximum Building Coverage: 38%
6. Maximum Impervious Coverage: 45%
7. Maximum Building Height: 3 residential stories/35'
8. Density - Block 1601, Lot 2: 25 du/ac
- Block 1801, Lot 1: 30 du/ac
9. Minimum Landscaped Area: 25%
10. Required Buffer: A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, planted 15 feet on center, shall be required wherever an MF Medium Density Multifamily Zone use abuts other than a townhouse or garden apartment use.

Section 5. Supplemental Regulations.

A. Multifamily Building Requirements. In an MF Medium Density Multifamily Zone, the following miscellaneous regulations shall apply.

1. Apartments.
 - (a) The maximum length of structures shall be 200 feet.
 - (b) Garden apartment structures should be grouped in clusters, with architectural design consistent in each cluster.
 - (c) Recreation facilities, such as swimming pools and tennis courts, should be encouraged but carefully located to avoid problems of noise, light and similar nuisance elements affecting residential units. They shall be located not less than 50 feet from any boundary.
 - (d) No front yard shall be used for service such as clothes drying and/or outdoor storage.
 - (e) Where a lot in an MF Medium Density Multifamily Zone used for townhouses or garden apartments abuts a residential zone, there shall be provided along such abutting lot line in the MF Zone a landscaped strip not less than 15 feet in width or depth, which strip shall not be utilized for roadway or parking and which shall be so planted as to form an effective visual screen.
 - (f) All utilities and their service lines, including electric and telephone, shall be installed underground and subject to approval of the appropriate utility.

Wherever the utility is not installed in a public right-of-way, an appropriate utility easement shall be provided.

- (g) All streetlights and all lighting along pedestrian walks and in parking areas shall be shaded and installed on ornamental standards of the appropriate utility. They shall be of a style and design compatible with the nature and design of the project and shall be approved by the Planning Board and the utility company.
- (h) Adequate provision shall be made for the storage, recycling and removal of garbage, which shall be at the sole cost and expense of the owner.
- (i) Adequate provision shall be made for snow removal on all sidewalks, streets, roads, driveways and parking areas within the project, which shall be at the sole cost and expense of the owner.
- (j) Each dwelling unit in the MF Medium Density Multifamily Zone shall be airconditioned by an air-conditioning system with separate thermostats in each unit or, in the alternative, at least two window air conditioners shall be installed in each dwelling unit, which shall not project outward more than one inch beyond the face of the wall of the building in which they are installed.
- (k) Provision shall be made for a master television antenna, and no individual antenna shall be permitted on the exterior of any building.
- (l) All residential buildings within the project shall be designed and constructed with a soundproofing barrier between adjoining units, both horizontally and vertically.

2. Townhouses.

- (a) Maximum of eight units in a single row. Minimum width of unit, 18 feet. Offset of four feet between every two units.
- (b) Townhouses should be grouped in clusters, with a maximum of 30 per cluster. Private parking areas should be located near the entrances and outdoor living areas or patios adjoining open space or paths leading to open space.
- (c) End units should have at least a ten-foot side yard.
- (d) Townhouses in each cluster should be consistent in terms of architectural style and major design elements such as materials, windows, rooflines, roof designs, etc. Design approval shall rest with the Planning Board.
- (e) All townhouse units in a building shall be completely separated from all other dwelling units in the same building by a fire wall subject to the requirements of the BOCA Code.
- (f) Adequate safe and sanitary provisions shall be made for the recycling and storage of solid waste and garbage in compliance with all applicable ordinance requirements of the Borough of Ridgefield.
- (g) All townhouse buildings within a project shall be designed and constructed with a soundproofing barrier between adjoining units.
- (h) Guest parking of one space for every six units shall be required, at a minimum, nine-by-sixteen-foot stall sizes.

3. **Off-Street Parking.**
- (a) Each off-street parking space shall be nine by eighteen (9 x 18) feet.
 - (b) All parking areas shall be designed for ninety-degree parking, with aisles having a minimum width of 24 feet.
 - (c) Front yard parking shall be prohibited.
 - (d) The minimum distance from any off-street parking space to the exterior wall of the nearest multifamily structure shall be six feet.
 - (e) One percent of the total number of parking spaces, but in no event fewer than one space at a location in the parking area, must accommodate the physically handicapped. Such spaces shall be provided between such parking spaces and the building to permit access to the building by handicapped persons. Whenever there are more than one handicapped person residing in the residential complex, the respective owners may petition the Planning Board for a modification to the original site plan, thus permitting additional handicapped parking facilities.
 - (f) Each space or group of parking spaces shall be identified with a clearly visible sign displaying the international symbol of access and the following wording: "Reserved for physically handicapped", in accordance with State of New Jersey statutes controlling handicapped parking areas.
 - (g) Such parking spaces shall be located, whenever possible, so that handicapped persons shall not be compelled to walk behind parked cars. Curb ramps shall be provided between the parking area and adjoining sidewalks.

Section 6. Signs.

- A. Signage shall be subject to the requirements of §390-18 of this Chapter.

Section 7. Parking and Loading.

A. Parking: subject to applicable Residential Site Improvement Standards (RSIS) and §390-19 of this Chapter. RSIS standards shall superseded any residential parking standards.

B. Loading shall be subject to the requirements of §390-20 of this Chapter.

C. Structured parking is permitted. The number of parking stories shall not be counted towards the number of stories permitted, as long as the number of above-ground parking stories does not exceed 2 stories.

Section II. Other Provisions Superseded.

In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

Section III. Planning Board Review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

Section IV. Severability.

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

Section V. Effective Date.

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

Section VI. Repeal of Inconsistent Ordinances.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2399

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

“AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53”

introduced on the 23rd day of November , 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting November 23, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2399

“AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53”

BE IT ORDAINED by the Borough Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, that pursuant to N.J.S. 40A:4-53(m) (Ch. 144, P.L. 1965 as amended, including Ch. 46, P.L. 2010 and P.L. 2020 c. 74) the sum of \$630,000 is hereby appropriated for COVID-19 affected revenue losses - Current Fund and shall be deemed a special emergency appropriation as defined and provided for in N.J.S. 40A:4-53 and 40A:4-55.

The amount to finance the appropriation shall be provided for in succeeding annual budgets beginning in 2022 by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S. 40A:4-55).

BE IT FURTHER ORDAINED that this ordinance shall take effect at the time and in the manner provided by law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2400

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

“AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53-SWIMMING POOL UTILITY”

introduced on the 23rd day of November , 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting November 23, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2400

“AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53-
SWIMMING POOL UTILITY”

BE IT ORDAINED by the Borough Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, that pursuant to N.J.S. 40A:4-53(m) (Ch. 144, P.L. 1965 as amended, including Ch. 46, P.L. 2010 and P.L. 2020 c. 74) the sum of \$115,000 is hereby appropriated for COVID-19 affected revenue losses– Swimming Pool Utility and shall be deemed a special emergency appropriation as defined and provided for in N.J.S. 40A:4-53 and 40A:4-55.

The amount to finance the appropriation shall be provided for in succeeding annual budgets beginning in 2022 by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S. 40A:4-55).

BE IT FURTHER ORDAINED that this ordinance shall take effect at the time and in the manner provided by law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2401

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

introduced on the 23rd day of November , 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting November 23, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2401

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 390 OF THE
BOROUGH CODE TO IMPLEMENT AFFORDABLE HOUSING”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough further recognizes the continuing need for and its responsibility to maintain its efforts in creating affordable housing within the Borough consistent with the “Fair Housing Act”, P.L. 1985, c 222 (C-52:27D-301 et seq.); and

WHEREAS, the Mayor and Council have deemed it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts;

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

The existing provisions of Section 390-38.2, entitled “R-SR And TH Senior Citizens Housing and Townhouse Residential Zone” be and hereby are deleted and replaced with the following:

§390-38.2. R-SR And TH Senior Citizen Housing and Townhouse Residential Zone.

Section 1. Objectives.

A. Objectives. It is the purpose of the R-SR Senior Citizens Housing and Townhouse Residential Zone District to provide for the customary needs of senior citizens, as well as one-person households and larger families, as well as senior citizens residing in medium density multifamily housing, and to provide for and encourage the construction of housing affordable to low- and moderate-income households by permitting development conditioned upon the agreement to set aside 20% of the units built for low- and moderate-income households.

Section 2. Uses.

A. Permitted Uses. In the R-SR Townhouse Residential Zone, no building or premises shall be used and no building or part of a building shall be erected, constructed or

altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

1. Senior Citizens Multi-Family Housing with a 20% set-aside for affordable housing.
 2. Townhouses with a 20% set-aside for affordable housing.
 3. Customary accessory uses.
- B. Permitted Accessory Uses.
1. Garages to house residents' vehicles.
 2. Indoor and outdoor tennis courts subject to planted buffers and site plan approval.
 3. Accessory recreational uses customarily incidental to the permitted uses, such as shuffleboard, bocci courts and inground swimming pools.

C. Prohibited Uses. Any uses other than those uses permitted by Subsections A through C of this section shall be prohibited. Without in any way limiting the generality and prohibition of this subsection, nothing contained in this section shall be construed to permit any of the following uses in any R-TH Townhouse Residential Zone District:

1. Professional offices or home occupations.
2. Mid-rise apartments.
3. Parking of trucks, trailers, campers and other commercial vehicles over $\frac{3}{4}$ ton capacity as defined by the New Jersey Department of Motor Vehicles.
4. Parking of boats.

Section 3. Affordable Housing Requirements.

A. All developments are subject to the Borough's Affordable Housing Ordinance, §115-1, et. seq. regarding affirmative marketing, bedroom distribution, accessibility requirements, maximum rents and sales prices, occupancy standards, deed restrictions, and phasing.

B. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within building designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 4. Bulk Regulations:

A. Townhouses.

1. Minimum Lot Area: 20,000 SF
2. Minimum Lot Width: 1500'

3. Minimum Lot Depth: 100'
4. Minimum Front Yard: 25'
5. Minimum Side Yard - One: 20'
6. Minimum Side Yard, other: 25'
7. Minimum Rear Yard: 30'
8. Maximum Building Coverage: 50%
9. Maximum Impervious Coverage: 70%
10. Maximum Building Height: 3 residential stories/35'
11. Density: 35 du/ac
12. Minimum Landscaped Area: 25%

13. Required buffer. A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, planted 15 feet on center, shall be required whenever an R-TH Zone use abuts other than a townhouse or apartment use.

B. Multi-Family Apartments.

1. Minimum Lot Area: 40,000 SF
2. Minimum Front Yard: 30'
3. Minimum Side Yard - One: 20'
4. Minimum Side Yard, other: 25'
5. Minimum Rear Yard: 30'
6. Maximum Building Coverage: 60%
7. Maximum Impervious Coverage: 80%
8. Maximum Building Height: 3 residential stories/35'
9. Density: 35 du/ac

10. Minimum Landscaped Area: 15%

11. Required buffer. A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered evergreen trees, minimum 6 feet high, planted 15 feet on center, shall be required whenever a MF Medium Density Multifamily Zone use abuts other than a townhouse or garden apartment use.

Section 5. Supplemental Regulations.

A. Multifamily Building Requirements.

1. Townhouses.

- (a) Maximum of eight units in a single row. Minimum width of unit, 18 feet. Offset of four feet between every two units.
- (b) Townhouses should be grouped in clusters, with a maximum of 30 per cluster. Private parking areas should be located near the entrances and outdoor living areas or patios adjoining open space or paths leading to open space.
- (c) End units should have at least a ten-foot side yard.
- (d) Townhouses in each cluster should be consistent in terms of architectural style and major design elements such as materials, windows, rooflines, roof designs, etc. Design approval shall rest with the Planning Board.
- (e) All townhouse units in a building shall be completely separated from all other dwelling units in the same building by a fire wall subject to the requirements of the BOCA Code.
- (f) Adequate safe and sanitary provisions shall be made for the recycling and storage of solid waste and garbage in compliance with all applicable ordinance requirements of the Borough of Ridgefield.
- (g) All townhouse buildings within a project shall be designed and constructed with a soundproofing barrier between adjoining units.
- (h) Guest parking of one space for every six units shall be required, at a minimum, nine-by-sixteen-foot stall sizes.

2. Multi-Family Residential.

- (a) The maximum length of structures shall be 200 feet.
- (b) Recreation facilities, such as swimming pools and tennis courts, should be encouraged but carefully located to avoid problems of noise, light and similar nuisance elements affecting residential units. They shall be located not less than 50 feet from any boundary.
- (c) No front yard shall be used for service such as clothes drying and/or outdoor storage.
- (d) Where a lot in an R-TH Townhouse Residential Zone used for townhouses or garden apartments abuts a residential zone, there shall be provided along such abutting lot line in the R-TH Zone a landscaped strip not less than 15 feet in width or depth, which strip shall not be utilized for

roadway or parking and which shall be so planted as to form an effective visual screen.

- (e) All utilities and their service lines, including electric and telephone, shall be installed underground and subject to approval of the appropriate utility. Wherever the utility is not installed in a public right-of-way, an appropriate utility easement shall be provided.
- (f) All streetlights and all lighting along pedestrian walks and in parking areas shall be shaded and installed on ornamental standards of the appropriate utility. They shall be of a style and design compatible with the nature and design of the project and shall be approved by the Planning Board and the utility company.
- (g) Adequate provision shall be made for the storage, recycling and removal of garbage, which shall be at the sole cost and expense of the owner.
- (h) Adequate provision shall be made for snow removal on all sidewalks, streets, roads, driveways and parking areas within the project, which shall be at the sole cost and expense of the owner.
- (i) Each dwelling unit in the R-TH Townhouse Residential Zone shall be airconditioned by an air-conditioning system with separate thermostats in each unit or, in the alternative, at least two window air conditioners shall be installed in each dwelling unit, which shall not project outward more than one inch beyond the face of the wall of the building in which they are installed.
- (j) Provision shall be made for a master television antenna, and no individual antenna shall be permitted on the exterior of any building.
- (k) All residential buildings within the project shall be designed and constructed with a soundproofing barrier between adjoining units, both horizontally and vertically.

Section 6. Signs.

- A. Signage shall be subject to the requirements of §390-18 of this Chapter.

Section 7. Parking and Loading.

A. Parking: subject to applicable Residential Site Improvement Standards (RSIS) and §390-19 of this Chapter. RSIS standards shall superseded any residential parking standards.

- 1. Front yard parking shall be prohibited.
- 2. The minimum distance from any off-street parking space to the exterior wall of the nearest multifamily structure shall be six feet.

- B. Loading shall be subject to the requirements of §390-20 of this Chapter.

Section 8. Other Provisions Superseded.

A. In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

Section 9. Planning Board Review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

Section 10. Severability.

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

Section 11. Effective Date.

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

Section 12. Repeal of Inconsistent Ordinances.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2402

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 92-1, SALARIES, OF THE CODE OF THE
BOROUGH OF RIDGEFIELD”

introduced on the 23rd day of November , 2020, 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				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting November 23, 2020

Presented by Councilman Castelli

ORDINANCE NO. 2402

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

Section I.

Section 92-1 entitled “Salaries” of the Code of the Borough of Ridgefield be and hereby is amended by adding to the existing positions and salary ranges the following:

Position:	Range:
Road Foreman	\$45,000 - \$95,000

Section II. Invalid Provisions.

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

Section III. Repealer.

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

Section IV. Severability.

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

Section V.

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

Section VI:

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

RESOLUTION NO. 248-2020

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

NICHOLAS ACQUAFREDDA

be appointed Road Foreman for the Department of Public Works effective January 7, 2021 at the annual salary of \$87,800.00.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

RESOLUTION NO. 249-2020

WHEREAS, the Borough of Ridgefield Office of Emergency Management has been awarded FY20 Emergency Management Performance Grant Program Subgrant FY20 -EMPG-EMAA-0249 from the New Jersey State Police Office of Emergency Management. The subgrant, which includes a \$10,000.00 Federal Award is for the purpose of enhancing the Borough of Ridgefield's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

WHEREAS, the Borough of Ridgefield Office of Emergency Management, designated by the New Jersey State Police Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Police Office of Emergency Management; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Ridgefield accepts the award of the FFY20 Emergency Management Performance Grant Program Subgrant in the amount of \$10,000.00 Federal Funds from the New Jersey State Police Office of Emergency Management for the sub award period of July 1, 2020-June 30, 2021; and

BE IT FURTHER RESOLVED that the Borough Chief Financial Officer and the Borough Director of Emergency Management are authorized to sign the appropriate subgrant award documentation; and

BE IT FURTHER RESOLVED that copies of this resolution shall be forwarded to the New Jersey State Police Office of Emergency Management, the Director of the Division of Local Government Services, the County Division of Emergency Management, and Office of the Treasury.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

	COUNCIL VOTE			
	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 250-2020

WHEREAS, Michelle Ricardo has deposited a check in the amount of \$12,478.86 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 19-004, Block 1601.03 Lot 7 Qualifier C0007, further known as 725 Broad Ave. Apt 7, sold to John Finan; and

WHEREAS, \$4,200.00 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 \$12,478.86 from the Suspense Account and a check for \$4,200.00 from the Trust Account.

BE IT FURTHER RESOLVED that the check in the amount of \$12,478.86 be drawn on the Borough of Ridgefield Suspense Account 01-2999 and the check in the amount of \$4,200.00 be drawn on the Borough of Ridgefield Trust Account 03-2950 and be made payable to John Finan and be mailed to 55 Macarthur Ave., Closter, New Jersey 07624.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Castelli

RESOLUTION NO. 251-2020

WHEREAS, the Borough of Ridgefield, New Jersey, has experienced natural hazards that result in public safety hazards and damage to private and public property;

WHEREAS, the hazard mitigation planning process set forth by the State of New Jersey and the Federal Emergency Management Agency offers the opportunity to consider natural hazards and risks, and to identify mitigation actions to reduce future risk through the adoption of a Bergen County Multi-Jurisdictional Hazard Mitigation Plan (“Hazard Mitigation Plan”); and

WHEREAS, the New Jersey Office of Emergency Management is providing federal mitigation funds to support development of the Hazard Mitigation Plan; and

WHEREAS, a draft Hazard Mitigation Plan has been developed by the Mitigation Planning Committee; and

WHEREAS, the draft Hazard Mitigation Plan includes a prioritized list of mitigation actions including activities that, over time, will help minimize and reduce safety threats and damage to private and public property; and

WHEREAS, the draft Hazard Mitigation Plan was provided to each participating jurisdiction and was posted on the Bergen County Office of Emergency Management’s website so as to introduce the planning concept and to solicit questions and comments; and to present the Hazard Mitigation Plan and request comments, as required by law; and

WHEREAS, the draft Hazard Mitigation Plan was submitted by the Bergen County Office of Emergency Management to the New Jersey Office of Emergency Management and the Federal Emergency Management Agency on August 7, 2020; and

WHEREAS, the New Jersey Office of Emergency Management and the Federal Emergency Management Agency have approved the draft Hazard Mitigation Plan as submitted; and

WHEREAS, formal adoption and maintenance of the Hazard Mitigation Plan by the governing body is a condition of receipt of federal disaster aid; and

WHEREAS, the Bergen County Office of Emergency Management has recommended to the County Executive and Board of Chosen Freeholders that the Hazard Mitigation Plan, as submitted to the New Jersey Office of Emergency Management and the Federal Emergency

Management Agency on August 7, 2020, be adopted as the official Hazard Mitigation Plan of the County of Bergen.

NOW THEREFORE BE IT RESOLVED, by the Council of the Borough of Ridgefield, Bergen County, New Jersey that:

1. The Bergen County Multi-Jurisdictional Hazard Mitigation Plan, as submitted to the New Jersey Office of Emergency Management and the Federal Emergency Management Agency on August 7, 2020 by the Bergen County Office of Emergency Management is hereby adopted as an official plan of the County of Bergen; minor revisions recommended by the Federal Emergency Management Agency and/or the New Jersey Office of Emergency Management may be incorporated without further action.
2. A hard copy of the Hazard Mitigation Plan shall be kept on file at the Bergen County Office of Emergency Management, and a digital copy shall be posted on the web site of the Bergen County Office of Emergency Management.
3. Any action proposed by the Hazard Mitigation Plan shall be subject to and contingent upon budget approval, if required, which shall be at the discretion of the Borough of Ridgefield, and this resolution shall not be interpreted so as to mandate any such appropriations.
4. The Borough of Ridgefield’s Emergency Management Coordinator shall coordinate with their local offices and officials; and periodically report on the activities, accomplishments, and progress, and shall prepare an annual progress report to be submitted to the Bergen County Office of Emergency Management. The Bergen County Office of Emergency Management shall prepare an annual progress report on the goals and mitigation actions set forth in the Hazard Mitigation Plan. Copies of those reports will be kept on file at the office of the Board of Chosen Freeholders and the Bergen County Office of Emergency Management. Municipal status reports may be submitted at any time to the County Coordinator to amend mitigation actions identified in the Hazard Mitigation Plan. At a minimum, municipal status reports shall be submitted to the County Coordinator on an annual basis. The County Coordinator will identify one meeting per year that will address hazard mitigation updates, as required by the State of New Jersey’s Hazard Mitigation Plan and its Standard Operating Procedure.

Approved:

 Anthony R. Suarez, Mayor

Attest:

 Linda M. Silvestri,
 Borough Clerk

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 252-2020

WHEREAS, an overpayment of taxes in the Borough of Ridgefield was received for the first quarter of 2020 due to a sub-division on Block 2504 Lot 17.01, further known as 555 Edgewater Avenue (The Reserve at Ridgefield, LLC).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$1,244.00 for the first quarter be issued to The Reserve At Ridgefield, LLC;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$1,244.00 made payable to The Reserve At Ridgefield, LLC and mailed to 480 Sylvan Avenue, Englewood Cliffs, New Jersey 07632.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 253-2020

WHEREAS, an overpayment of taxes in the Borough of Ridgefield was received for the first quarter of 2020 due to a sub-division on Block 2504 Lot 17.02, further known as 555 Edgewater Avenue (The Reserve at Ridgefield, LLC).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$1,260.00 for the first quarter be issued to The Reserve At Ridgefield, LLC;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$1,260.00 made payable to The Reserve At Ridgefield, LLC and mailed to 480 Sylvan Avenue, Englewood Cliffs, New Jersey 07632.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 254-2020

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 2104 Lot 1; also known as 543 Shaler Boulevard for the tax year 2019.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Spiotti & Esposito, P.C. - Attorney Trust Account representing Stancato, Frank Et Al, be issued a refund in the amount of \$5,587.44 for the year 2019.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$5,587.44 from Account 01-2010-30-4262-001 made payable to Spiotti & Esposito, P.C. and mailed to 271 U.S. Highway 46, Suite F105-106, Fairfield, New Jersey 07004-2471.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 255-2020

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 2104 Lot 3; also known as 533 Shaler Boulevard for the tax year 2019.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Spiotti & Esposito, P.C. - Attorney Trust Account representing Stancato, Frank Et Al, be issued a refund in the amount of \$1,966.64 for the year 2019.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$1,966.64 from Account 01-2010-30-4262-001 made payable to Spiotti & Esposito, P.C. and mailed to 271 U.S. Highway 46, Suite F105-106, Fairfield, New Jersey 07004-2471.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 256-2020

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 2104 Lot 1; also known as 543 Shaler Boulevard for the tax year 2018.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Spiotti & Esposito, P.C. - Attorney Trust Account representing Stancato, Frank Et Al, be issued a refund in the amount of \$4,841.25 for the year 2018.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$4,841.25 from Account 01-2010-30-4262-001 made payable to Spiotti & Esposito, P.C. and mailed to 271 U.S. Highway 46, Suite F105-106, Fairfield, New Jersey 07004-2471.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 257-2020

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an appropriation for an equal amount; and

WHEREAS, the Borough of Ridgefield has been awarded grants, and wishes to amend its 2020 Calendar Year Budget to include this amount as an item of revenue; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Mayor and Council hereby requests the Director of Government Services to approve the insertion of an item of revenue in the Calendar Year Budget of 2020 in the sum of \$25,425.15 which is now available as a revenue item from:

Bergen County Cares Act Municipal Grant Program - 2 \$ 25,425.15

BE IT FURTHER RESOLVED that a like sum of \$25,425.15 be and the same is hereby appropriated under the caption:

Bergen County Cares Act Municipal Grant Program - 2 \$ 25,425.15

BE IT FURTHER RESOLVED that the Chief Financial Officer file an electronic copy of this resolution with the Director of Local Government Services for approval.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri, Borough Clerk

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 258-2020

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an appropriation for an equal amount; and

WHEREAS, the Borough of Ridgefield has been awarded grants, and wishes to amend its 2020 Calendar Year Budget to include this amount as an item of revenue; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Mayor and Council hereby requests the Director of Government Services to approve the insertion of an item of revenue in the Calendar Year Budget of 2020 in the sum of \$132,804.28 which is now available as a revenue item from:

Bergen County Cares Act Municipal Grant Program - 3 \$132,804.28

BE IT FURTHER RESOLVED that a like sum of \$132,804.28 be and the same is hereby appropriated under the caption:

Bergen County Cares Act Municipal Grant Program - 3 \$132,804.28

BE IT FURTHER RESOLVED that the Chief Financial Officer file an electronic copy of this resolution with the Director of Local Government Services for approval.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri, Borough Clerk

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 259-2020

WHEREAS, Ridgefield Borough, hereafter referred to as "Public Entity" is a member of the Public Alliance Insurance Coverage Fund, hereinafter referred to as "Fund"; and

WHEREAS, said renewal membership terminates as of January 1, 2021 at 12:01 a.m. standard time, unless earlier renewed by agreement between the Public Entity and the Fund; and

WHEREAS, the Local Unit is afforded the following types of coverages:

- Workers' Compensation
- Package (property, boiler & machinery, crime, auto & general liability including Police Professional)
- Public Officials Liability
- Excess Liability
- Auto & General Liability (including Police Professional)
- Public Officials Liability
- Environmental Impairment Liability

WHEREAS, the Public Entity desires to renew said membership.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Public Entity agrees to renew its membership in the Fund for a period of three years beginning January 1, 2021, and ending January 1, 2024 at 12:01 a.m. eastern standard time, and to be subject to the coverages, operating procedures, bylaws, and other organizational and operational documents of the Fund presently existing or as from time to time amended by the Fund and/or the Department of Banking and Insurance.
2. The Public Entity agrees that as a member of the Public Alliance Insurance Coverage Fund the Public Entity must purchase all types of coverages offered by the Fund which are applicable to the Public Entity.
3. The Public Entity hereby appoints as the Public Entity's Fund Commissioner and is authorized to execute the renewal Indemnity and Trust Agreement thereby evidencing annexed hereto and made a part hereof and to deliver same to the Fund the Public Entity's renewal of its membership.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

**PUBLIC ALLIANCE INSURANCE COVERAGE FUND INDEMNITY AND TRUST
RENEWAL AGREEMENT**

THIS AGREEMENT, made this day 14th of December, 2020, in the County of Bergen, State of New Jersey, by and between the Public Alliance Insurance Coverage Fund, hereinafter referred to as "**Fund**", and the Governing Body of **Ridgefield Borough**, hereinafter referred to as "**Public Entity**";and

WHEREAS, the **Fund** seeks to provide its members with insurance coverage; and

WHEREAS, two or more public entities have collectively formed a joint insurance fund as is authorized and described in N.J.S.A. 40A:10-36 *et. seq.* and the regulations promulgated pursuant thereto; and

WHEREAS, the **Public Entity** has resolved to renew said membership.

NOW, THEREFORE, it is agreed as follows:

1. The **Public Entity** hereby renews its membership in the **Fund** for a three (3) year, beginning January 1, 2021 and ending January 1, 2024 at 12:01 a.m. eastern standard time.
2. The **Public Entity** hereby ratifies and reaffirms the bylaws and other organizational and operational documents of the **Fund** and as from time to time amended and altered by the **Fund** and/or Department of Banking and Insurance in accordance with the applicable statutes and regulations as if each and every one of said documents were executed contemporaneously herewith.
3. The **Public Entity** agrees to be a participating member of the **Fund** for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. The **Public Entity** agrees that as a member of the Public Alliance Insurance Coverage Fund the **Public Entity** must purchase all types of coverages offered by the **Fund** which are applicable to the **Public Entity**.
5. In consideration of renewal of membership in the **Fund**, the **Public Entity** agrees that for those types of insurance in which it participates, the **Public Entity** shall jointly and severally assume and discharge the liability of each and every member of the **Fund** all of whom, as a condition of membership in the **Fund**, shall execute a verbatim counterpart to this Agreement. By execution hereof the full faith and credit of the **Public Entity** is pledged to the punctual payment of any sums which shall become due to the **Fund** in accordance with the bylaws thereof, this Agreement or any applicable statute or regulation.

6. If the **Fund**, in the enforcement of any part of this Agreement, shall incur unnecessary expense or become obligated to pay attorney's fees and/or court costs, the **Public Entity** agrees to reimburse the **Fund** for all such reasonable expenses, fees and costs on demand.
7. The **Public Entity** and the **Fund** agree that the **Fund** shall hold all monies paid by the **Public Entity** to the **Fund** as fiduciaries for the benefit of **Fund** claimants all in accordance with applicable statutes and/or regulations.
8. The **Fund** shall establish and maintain Trust Accounts in accordance with N.J.A.C.11:15-2.13 and such other statutes and regulations as may be applicable.
9. Each **Public Entity** that becomes a member of the **Fund** shall be obligated to execute this Agreement.
10. The Fund Commissioner designated in the Resolution to Renew Membership is to execute the Agreement to renew membership.

By: _____
Ridgefield Borough - Authorized Signature

By: _____
Public Alliance Insurance Coverage Fund – Authorized
Signature

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 December 14, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 260-2020

BE IT RESOLVED, that warrants totaling **\$3,045,644.01**
be drawn on the following accounts:

CURRENT	\$2,955,112.72
TRUST	\$55,010.05
CAPITAL	\$24,025.56
POOL	\$1,592.00
DOG LICENSE	\$8,163.68
COAH	\$1,740.00
TOTAL	\$3,045,644.01

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk