

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: January 13, 2020

Open Public Meetings Statement by Mayor Suarez

Public Session to Adjourn to Executive Session: C.T.O.: 6:31 P.M. Adjourn: 6:31 P.M.

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

Executive Session: 6:30 P.M. C.T.O.: 6:31 P.M. Adjourn: 7:31 P.M.

Public Session: 7:30 P.M. C.T.O.: 7:40 P.M. Adjourn: 7:49 P.M.

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

ROLL CALL-PUBLIC SESSION

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

ROLL CALL-EXEC. SESSION

	PRESENT	ABSENT
	Mayor Suarez	X
Castelli	X	
Penabad	X	
Shim	X	
Jimenez	X	
Kontolios	X	
Larkin	X	

Introduction of Ordinance No. 2378 entitled, “AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION N.J.S. 40A:4-53”

First Reading of Ordinance

Roll Call

CONSENT AGENDA:

All items listed are considered to be routine and non-controversial by the Borough Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item(s) will be removed from the Consent Agenda and

considered in its normal sequence on the agenda. The one motion signifies the adoption of all resolutions, receive and file letters, correspondence, reports and approval of applications and minutes.

71-2020	Councilman Castelli	FY19 Emergency Management Performance Grant
72-2020	Councilman Castelli	Professional Service Agreement– Caulfield Associates LLP
73-2020	Councilman Jimenez	Professional Service Agreement– Associated Appraisal Group
74-2020	Councilman Jimenez	Stipulation of Settlement-600 Prospect Avenue
75-2020	Councilman Castelli	Authorize Next Phases of DMR Contract and Matrix New World Engineering Contract

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

**RESOLUTIONS:**

76-2020	Councilman Jimenez	Warrants
77-2020	Mayor Suarez	Appoint Tenant Advocate
78-2020	Mayor Suarez	Appoint Rent Leveling Attorney

**COMMENTS BY MAYOR:**

**COMMENTS BY COUNCIL:**

**COMMENTS BY ADMINISTRATOR:**

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

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

Respectfully submitted,

Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 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 January 13, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2378

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 13<sup>th</sup> day of January, 2020, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 27<sup>th</sup> day of January, 2020 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and she is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

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

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Jimenez

ORDINANCE NO. 2378

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

BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, that pursuant to N.J.S. 40A:4-53 (Ch. 48, P.L. 1956 as amended, including Ch. 46, P.L. 2010 and Ch. 38, P.L. 1969) the sum of \$200,000 is hereby appropriated for A Reassessment of Real Property (as ordered by the Bergen County Board of Taxation) and shall be deemed a special emergency appropriation as defined and provided for in N.J.S. 40A:4-55.

The authorization to finance the appropriation shall be provided for in succeeding annual budgets 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

I, Linda Silvestri, Borough Clerk of the Borough of Ridgefield, do hereby certify the foregoing to be a true and correct copy of an ordinance introduced by the Mayor and Council at a meeting of said Mayor and Council held on January 13, 2020, and said ordinance was introduced by not less than a two-thirds vote of the members of the Mayor and Council.

---

Witness my hand and seal of the  
Borough of Ridgefield this 13<sup>th</sup> day  
of January, 2020

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Castelli

RESOLUTION NO. 71-2020

WHEREAS, the Borough of Ridgefield Office of Emergency Management has been awarded FY19 Emergency Management Performance Grant Program Subgrant FY18 -EMPG-EMAA-0249 from the New Jersey State Police Office of Emergency Management. The subgrant, consisting of a total amount of up to \$18,565.80, including up to \$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

WHEREAS, the Application for Subgrant Award calls for a match in the amount of up to \$9,282.90 which the Borough of Ridgefield Office of Emergency Management adequately satisfies through the Borough of Ridgefield's approved budget for department salaries and wages and fringe benefits;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Ridgefield accepts the award of the FFY19 Emergency Management Performance Grant Program Subgrant in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police Office of Emergency Management for the sub award period of July 1, 2019-June 30, 2020; 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.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

Approved:

Attest:

---

Anthony R. Suarez, Mayor

---

Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Castelli

RESOLUTION NO. 72-2020

WHEREAS, the Borough of Ridgefield has a need for professional surveying services in connection with a proposed subdivision of certain Borough property to be offered for sale following the subdivision; and

WHEREAS, surveyors in the State of New Jersey must be licensed; and

WHEREAS, the Borough previously solicited proposals from qualified engineering/surveying companies for the services to be rendered; and

WHEREAS, Caulfield Associates, LLP of Hoboken, New Jersey submitted the lowest proposal; and

WHEREAS, the Borough, therefore, wishes to award the contract to Caulfield Associates, LLP as a professional services agreement;

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

1. The attached proposal by Caulfield Associates, LLP dated May 24, 2019 be and hereby is accepted by the Borough of Ridgefield.
2. This contract is awarded for the following reasons: There is a need for professional surveying services in order for the Borough to complete a subdivision; Caulfield Associates, LLP is a surveying firm licensed by the State of New Jersey; and Caulfield Associates, LLP submitted the lowest cost in response to the request for proposals.
3. The within contract is not awarded pursuant to a fair and open process. Accordingly, the award of this contract is subject to submission of a proper certification from Caulfield Associates, LLP demonstrating that it is not disqualified from being awarded a contract pursuant to the provisions of the State Pay to Play Legislation and Municipal Pay to Play Ordinance.
4. A notice of this action shall be printed in *The Record*.
5. Funding for the payment herein authorized shall be paid from Account No. 01-2030-20-1652-003. These funds are available as certified by the Chief Finance Officer; and a duly executed copy of this resolution will be filed in the Office of the Borough Clerk.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

Approved:

Attest:

---

Anthony R. Suarez, Mayor

---

Linda M. Silvestri,  
Borough Clerk



# CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYORS

132 MADISON STREET  
HOBOKEN, NEW JERSEY 07030

Telephone: (201) 792-0445

FAX: (201) 792-7714

www.surveyornj.com

May 24, 2019

**HAND DELIVERED**

Borough Clerk  
Borough of Ridgefield  
604 Broad Avenue  
Ridgefield, NJ 07657

Re: *Proposed Subdivision*  
*Block 701, Lot 1*  
*Borough of Ridgefield, NJ*

Dear Sir:

We are writing in response to the Borough's Request for Proposal to perform surveying related work in connection with a proposed subdivision of the above referenced matter. Although the proposal we are responding to indicated that the date for the response was "May 26, 2016," we are submitting this today on the instructions of Stephen Pellino, Esq., the Borough attorney, as relayed by the Borough's title insurance company.

The site is presently vacant and heavily wooded. It backs up to Lots 2, 4-11, in Block 701. In order to provide you with a succinct proposal, we conducted some preliminary research and visited the site to conduct some field work there. In addition to the title data we were provided, we were able to pull additional tax assessment and map data which we used in conjunction with archival data we maintain in our office.

Based on our research, the current lot configuration, and the location of the record right of ways, in order to ascertain the appropriate lot boundaries, and therein the new subdivision boundaries, the survey field work will need to include the lots fronting on Ray Avenue and Stewart Street. This increases the overall scope of the work, but will provide a more accurate outcome.

We propose to prepare a major subdivision of Lot 1, Block 701, which will include initial field data collection. We will divide the site into seven

2019 MAY 24 PM 12:54  
RECEIVED  
CLERK OF BOROUGH OF RIDGEFIELD

Borough Clerk  
Borough of Ridgefield  
May 24, 2019  
Page-2-

smaller lots and will prepare the necessary metes and bounds descriptions for each of the newly created lots. These new lot configurations will be based on the Borough's criteria. After the lot configurations are confirmed we will set appropriate boundary markers/monuments in accordance with New Jersey State Statutes and Administrative Codes. Deliverables will include PDF and .dwg files and a total of 20 sealed prints.

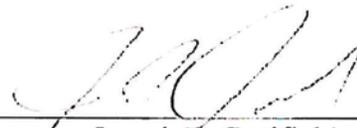
Our fee to conduct the survey and prepare the major subdivision will be \$9,450, which we would invoice at the time of delivery of the initial survey prints. As also requested in the Request for Proposal, the additional charge for Joseph T. Caulfield, PLS, the surveyor who would perform this work, to appear before the Planning Board in connection with the subdivision application, and for miscellaneous work, would be billed at \$190 per hour.

If you wish us to proceed, we will need written authorization and any purchase order required by the Borough. In addition we will need any title data you may have. We estimate completion at 2-3 weeks, and could look to commence work immediately. We are happy to provide the Borough all of our firm insurance coverage information, if requested.

We are a third generation family surveying firm and have been in continuous operation since 1933. You can view additional details of our firm background and CVs of the principals on our web site at [www.surveyornj.com](http://www.surveyornj.com).

We appreciate the opportunity to work with the Borough, and hope to be of service on this matter. Please call with any questions or comments.

Very truly yours,  
CAULFIELD ASSOCIATES, LLP

By:   
Joseph T. Caulfield

JTC:jc

Stephen F. Pellino, Esq.  
Borough Attorney, via mail

Bennie Henderson  
Two Rivers Title, via email

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 73-2020

WHEREAS, the Borough of Ridgefield has been ordered to conduct a reevaluation of all properties within the Borough; and

WHEREAS, as an alternative to a formal reevaluation, the Borough may be able to conduct what is known as a “rolling reassessment”; and

WHEREAS, Associated Appraisal Group of 266 Harristown Road, Glen Rock, New Jersey 07452 is a firm authorized to conduct reevaluations and reassessments; and

WHEREAS, the Borough now wishes to enter into a Professional Services Agreement with Associated Appraisal Group;

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

1. The Mayor and the Borough Clerk be and hereby are authorized and directed to execute the attached Professional Services Agreement with Associated Appraisal Group as required by law.
2. This contract is awarded for the following reasons: There is a need for the Borough of Ridgefield to conduct a reevaluation or rolling reassessment as the Borough will be ordered to do so; and Associated Appraisal Group is licensed and authorized to conduct such reevaluations or reassessments; and the Mayor and Council is familiar with the experience and professionalism of the firm and its principal Rick Del Guercio.
3. The within contract is not awarded pursuant to a fair and open process. Accordingly, the award of this contract is subject to submission of proper certifications from Associated Appraisal Group demonstrating that it is not disqualified from being awarded a contract pursuant to the provisions of the State Pay to Play Legislation and Municipal Pay to Play Ordinance.
4. A notice of this action shall be printed in *The Record*.
5. Funding for the payment herein authorized shall be paid from Account No. 01-2010-99-0025-002 in an amount not to exceed \$200,000 in year 2020. These funds will be available upon adoption of Ordinance No. 2378 and certification of funds by the Chief Finance Officer; and a duly executed copy of this resolution will be filed in the Office of the Borough Clerk.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

**CONTRACT  
FOR PROVIDING ASSISTANCE FOR  
ANNUAL  
RE-ASSESSMENT OF  
ALL REAL PROPERTY FOR  
TAX EQUALIZATION PURPOSES**

**BETWEEN**

**THE BOROUGH OF RIDGEFIELD  
A MUNICIPAL CORPORATION OF  
THE STATE OF NEW JERSEY**

**AND**

**ASSOCIATED APPRAISAL GROUP, INC.  
A NEW JERSEY CORPORATION**

## ARTICLES OF AGREEMENT

THIS AGREEMENT, made this \_\_\_ day of \_\_\_\_\_, 2020, by and between the BOROUGH OF RIDGEFIELD, a Municipal Corporation of the State of New Jersey, hereinafter referred to as the Municipality,

AND

**ASSOCIATED APPRAISAL GROUP, INC.**, an appraisal firm with its office located at 6 Commerce Drive, Suite 303, Cranford, NJ 07016 hereinafter referred to as the Firm.

### WITNESSETH:

Whereas, the Municipality is engaged in a program to annually re-assess all the lands, buildings and improvements contained within the boundaries of the Municipality and has engaged the services of the Firm to render necessary advice and assistance in the said project; and

Whereas, the Firm will assist the Borough Tax Assessor to complete an annual re-assessment as prescribed by law (N.J.S.A. 54:1-35.35); and

Whereas, the Bergen County Board of Taxation and the Director of the Division of Taxation, State of New Jersey have granted approval for a re-assessment program set to begin October 1, 2020 to be effective for the tax year 2021;

**The municipality agrees to pay the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for the first year, than FIFTY THOUSAND DOLLARS (\$50,000) per year for years two through five.** *Lawton*

Now, therefore, each of the parties hereto intending to be legally bound hereby, it is agreed as follows:

The re-assessment program will begin as of October 1, 2020 to be effective for the tax year 2021 and continue as of October 1, 2021 to be effective for the tax year 2022; October 1, 2022 to be effective for the tax year 2023; October 1, 2023 to be effective for the tax year 2024; October 1, 2024 to be effective for the tax year 2025.

**The total amount paid as of January 10, 2025 will be FOUR HUNDRED THOUSAND DOLLARS (\$400,000).**

The annual reassessment program will be conducted in accordance with the requirements of the State outline for reassessment programs as outlined in the attached standard Application for Reassessment form (AFR).

**ARTICLE 1**  
**ANNUAL REASSESSMENT PROCEDURES**

- A. The Real Property Appraisal Manual for New Jersey Assessors will be utilized to develop appropriate depreciated replacement costs for all improvements as of the assessing date.
- B. All exempt property assessments will be updated to a current value as of the assessment date.
- C. All land assessments will be updated to a current value as of the assessment date utilizing generally acceptable land valuation procedures.
- D. A land value map shall be developed using appropriate land unit values such as front foot, effective front foot, excess front foot, square foot, acreage value and base or minimum site value.
- E. Sales of all properties deemed to be usable and occurring within the past three years will be analyzed; and significant data extracted from appropriate sales will be utilized in developing pertinent factors, adjustments, tables and/or schedules for determining current market values of property as of the assessment date.
- F. All owners of income-producing property will be requested to submit income and expense information as provided under N.J.S.A. 54:4-34
- G. 100% of properties will be inspected in the first year then 25% will be inspected in years two through five so that over that five-year period 100% of the properties will be inspected.
- H. All applicable approaches to value will be employed in the valuation process, and values developed will be reconciled to determine a final assessed value of the property as of October 1 of the pretax year.
- I. The Firm will notify all taxpayers of their proposed assessment and will be available to conduct taxpayer hearings.
- J. The Firm shall assist by providing an expert witness in the defense of all valuations rendered to the Municipality that are appealed to the Bergen County Board of Taxation.

**ARTICLE II**  
**CONTRACT CONTINGENT UPON APPROVAL BY**  
**THE DIRECTOR OF THE DIVISION OF TAXATION**

- A. This contract is contingent upon approval of the Director of the Division of Taxation and shall not be effective until such approval is noted on the approval page provided within this Agreement.
- B. The Firm shall not assign or transfer this contract or any interest therein without written permission from the Municipality, and written permission of the surety company, the County Board of Taxation and the Director of the Division of Taxation
- C. No changes will be permitted in this contract except upon mutual consent of the Firm and the Municipality, the County Board of Taxation and the Director of the Division of Taxation.

**ARTICLE V**  
**PROGRESS REPORTS AND PAYMENT**

- A. The firm shall provide monthly reports of the progress of the work and meet with the Assessor when required or requested.
- B. The firm shall receive payment installments commensurate with the progress of work outlined in the monthly reports submitted to the Assessor.

IN WITNESS WHEREOF, the Firm has caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, and the Municipality has caused these presents to be executed by its Mayor and attested by its Clerk, and its seal affixed hereto, the day and year first above written.

ATTEST:

By \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**ASSOCIATED APPRAISAL GROUP, INC.**

By \_\_\_\_\_  
Rick DelGuercio, Principle

ATTEST:

\_\_\_\_\_

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Jimenez

RESOLUTION 74-2020

WHEREAS, Robert Spiotti, Esq., representing Magriples, George E. & Denise filed a tax appeal challenging the assessment at 600 Prospect Ave., Block 1502, Lot 8 for tax year 2017; and

WHEREAS, the original assessment in issue for the tax year under appeal was:

LAND:	\$ 287,300
IMPROVEMENTS:	\$ 473,700
TOTAL:	\$ 761,000

WHEREAS, the parties having exchanged discovery have entered into settlement discussions resulting in a proposed settlement to which taxpayer has agreed; and

WHEREAS, in light of the inherent risk and expense of Tax Court litigation, it is deemed to be in the best interest of the Borough to enter into a settlement of the pending tax appeal on the terms set forth below;

NOW, THEREFORE, BE IT RESOLVED by the Governing body that it does hereby authorize and approve a proposed settlement as follows:

1. For 2017, the assessment shall be adjusted to:

LAND	\$ 287,300
IMPROVEMENTS:	\$ 437,700
TOTAL:	\$ 725,000
2. Taxpayer agrees to waive statutory interest on the refunds due as a consequence of the settlement provided refunds are paid within sixty (60) days of the entry of Tax Court Judgment.
3. Special Tax Attorney is hereby authorized and directed to execute a Stipulation of Settlement for filing with the Tax Court conforming with the terms set forth above.
4. The Tax Collector is hereby authorized and directed, upon receipt of the Tax Court Judgment, to calculate the amount of the refund and cause same to be paid to the taxpayer, without statutory interest, within sixty (60) days from the date of the Tax Court Judgment.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Castelli

RESOLUTION NO. 75-2020

RESOLUTION AUTHORIZING THE AWARD OF NEXT PHASES OF CONTRACT TO DMR ARCHITECTS, PC AND NEXT PHASES OF CONTRACT TO MATRIX NEW WORLD ENGINEERING IN CONNECTION WITH THE REDEVELOPMENT PROJECT IN THE REDEVELOPMENT AREA DESIGNATED AS THE WESTERN PORTIONS OF BLOCK 905 LOT 1, BLOCK 906 LOT 1, AND THE PAPER STREET VIRGIL AVENUE IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, heretofore, the Borough has adopted a Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), for: (i) the western portions of Block 905 Lot 1, Block 906 Lot 1, and the paper Street, Virgil Avenue; the said portions of both Lots and paper street being collectively bounded on the north by Ray Avenue, on the west by Shaler Boulevard, the south by Slocum Avenue and on the east by Wolf Creek; and

WHEREAS, the said Redevelopment Plan is for the redevelopment of the designated redevelopment area with a new municipal complex (i.e., Redevelopment Project"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4c, the Borough is "responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to N.J.S.A. 40A:12A-8" and the "municipality may execute these responsibilities directly . . ."; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, "Upon the adoption of a Redevelopment Plan . . . the municipality may proceed with the clearance, re-planning, development and redevelopment of the area designated in that Plan;" and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8e, "in order to carry out and effectuate the purposes of [the Redevelopment Law] and the terms of the Redevelopment Plan, the Borough may . . . prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects . . . for the carrying out of redevelopment projects; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-22o, the Borough is authorized to "make and enter into all contracts and agreements necessary or incidental to the performance of the duties authorized in [the Redevelopment Law];

WHEREAS, heretofore, by Resolution, the Council authorized the retention of DMR Architects, PC for the Schematic Design Phase (\$60,000.00) and the Design Development Phase

(\$150,000.00) of its proposal, dated September 3, 2019, the scope of services for the foregoing phases being detailed in the said proposal, which is incorporated herein by reference, for the sum certain amount of \$210,000.00. The said services includes consultants to DMR Architects for the disciplines of structural engineering, mechanical, electrical, plumbing and fire protection engineering, and information technology engineering, all in connection with the design, preparation of construction documents and construction administration services for the New Municipal Complex Redevelopment Project; and

WHEREAS, heretofore, by Resolution, the Council hereby entered into a Redeveloper's Agreement with Matrix New World Engineering, dated October 5, 2019, and by Resolution authorized Matrix New World Engineering to proceed with Item / Task 1, said Item / Task 1 being for the mobilization to consist of the procurement of specialty contractors, permit preparation and application UST registration, County Soil Erosion and Sediment Control Plan preparation and filing, NJDEP submissions, asbestos abatement notifications, silt fence installation, and installation of temporary fencing, all of the foregoing as further detailed in the said proposal, for the sum certain amount of \$40,850.00, said proposal incorporated herein by reference. The said services being to prepare the site for environmental remediation as the initial phase of the Redevelopment Project.

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

1. The Council hereby authorizes and approves the retention of DMR Architects, PC for the Construction Document Phase (\$345,000.00), GMP and Develop Selection Phase (\$95,000.00); Furniture Selection / Layout Phase (\$10,000.00); Construction Administration Phase (\$180,000.00) and NTE Reimbursable Expenses (\$50,000.00) of its proposal, dated September 3, 2019, the scope of services for the foregoing phases being detailed in the said proposal, which is incorporated herein by reference, for the sum certain amount of \$630,000.00. The said services includes consultants to DMR Architects for the disciplines of structural engineering, mechanical, electrical, plumbing and fire protection engineering, and information technology engineering. Funding is available through account number 04-2150-55-2354-001.
2. The Council hereby authorizes and approves Matrix New World Engineering for the following, as set forth in the Redeveloper's Agreement, dated October 5, 2019, which is incorporated herein by reference:
  - Item / Task 2 – Building Demolition, Asbestos Abatement, Sub-slab Foundation Demolition, Site Clearing at \$292,940.00, Not-to-Exceed Cost on a Time and Material Basis.
  - Item / Task 3 – Environmental Site Remediation at \$315,170.00, Not-to-Exceed Cost on a Time and Material Basis.
  - Item / Task 4 – Site Development Preparation at \$680,960.00, Not-to-Exceed Cost on a Time and Material Basis.
  - Item / Task 5 – Additional Investigation / Remediation, if required, at \$129,430.00, comprised of: (a) Remediation of Former UST and Pump House (\$32,000.00); (b) Investigation of purported historical release of oil

to Wolf Creek (\$6,500.00); and (c) Groundwater Monitoring (\$90,925.00).

- Item / Task 6 – Regulatory Reporting at \$66,330.00.
- Ten Percent (10%) Project Contingency at \$152,568.00

Funding is available through account number 04-2150-55-2354-002

For the purposes of clarity, while this Resolution authorizes the full scope and contingency cost set forth in the said Redeveloper’s Agreement, this Resolution is only authorizing Matrix New World to proceed with:

- Item / Task 2 – Building Demolition, Asbestos Abatement, Sub-slab Foundation Demolition, Site Clearing
- Item / Task 3 – Environmental Site Remediation.
- Item / Task 4 – Site Development Preparation.
- Item / Task 6 – Regulatory Reporting.

Matrix New World is not authorized to proceed with

- Item / Task 5 – Additional Investigation / Remediation, if required, at \$129,430.00, comprised of: (a) Remediation of Former UST and Pump House; (b) Investigation of purported historical release of oil to Wolf Creek; and (c) Groundwater Monitoring;
- Or to utilize any portion of the Ten Percent (10%) Project Contingency unless authorized in writing by the Borough’s Business Administrator, which the Council hereby authorizes the Business Administrator to issue same, after consultation and approval by the Council.

3. All of the Recitals set forth hereinabove are incorporated herein as set forth at length.

BE IT FURTHER RESOLVED, that the Borough hereby reserves all other authority and powers granted to it under the Redevelopment Law.

**COUNCIL VOTE**

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

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

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

---

Francis J. Elenio,  
Chief Financial Officer

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 76-2020

BE IT RESOLVED, that warrants totaling **\$2,627,710.11**  
be drawn on the following accounts:

CURRENT	\$ 2,595,324.05
TRUST	\$ 26,648.56
CAPITAL	\$ 5,737.5
<b>TOTAL</b>	<b>\$2,627,710.11</b>

COUNCIL VOTE

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

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Mayor Suarez

RESOLUTION NO. 77-2020

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

H. SARAH KIM, ESQ.

be appointed Tenant Advocate for calendar year 2020.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli	X			
Penabad	X			
Shim	X			
Jimenez	X			
Kontolios	X			
Larkin	X			
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 13, 2020

Presented by Mayor Suarez

RESOLUTION NO. 78-2020

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

BRESLIN & BRESLIN

be appointed Rent Leveling Attorney for calendar year 2020.

COUNCIL VOTE

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

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

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