

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: July 22, 2019

Open Public Meetings Statement by Mayor Suarez

Public Session to Adjourn to C.T.O.: 6:32 P.M.
Executive Session: Adjourn: 6:35 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.: 6:35 P.M.
Adjourn: 7:33 P.M.

Public Session: 7:30 P.M. C.T.O.: 7:35 P.M.
Adjourn: 8:03 P.M.

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

Approval of Minutes of July 8, 2019 Public Session Meeting - APPROVED

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	

As advertised, hearing will be held on Ordinance No. 2358 entitled, “AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PORTIONS OF BLOCK 905, LOT 1 AND BLOCK 906, LOT 1, AND A PORTION OF VIRGIL AVENUE PAPER STREET ON THE TAX MAP 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

Introduction of Ordinance No. 2361 entitled, "AN ORDINANCE ENACTING A FLOOD DAMAGE PREVENTION ORDINANCE"

First Reading of Ordinance

Roll Call

CONSENT AGENDA:

211-2019	Councilman Jimenez	Lien Redemption Cert. #18-006
212-2019	Councilman Jimenez	Municipal Charges – Yard Maintenance
213-2019	Councilman Castelli	Approve 12.39 Special Ruling-VL Liquor, LLC
214-2019	Councilman Castelli	Authorize Letter of Endorsement Cultivation and Manufacture of Medical Marijuana
215-2019	Councilman Jimenez	Renewing and Amending Contract with ARS for 3 rd Party Billing
216-2019	Councilwoman Larkin	Hire Additional Swim Pool Personnel
217-2019	Councilwoman Larkin	Hire Additional Summer Playground Personnel

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Penabad				X
Shim	X		214-2019	
Jimenez	X			
Kontolios				X
Larkin	X			
Mayor Suarez				

RESOLUTIONS:

218-2019 Councilman Jimenez Warrants

COMMENTS BY MAYOR:

Coin Toss Request:

RMHS Class of 2020

Saturday, September 14, 2019

Rain Date: Sunday, September 15, 2019

APPROVED

COMMENTS BY COUNCIL:

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 July 22, 2019

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 July 22, 2019

Presented by Councilman Castelli

ORDINANCE NO. 2358

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

“AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PORTIONS OF BLOCK 905, LOT 1 AND BLOCK 906, LOT 1, AND A PORTION OF VIRGIL AVENUE PAPER STREET ON THE TAX MAP OF THE BOROUGH OF RIDGEFIELD”

introduced on the 24th day of June, 2019, 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	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 June 24, 2019

Presented by Councilman Castelli

ORDINANCE NO. 2358

“AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PORTIONS OF BLOCK 905, LOT 1 AND BLOCK 906, LOT 1, AND A PORTION OF VIRGIL AVENUE PAPER STREET ON THE TAX MAP OF THE BOROUGH OF RIDGEFIELD”

WHEREAS, the Borough of Ridgefield, in the County of Bergen, New Jersey (the “Borough”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Mayor and Council of the Borough (the “Mayor and Council”) identified certain properties in the Borough designated as Block 2801, Lot 1, a portion of Block 905, Lot 1, Block 906, Lot 1, and a portion of Virgil Avenue Paper Street on the Borough’s Tax Maps (the “Area of Investigation”), to be considered for designation as an area in need of redevelopment (“AINR”) under the Redevelopment Law; and

WHEREAS, by Resolution No. 181-2018 adopted on May 16, 2018, the Mayor and Council authorized and directed the Planning Board of the Borough (the “Planning Board”) to conduct a preliminary investigation to determine whether the Area of Investigation an AINR according to the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, Resolution No. 181-2018 authorized DMR Architects (“DMR”) to assist the Planning Board to perform a preliminary investigation and prepare a preliminary investigation report that details the findings and recommendations relevant to whether the Area of Investigation should be designated as an AINR without the use of condemnation; and

WHEREAS, the properties investigated are Borough-owned lands totaling 7.05 acres, including a portion of Virgil Avenue paper street and properties occupied by the Borough Municipal Building (Block 2801, Lot 1) and parking lots and buildings used by the Borough’s police and fire departments (Block 905, Lot 1 and Block 906, Lot 1); and

WHEREAS, DMR conducted its preliminary investigation and submitted a report to the Planning Board in January 2019 that concluded that the properties met the criteria to be designated as areas in need of redevelopment; and

WHEREAS, on April 9, 2019, at a duly noticed public Planning Board hearing, and after hearing the expert planning testimony of Francis Reiner of DMR, as well as offering the public an opportunity to be heard, the Planning Board adopted Resolution denominated as No. 19-____, recommending that the Mayor and Council designate the Area of Investigation as being non-condemnation AINRs; and

WHEREAS, on April 22, 2019, the Municipal Council adopted Resolution No. 160-2019 designating the AINRs and authorized DMR to prepare the Redevelopment Plan; and

WHEREAS, as required by statute, the Borough Clerk transmitted the executed Resolution No. 160-2019 to the Department of Community Affairs (“DCA”) on April 24, 2019; and

WHEREAS, by response letter dated May 15, 2019, the DCA concluded that the “determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation” and “pursuant to *N.J.S.A. 40A:12A-6b(5)(c)*, the Redevelopment Area determination took effect after transmission to the Commissioner of the DCA”; and

WHEREAS, the within Redevelopment Plan is solely for a portion of Block 905, Lot 1, a portion of Block 906, Lot 1, and a portion of the Virgil Avenue paper street; and

WHEREAS, a separate Redevelopment Plan shall be prepared for Lot 2801, Lot 1; and

WHEREAS, in June 2019 DMR prepared a redevelopment plan entitled “Redevelopment Plan for an Area in Need of Redevelopment for Portions of Block 905 Lot 1 and Block 906 Lot 1 and a Portion of the Virgil Avenue Paper Street” for the Municipal Council’s consideration; and

WHEREAS, the Mayor and Council believe that the adoption of the Redevelopment Plan is in the best interests of the Borough for the redevelopment of the Property (collectively referred to as the “Redevelopment Area”);

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

Section I:

The aforementioned recitals are incorporated herein as though fully set forth at length.

Section II:

The Redevelopment Plan titled “Redevelopment Plan for an Area in Need of Redevelopment for Portions of Block 905 Lot 1 and Block 906 Lot 1 and a Portion of the Virgil Avenue Paper Street” dated June 2019, and appended hereto and incorporated within, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment LW. Further, the Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to Redevelopment Area.

Section III:

The Redevelopment Plan supersedes applicable provisions of the Development Regulations for the Property in the Redevelopment Area. The delineated Redevelopment Area is the western portions of Block 905, Lot 1; Block 906, Lot 1; and a portion of the paper street designated as Virgil Avenue. The overall delineated area is 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 is more particularly described and delineated by Map 2 on page 3 of the Redevelopment Plan.

The Redevelopment Plan supersedes the existing Zone G (Public/Semi-Public) for the subject blocks/lots and portion of the paper street, and the official Zoning Map of the Borough of Ridgefield dated April 29, 2005 be and hereby is amended with the adoption of the ordinance to reflect the new development regulations.

Section IV:

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section V:

A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section VI:

This Ordinance shall take effect in accordance with all applicable laws.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting July 22, 2019

Presented by Councilman Castelli

ORDINANCE NO. 2361

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

“AN ORDINANCE ENACTING A FLOOD DAMAGE PREVENTION ORDINANCE”

introduced on the 22nd day of July, 2019, 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 12th day of August, 2019 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 July 22, 2019

Presented by Councilman Castelli

ORDINANCE NO. 2361

“AN ORDINANCE ENACTING A FLOOD DAMAGE PREVENTION ORDINANCE”

WHEREAS, the Federal Emergency Management Agency (hereinafter “FEMA”) has notified the Borough of Ridgefield of the necessity of amending the Borough’s Municipal Code to reflect updated standards; and

WHEREAS, the required modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973, and are in accordance with the National Flood Insurance Act of 1968, as amended; and

WHEREAS, it is in the best interests of the Borough of Ridgefield to enact the within ordinance;

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

Section I.

Article XLIX of Chapter 390 entitled “Flood Damage Prevention” of the Code of the Borough of Ridgefield be and hereby is, repealed in its entirety.

Section II.

There is hereby established a new article, Article XLIX entitled “Flood Damage Prevention Ordinance”, as follows:

§390-205 STATUTORY AUTHORIZATION

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the Mayor and Council of the Borough of Ridgefield, County of Bergen, New Jersey does ordain as follows:

§390-206 FINDINGS OF FACT

A. The flood hazard areas of the Borough of Ridgefield are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood

protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, causes damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

§390-207 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

§390-208 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

AH Zone- Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone

AO Zone- Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

Appeal — A request for a review of the Construction Official's interpretation of any provision of this ordinance or a request for a variance.

Area of Shallow Flooding — A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent annual or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard —The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone V, VE, V1-30, A, AO, A1-A30, AE, A99, or AH.

Base Flood —A flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) – The flood elevation shown on a published Flood Insurance Study (FIS) including the Flood Insurance Rate Map (FIRM). For zones AE, AH, AO, and A1-30 the elevation represents the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

Basement — Any area of the building having its floor subgrade (below ground level) on all sides.

Best Available Flood Hazard Data — The most recent available flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM.

Best Available Flood Hazard Data Elevation — The most recent available flood elevation FEMA has provided. The Best Available Flood Hazard Data Elevation may be depicted on an Advisory Flood Hazard Area Map, Work Map or Preliminary FIS and FIRM.

Breakaway Wall — A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

Development — Any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

Elevated Building — A non-basement building (i) built, in the case of a building in an Area of Special Flood Hazard, to have the top of the elevated floor, elevated above the base flood elevation plus freeboard by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood. In an Area of Special Flood Hazard "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Erosion — The process of gradual wearing away of land masses.

Existing Manufactured Home Park or Subdivision — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Flood or Flooding — A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a) The overflow of inland or tidal waters and/or
- b) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) — The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

Floodplain Management Regulations — Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing — Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

Freeboard — A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Highest Adjacent Grade — The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

Historic Structure — Any structure that is:

- a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c) Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved State program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in States without approved programs.

Lowest Floor — The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements of 44 CFR Section 60.3.

Manufactured Home — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured Home Park or Manufactured Home Subdivision — A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

New Construction — Structures for which the start of construction commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the municipality.

Preliminary Flood Insurance Rate Map (pre FIRM) — The draft version of the FIRM released for public comment before finalization and adoption.

Recreational Vehicle — A vehicle which is [i] built on a single chassis; [ii] 400 square feet or less when measured at the longest horizontal projections; [iii] designed to be self-propelled or permanently towable by a light duty truck; and [iv] designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Start of Construction — (For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348)) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of pilings, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure — A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

Substantial Damage — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before damage would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

Substantial Improvement — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- a) Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Variance — A grant of relief from the requirements of this ordinance that permits construction in a manner that would otherwise be prohibited by this ordinance.

Violation — The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

§390-210 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the Borough of Ridgefield, Bergen County, New Jersey.

§390-211 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard for the Borough of Ridgefield, Community No. 340065, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- A. A scientific and engineering report “Flood Insurance Study, Bergen County, New Jersey (All Jurisdictions)” dated August 28, 2019.
- B. “Flood Insurance Rate Map for Bergen County, New Jersey (All Jurisdictions)” as shown on Index and panels 34003C0257H, 34003C0258H, 34003C0259H, and 34003C0278H, whose effective date is August 28, 2019.
- C. Best Available Flood Hazard Data. These documents shall take precedence over effective panels and FIS in construction and development regulations only. Where the effective mapping or Base Flood Elevation conflict or overlap with the Best Available Flood Hazard Data, whichever imposes the more stringent requirement shall prevail.

The above documents are hereby adopted and declared to be a part of this ordinance. The Flood Insurance Study, maps and advisory documents are on file at Town Hall, 604 Broad Avenue, Ridgefield, New Jersey.

§390-212 PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a Borough ordinance offense. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2,000.00 and/or imprisoned for not more than ninety (90) days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Borough of Ridgefield, from taking such other lawful action as is necessary to prevent or remedy any violation.

§390-213 ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

§390-214 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and,
- C. Deemed neither to limit nor repeal any other powers granted under State statutes.

§390-215 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This ordinance shall not create liability on the part of the Borough of Ridgefield, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

§390-216 ESTABLISHMENT OF DEVELOPMENT PERMIT

A Development Permit (as a form of a zoning permit) shall be obtained before construction or development begins, including placement of manufactured homes, within any area of special flood hazard established in Section 390-211. Application for a Development Permit shall be made on forms furnished by the Zoning Officer or his designee and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed.
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 390-221B; and,
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

§390-217 DESIGNATION OF THE LOCAL ADMINISTRATOR

The Zoning Officer or his designee is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

§390-218 DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR

Duties of the Zoning Officer or his designee shall include, but not be limited to:

A. PERMIT REVIEW

1. Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
2. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 390-224 are met.

B. USE OF OTHER BASE FLOOD AND FLOODWAY DATA

When base flood elevation and floodway data has not been provided in accordance with Section 390-211, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Zoning Officer or his designee shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 390-221A SPECIFIC STANDARDS, RESIDENTIAL CONSTRUCTION, and 390-221B, SPECIFIC STANDARDS, NONRESIDENTIAL CONSTRUCTION.

C. INFORMATION TO BE OBTAINED AND MAINTAINED

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - i. verify and record the actual elevation (in relation to mean sea level); and
 - ii. maintain the floodproofing certifications required in Section 390-216C).
3. Maintain for public inspection all records pertaining to the provisions of this ordinance.

D. ALTERATION OF WATERCOURSES

1. Notify adjacent communities and the New Jersey Department of Environmental Protection, Bureau of Flood Control and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

E. SUBSTANTIAL DAMAGE REVIEW

1. After an event resulting in building damages, assess the damage to structures due to flood and non-flood causes.

2. Record and maintain the flood and non-flood damage of substantial damage structures and provide a letter of Substantial Damage Determination to the owner and the New Jersey Department of Environmental Protection, Bureau of Flood Control.
3. Ensure substantial improvements meet the requirements of Sections 390-221A SPECIFIC STANDARDS, RESIDENTIAL CONSTRUCTION, 390-221B SPECIFIC STANDARDS, NONRESIDENTIAL CONSTRUCTION and 390-221C, SPECIFIC STANDARDS, MANUFACTURED HOMES.

F. INTERPRETATION OF FIRM BOUNDARIES

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 390-219.

§390-219 VARIANCE PROCEDURE

A. APPEALS

1. The Planning Board (in its zoning board capacity) as established by the Mayor and Council and state statute shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Planning Board shall hear and decide appeals from the decision of the Zoning Officer when it is alleged there is an error in any requirement, decision, or determination made by the Zoning Officer in the enforcement or administration of this ordinance.
3. Those aggrieved by the decision of the Planning Board, or any taxpayer, may appeal such decision to the Superior Court of New Jersey pursuant to the provisions of New Jersey Court Rule 4:69.
4. In passing upon such applications, the Planning Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
 - a. the danger that materials may be swept onto other lands to the injury of others;
 - b. the danger to life and property due to flooding or erosion damage;
 - c. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. the importance of the services provided by the proposed facility to the community;
 - e. the necessity to the facility of a waterfront location, where applicable;
 - f. the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - g. the compatibility of the proposed use with existing and anticipated development;
 - h. the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
 - i. the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,

- k. the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Upon consideration of the factors of Section 390-219 4 and the purposes of this ordinance, the Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
6. The Zoning Officer shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

B. CONDITIONS FOR VARIANCES

1. Generally, variances may be granted for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items a-k in Section 390-219 4 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be granted for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances should generally not be granted within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances should generally only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. The following factors should generally be considered in granting of the variances:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 390-219 4.), or conflict with existing local laws or ordinances.
 - d. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

§390-220 GENERAL STANDARDS

In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:

A. ANCHORING

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

2. All manufactured homes to be placed or substantially improved shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

B. CONSTRUCTION MATERIALS AND METHODS

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. UTILITIES

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and
4. For all new construction and substantial improvements the electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. SUBDIVISION PROPOSALS

1. All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
2. All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least fifty (50) lots or five (5) acres (whichever is less).

E. ENCLOSURE OPENINGS

All new construction and substantial improvements having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) openings in at least two (2) exterior walls of each enclosed area, having a total net area of not less than one (1) square inch for every square foot of enclosed area subject

to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.

§390-221 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data have been provided as set forth in Section 390-211, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or in Section 390-218B, USE OF OTHER BASE FLOOD DATA, the following standards are required:

A. RESIDENTIAL CONSTRUCTION

1. New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated at or above the more restrictive, base flood elevation (published FIS/FIRM) plus one (1) foot, the best available flood hazard data elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1;
2. Require within any AO or AH zone on the municipality's DFIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three (3) feet if no depth number is specified) or at or above the best available flood hazard data elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

B. NONRESIDENTIAL CONSTRUCTION

In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities as well as all electrical, heating, ventilating, air-conditioning and other service equipment:
either

1. Elevated at or above the more restrictive, base flood elevation (published FIS/FIRM) plus one (1) foot, the best available flood hazard data elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1; and
2. Require within any AO or AH zone on the municipality's FIRM to elevate above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three (3) feet if no depth number is specified) or at or above the best available flood hazard data elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

or

1. Be floodproofed so that below the more restrictive, base flood elevation (published FIS/FIRM) plus one (1) foot, the best available flood hazard data elevation plus one (1)

- foot, or as required by ASCE/SEI 24-14, Table 6-1, the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in Section 390-218C2ii.

§390-222 MANUFACTURED HOMES

- A. Manufactured homes shall be anchored in accordance with section 390-220 A2).
- B. All manufactured homes to be placed or substantially improved within an area of special flood hazard shall:
 1. Be consistent with the need to minimize flood damage,
 2. Be constructed to minimize flood damage,
 3. Have adequate drainage provided to reduce exposure to flood damage,
 4. Be elevated on a permanent foundation such that the top of the lowest floor is at or above the more restrictive, base flood elevation (published FIS/FIRM) plus one (1) foot, the best available flood hazard data elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 2-1.
 5. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

§390-224 FLOODWAYS

Located within areas of special flood hazard established in Section 390-211 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. If the above section is satisfied, all new construction and substantial improvements must comply with sections 390-220 through 390-224.
- C. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the accumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths (0.2) of a foot at any point.

Section III. Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions

of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Section IV.

This Ordinance shall be effective upon final adoption (anticipated to be August 22, 2019) and publication according to law, and shall remain in force and effect until modified, amended or rescinded by the Mayor and Council, Borough of Ridgefield, County of Bergen, State of New Jersey, according to law.

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting July 22, 2019

Presented by Councilman Jimenez

RESOLUTION NO. 211-2019

WHEREAS, New York Rowing Association, Inc, has deposited a check in the amount of \$96,040.84 into the Suspense Account for the redemption of Tax Lien # 18-006, further known as 8 Bell Drive, sold to WIP-1 Properties.

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 \$96,040.84 from the Suspense Account.

BE IT FURTHER RESOLVED that the check in the amount of \$96,040.84 be drawn on the Borough of Ridgefield Suspense Account 01-2999 and be made payable to WIP-1 Properties and be mailed to 209 Lake Road, Basking Ridge, New Jersey 07920.

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 July 22, 2019

Presented by Councilman Jimenez

RESOLUTION NO. 212-2019

WHEREAS, the Borough of Ridgefield received numerous complaints in regard to the disrepair and/or abandonment of certain properties; and

WHEREAS, the aforesated facts were confirmed upon inspection by the Property Maintenance Department; and

WHEREAS, Property Maintenance notified the owners that the properties needed to be cleaned up and maintained and the owners did not respond; and

WHEREAS, in order to preserve the health, safety and welfare of the adjacent neighbors and all municipal residents the Borough of Ridgefield hired vendors for emergency cleanup of said properties; and

WHEREAS, the owners of these properties were given ample time to respond and pay the clean up fees and have not done so;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council directs Tax Collector Frank Berardo to place Municipal Charges upon the said property for the clean-up costs incurred by the Borough of Ridgefield according to the following schedule:

586 Prospect Avenue Block 2101 Lot 21 \$250.00

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

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

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting July 22, 2019

Presented by Councilman Castelli

RESOLUTION NO. 213-2019

WHEREAS, a Special Ruling to Permit Renewal of Inactive Liquor License was applied for by VL Liquor, LLC; and

WHEREAS, the Division of Alcoholic Beverage Control has granted said Permit for the 2019-2020 and 2020-2021 License Terms pursuant to N.J.S.A. 33.1-12.39;

NOW, THEREFORE, BE IT RESOLVED that Plenary Retail Consumption License No. 0249-33-009-011 be issued to VL Liquor, LLC, pursuant to an Act of Legislature of the State of New Jersey, entitled "AN ACT CONCERNING ALCOHOLIC BEVERAGES" passed December 6, 1953 and amendments thereto, and the Borough Ordinance 498 entitled, "AN ORDINANCE CONCERNING ALCOHOLIC BEVERAGES" adopted July 2, 1946, and amendments thereto. Said license to expire June 30, 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

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting July 22, 2019

Presented by Councilman Castelli

RESOLUTION NO. 214-2019

WHEREAS, the Borough has been approached by Community Greenhouse, LLC, a company that has proposed to utilize a site in the Light Manufacturing Zone of the Borough of Ridgefield, being 1099 Hendricks Causeway for cultivating and manufacturing --no dispensing -- medical marijuana; and

WHEREAS, Community Greenhouse will need a state license to do so; and

WHEREAS, in order to be licensed, Community Greenhouse requires a letter of endorsement from the community where it seeks to operate its facility; and

WHEREAS, the site in question, 1099 Hendricks Causeway is presently, and has been for some time, undeveloped and in a state of stagnation, and where such proposed use is permissible under the existing zoning regulations; and

WHEREAS, Community Greenhouse will complete construction of a state of the art building and facility what will generate substantial real estate tax revenue for the Borough; and

WHEREAS, all operations will be conducted within the enclosure of the building with state of the art security; and

WHEREAS, if approved by the State, Community Greenhouse will still require approvals from the Borough's Planning Board and Building Department; and

WHEREAS, there will be no dispensing done from this facility; and

WHEREAS, proposed facility will be a benefit to Ridgefield in that it will transform a stagnant and unfinished piece of property into a state of the art building and facility, producing a substantial tax rateable, with no deleterious effect on the Borough or its residents;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Mayor is authorized to execute on behalf of the Borough a general letter of endorsement and support addressed to the New Jersey State Department of Health, said letter to be drafted by the Borough Attorney.

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 July 22, 2019

Presented by Councilman Jimenez

RESOLUTION NO. 215-2019

WHEREAS, in or about July 2013, the Borough of Ridgefield entered into a contract with Ambulance Reimbursement Systems, Inc. (hereinafter ARS) for the provision of EMS billing services; and

WHEREAS, the Borough wishes to renew said contract with ARS for an additional one year term with an amendment to the existing contract as provided in the document attached hereto; and

WHEREAS, the cost to the Borough is, even considering the terms of the amendment, well below the bid threshold; and

WHEREAS, ARS has performed well up to this point and Borough wishes to continue to use ARS to perform its EMS billing;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Borough the existing contract with ARS be renewed for an additional one year periods and that the attached amendment be approved and incorporated, and accordingly the Mayor and Borough Clerk be, and are hereby, authorized and directed to execute same on behalf of the Borough of Ridgefield.

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

Acknowledgment of Amendment of Contract

Date: June 19, 2019

From: Ambulance Reimbursement Systems, Inc. (ARS)
5925 Tilghman St., Suite 1000
Allentown, PA 18104

To: Chief Thomas Gallagher

Borough of Ridgefield
604 Broad Street
Ridgefield, NJ 07657

Dear Chief:

Please acknowledge the following Amendment to the current billing contract in place between ARS and the Borough of Ridgefield, regarding the processing of refunds.

- 1) ARS will identify refunds required as part of its routine billing operation
- 2) A monthly report will be generated, detailing each refund
- 3) ARS will create a separate monthly invoice, reflecting the dollar amount of the refund(s) due, and send this invoice to the Borough along with our regular monthly invoice for billing services
- 4) The Borough will generate a purchase order specific to the refunds, separate from the monthly billing invoice, and send the purchase order to ARS
- 5) ARS will sign the purchase order, scan and e-mail a copy to the Borough, and mail the hard copy to the Borough
- 6) The Borough will issue a refund-specific payment to ARS, separate from the monthly billing invoice payment
- 7) ARS, upon receipt of the payment, will pay each entity (patient or insurance carrier) owed a refund
- 8) ARS will make available to the Borough verification of refunds paid
- 9) A fee of \$2.00 per refund will be applied to manage this refund process

IN WITNESS WHEREOF, the parties have executed this Amendment on the date first above written.

AMBULANCE REIMBURSEMENT
SYSTEMS, INC.

CLIENT NAME:
Borough of Ridgefield

By:

By:

David Albertson

Date

Date

Title: President/CEO

Title: _____

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting July 22, 2019

Presented by Councilwoman Larkin

RESOLUTION NO. 216-2019

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

EUNICE KIM

and

CHRISTINA VAZQUEZ

be hired as lifeguards for the remainder of the 2019 pool season at the hourly rate of \$10.00.

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 July 22, 2019

Presented by Councilwoman Larkin

RESOLUTION NO. 217-2019

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

JUSTIN HAN - \$9.00
VICTORIA FUGNITTI - \$10.25
JEREMY DIAZ - \$9.25

be hired as camp counselors for the remainder of the 2019 summer playground season.

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 Ridgely, 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 July 22, 2019

Presented by Councilman Jimenez

RESOLUTION NO. 218-2019

BE IT RESOLVED, that warrants totaling **\$3,547,826.78**
be drawn on the following accounts:

CURRENT	\$3,529,192.92
TRUST	\$69,078.18
CAPITAL	\$14,286.18
POOL	\$45,269.50
TOTAL	\$3,657,826.78

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