

BOROUGH OF RIDGEFIELD

A G E N D A

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

Date: June 22, 2015

Open Public Meetings Statement by Mayor Suarez

Work Session: 6:00 P.M. C.T.O.: 6:08 P.M. Adjourn: 6:45 P.M.

- Trap Neuter Release Program Discussion

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

Executive Session: 6:30 P.M. C.T.O.: 6:47 P.M. Adjourn: 7:34 P.M.

Public Session: 7:30 P.M. C.T.O.: 7:40 P.M. Adjourn: 9:28 P.M.

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

Approval of Minutes of March 23, 2015 Work Session, March 23, 2015 Public Session, and April 13, 2015 Public Session Meetings - APPROVED

ROLL CALL-WORK SESSION

Table with 3 columns: Name, PRESENT, ABSENT. Rows include Mayor Suarez, Castelli, Acosta, Penabad, Shim, Todd, Vincentz.

ROLL CALL-EXEC. SESSION

Table with 3 columns: Name, PRESENT, ABSENT. Rows include Mayor Suarez, Castelli, Acosta, Penabad, Shim, Todd, Vincentz.

ROLL CALL-PUBLIC SESSION

Table with 3 columns: Name, PRESENT, ABSENT. Rows include Mayor Suarez, Castelli, Acosta, Penabad, Shim, Todd, Vincentz.

As advertised, hearing will be held on Ordinance No. 2280 entitled, “AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY AMENDING SECTION 390-4 OF THE RIDGEFIELD CODE AND AMENDING THE ZONING MAP TO REZONE THE PROPERTY KNOWN AS BLOCK 2904, LOT 4 FROM THE RETAIL BUSINESS, COMMERCIAL OR OFFICE ZONE – DISTRICT D TO THE O-7-MR OFFICE MID-RISE ZONE AND TO REZONE THE PROPERTY KNOWN AS BLOCK 2402, LOT 1 FROM THE PUBLIC USE ZONE – DISTRICT G TO THE O-7-MR OFFICE MID-RISE ZONE”

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

Public Hearing

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

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2281 entitled, "AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN LANDS BY AND WITHIN THE BOROUGH OF RIDGEFIELD AS FOLLOWS: THE BOROUGH OF RIDGEFIELD TO ACQUIRE BLOCK 2902, LOT 10; BLOCK 2902, LOT 11; AND BLOCK 2401, LOT 5, TOGETHER WITH ADDITIONAL CONSIDERATION; AND THE BOROUGH OF RIDGEFIELD TO CONVEY BLOCK 2402, LOT 1, AS PART OF AN EXCHANGE OF LANDS PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-16"

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

Public Hearing

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

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2282 entitled, "AN ORDINANCE AMENDING SECTION 390-39.5 ENTITLED 'O-7-MR OFFICE MID-RISE ZONE OF THE CODE OF THE BOROUGH OF RIDGEFIELD'"

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

Public Hearing

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

Final Reading of Ordinance

Roll Call

As advertised, hearing will be held on Ordinance No. 2283 entitled, “BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$650,000 FOR RENOVATIONS TO THE TRUSS ROOF AND INSTALLATION OF A FIRE PROTECTION SYSTEM FOR THE COMMUNITY CENTER FOR AND BY THE BOROUGH OF RIDGEFIELD, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$617,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION”

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

PROPOSED CONSENT AGENDA:

176-2015	Councilman Acosta	Hire DPW/Sanitation Seasonal Employee
177-2015	Councilman Acosta	Hire Administrative Assistant for DPW
178-2015	Councilman Castelli	Hire Swim Pool Personnel
179-2015	Councilman Castelli	Hire Summer Playground Personnel
180-2015	Mayor Suarez	Community Development Representatives
181-2015	Councilman Penabad	Tax Court Judgment - Block 4014, Lot 11

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

RESOLUTIONS:

182-2015	Councilman Penabad	Capital Budget Amendment
183-2015	Councilman Penabad	Warrants
184-2015	Councilman Acosta	Authorize to Advertise - Bid for Community Center Truss Repairs

COMMENTS BY MAYOR:

Coin Toss Request:

RMHS Class of 2016
Saturday, September 19, 2015

APPROVED

Raffles License Application:

St. James Episcopal Church
514 Abbott Avenue
Sunday, September 20, 2015 – 12:00 pm

APPROVED

COMMENTS BY COUNCILMEN:

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

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

Respectfully submitted,

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

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				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
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 June 22, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2280

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 AMENDING SECTION 390-4 OF THE RIDGEFIELD CODE AND AMENDING THE ZONING MAP TO REZONE THE PROPERTY KNOWN AS BLOCK 2904, LOT 4 FROM THE RETAIL BUSINESS, COMMERCIAL OR OFFICE ZONE – DISTRICT D TO THE O-7-MR OFFICE MID-RISE ZONE AND TO REZONE THE PROPERTY KNOWN AS BLOCK 2402, LOT 1 FROM THE PUBLIC USE ZONE – DISTRICT G TO THE O-7-MR OFFICE MID-RISE ZONE”

introduced on the 26th day of May, 2015, 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			
Acosta	X			
Penabad	X			
Shim			X	
Todd			X	
Vincentz			X	
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting May 26, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2280

“AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY AMENDING SECTION 390-4 OF THE RIDGEFIELD CODE AND AMENDING THE ZONING MAP TO REZONE THE PROPERTY KNOWN AS BLOCK 2904, LOT 4 FROM THE RETAIL BUSINESS, COMMERCIAL OR OFFICE ZONE – DISTRICT D TO THE O-7-MR OFFICE MID-RISE ZONE AND TO REZONE THE PROPERTY KNOWN AS BLOCK 2402, LOT 1 FROM THE PUBLIC USE ZONE – DISTRICT G TO THE O-7-MR OFFICE MID-RISE ZONE”

WHEREAS, the Borough of Ridgefield is desirous of amending the Ridgefield Code at Section 390 and the Zoning Map at Section 390-4 of the Ridgefield Code to reclassify and rezone property known as Block 2904, Lot 4 from the Retail Business, Commercial or Office Zone –District D to the O-7 MR Office Mid-Rise Zone and to reclassify and rezone property known as Block 2402, Lot 1 from the Public Use Zone – District G to the O-7 MR Office Mid-Rise Zone; and

WHEREAS, the Mayor and Council consider the reclassifications and rezoning consistent with Master Plan and surrounding properties.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey as follows:

SECTION I.

The Ridgefield Code at Section 390 and the Zoning Map at Section 390-4 of the Ridgefield Code is hereby amended as follows:

- (a) Block 2904, Lot 4 is reclassified and rezoned from the Retail Business, Commercial or Office Zone –District D to the O-7 MR Office Mid-Rise Zone; and
- (b) Block 2402, Lot 1 is reclassified and rezoned from the Public Use Zone – District G to the O-7 MR Office Mid-Rise Zone.

SECTION II.

BE IT FURTHER ORDAINED that the Zoning Map at Section 390-4 of the Ridgefield Code is hereby further amended to correct a scrivener’s error that appears in the “Legend” of the Zoning Map as follows: the current notation in the Legend of the Zoning Map which states, “OFFICE MID RISE HOTEL (# DENOTES STORY) – O-7” shall be corrected by deleting the

foregoing in its entirety and replacing it with following notation, “O-7 MR OFFICE MID-RISE ZONE (# DENOTES STORY)”

SECTION III.

BE IT FURTHER ORDAINED that pursuant to Section 390-4 of the Ridgefield Code, the Zoning Map shall be updated to reflect the amendments herein and such up-to-date Zoning Map shall be kept in the office of the Construction Official and Borough Clerk for the use and benefit of the public.

SECTION IV.

BE IT FURTHER ORDAINED that all provisions of this Ordinance are severable. If for any reason, any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION V. REPEALER.

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

SECTION VI. SEVERABILITY.

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

SECTION VII.

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

SECTION VIII.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2281

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

“AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN LANDS BY AND WITHIN THE BOROUGH OF RIDGEFIELD AS FOLLOWS: THE BOROUGH OF RIDGEFIELD TO ACQUIRE BLOCK 2902, LOT 10; BLOCK 2902, LOT 11; AND BLOCK 2401, LOT 5, TOGETHER WITH ADDITIONAL CONSIDERATION; AND THE BOROUGH OF RIDGEFIELD TO CONVEY BLOCK 2402, LOT 1, AS PART OF AN EXCHANGE OF LANDS PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-16”

introduced on the 26th day of May, 2015, 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			
Acosta	X			
Penabad	X			
Shim			X	
Todd			X	
Vincentz			X	
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting of May 26, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2281

“AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN LANDS BY AND WITHIN THE BOROUGH OF RIDGEFIELD AS FOLLOWS: THE BOROUGH OF RIDGEFIELD TO ACQUIRE BLOCK 2902, LOT 10; BLOCK 2902, LOT 11; AND BLOCK 2401, LOT 5, TOGETHER WITH ADDITIONAL CONSIDERATION; AND THE BOROUGH OF RIDGEFIELD TO CONVEY BLOCK 2402, LOT 1, AS PART OF AN EXCHANGE OF LANDS PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-16”

WHEREAS, the Borough of Ridgefield (“Borough”) is fee owner of a certain parcel of land consisting of approximately 1.34 acres and known as Block 2402, Lot 1, on the official tax map of the Borough, having acquired same by Deed from Lowe Paper Company dated February 8, 1922, recorded February 28, 1922 in Book 1147 at Page 360 of the County Clerk’s Office of Bergen County, New Jersey for a purchase price of Three Hundred Dollars (\$300) (“Borough Parcel”); and

WHEREAS, Simkins Industries, Inc. (“Simkins”) is fee owner of the following certain parcels of land consisting of: (i) an approximately 1.82 acre parcel known as Block 2401, Lot 5, on the official tax map of the Borough (“Lot 5”); (ii) an approximately 0.12 acre parcel known as Block 2902, Lot 10, on the official tax map of the Borough (“Lot 10”); and (iii) an approximately 0.17 acre parcel known as Block 2902, Lot 11, on the official tax map of the Borough (“Lot 11”)(Lot 5, Lot 10 and Lot 11 collectively referred to as “the Exchange Parcels”); and

WHEREAS, Sitex Group, LLC (“Sitex”) is contract-purchaser from Simkins of the Exchange Parcels, along with additional parcels known as Block 2301, Lot 1; Block 2301, Lot 1.01; and Block 2904, Lot 4 on the official tax map of the Borough (the foregoing parcels collectively referred to as “the Sitex Parcels”) pursuant to a real estate contract between Sitex and Simkins (“the Purchase Agreement”) and consequently the conveyance of the Borough Parcel shall be to Sitex, as more particularly described below; and

WHEREAS, the Borough engaged the preparation of certified appraisals of the Borough Parcel and the Exchange Parcels which established that the current appraised value of the Exchange Parcels is in excess of \$170,000, said Exchange Parcels also having a collective assessed value of \$1,019,700, and the current appraised value of the Borough Parcel is \$670,000, thereby resulting in an additional cash consideration to be paid to the Borough in the amount of Five Hundred Thousand Dollars (\$500,000) so as to achieve at least an equal value in connection with the exchange of lands authorized herein; and

WHEREAS, subsequent to the exchange of lands contemplated herein, the Borough will be conveyed back a portion of the Borough Parcel from Sitex, by way of a dedication of an approximately 0.48 acre improved right-of-way to same as an extension of River Street from its current terminus to its intersection with Bell Drive (“the ROW Parcel”); and

WHEREAS, Sitex shall also construct and install a public roadway in connection with the approximately 0.48 acre right-of-way as described above, in compliance with accepted standards, to the reasonable satisfaction of the Borough, and at no cost to the Borough, such road improvements to the ROW Parcel is agreed by the parties to have a cost of approximately \$167,000; and

WHEREAS, as a result of the future dedication of the ROW Parcel, the net acreage to be retained by Sitex in connection with the Borough Parcel will be approximately 0.86 acres; and

WHEREAS, the Mayor and Council has determined that the acquisition of the Exchange Parcels is more advantageous to the Borough for public use than is the Borough Parcel to be conveyed to Sitex and that it is in the public interest of the Borough that such exchange of lands be consummated pursuant to the terms and conditions stated herein below.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, as follows:

SECTION I:

A. The Mayor and Council does hereby determine that the Exchange Parcels to be conveyed to the Borough, along with the additional cash consideration of \$500,000 to be paid to the Borough, are of more than equal value to the Borough Parcel to be conveyed to Sitex, and the Exchange Parcels to be acquired are more advantageous for public use than the Borough Parcel to be conveyed, and it is in the public interest to consummate the exchange of lands as authorized herein pursuant to the terms and conditions stated herein.

B. The Mayor and Council does hereby authorize the conveyance by the Borough of the Borough Parcel having a current appraised value of \$670,000, in exchange for the acquisition of the Exchange Parcels, having a current appraised value in excess of \$170,000, and the payment of the additional cash consideration of \$500,000 to the Borough, together with reimbursement to the Borough for all costs for preparation of the appraisals, along with the Borough being conveyed back the ROW Parcel, subsequent to construction of the River Street extension as herein above described.

C. The Mayor and Borough Clerk be, and hereby are, authorized to execute on behalf of the Borough such other and further documents as may be deemed to be necessary by the Borough Attorney, to consummate the exchange of lands authorized herein so as to effectuate the closing of and transfer of title by and between the Borough and Sitex, together with the additional considerations specified herein.

D. The Mayor and Council further determines that as to all parcels to be conveyed, same shall be subject to the following conditions of sale:

Violation of Laws: The Grantor must correct any violations of law, at Grantor's own expense, prior to closing.

Deed: At the time of closing, the parties shall each deliver to the other Bargain and Sale Deeds with covenant against grantor's acts.

Foreign Persons: The parties agree that they will comply with the provisions of the Foreign Investment in Real Property Tax Act, 26 U.S.C. Sec. 1445, as amended and supplemented (hereinafter "FIRPTA"), including provisions for the withholding of part of the purchase price, unless it is established prior to closing that the transaction is exempt.

Environmental Conditions: Each party represents to the other, to the best of that party's knowledge, that there have been no leaks or discharges, whether intentional or unintentional, of any hazardous substances or home heating oil on the property, and that subsequent to the exchange of lands contemplated herein, Sitex shall address the historic fill located on Lot 5 in compliance with all applicable laws. Same will be accomplished within twelve (12) months of the date the Borough acquires title. For purposes of this paragraph the term "hazardous substances" shall have the same meaning as in N.J.S.A. 58:10-23.11b.

Each party represents to the other, to the best of that party's knowledge, that there are no abandoned underground storage tanks located on the property.

Quality of Title: The parties agree to transfer to the other title to the property free of all easements, claims and rights of others, except for:

(a) the rights of utility companies to maintain pipes, poles, cables and wires over, on and under the street or the part of the property directly adjacent to the street; and

(b) recorded deed restrictions that limit the use of the property, unless the restrictions: (1) are presently violated; (2) provide that the property would be forfeited if they were violated; or (3) place limitations on the use of the property for only residential or public purposes.

In addition, the ownership of each of the parties must be insurable at regular rates by any title insurance company authorized to do business in New Jersey subject only to the above exceptions.

Tenancies: At the time of closing the properties shall be vacant and free of any tenancies.

Property: The property to be conveyed by each of the parties includes: (a) the land and (b) all of the Grantor's rights relating to the land.

Bulk Sale Notice: The parties shall comply with N.J.S.A. 54:50-38. The Grantee shall file a Notification of Sale, Transfer, or Assignment in Bulk form with the New Jersey Division of Taxation. The Grantor shall cooperate in connection with the filing of this form and shall diligently provide the Grantee with all information needed for the Grantee to complete the form and file it with the New Jersey Division of Taxation. Any escrow required by the New Jersey Division of Taxation shall be funded from the Grantor's proceeds of sale and held in escrow by the Grantee's attorney.

E. The Mayor and Council further determines and understands that the acquisition of fee simple title ownership of the Sitex Parcels by Sitex (or its affiliate) from Simkins pursuant to the Purchase Agreement is a condition precedent to the consummation of the exchange of lands authorized herein, the payment of the additional cash consideration, and the improvement and dedication of the ROW Parcel by Sitex to the Borough. The closing of the exchange of lands authorized herein and the payment of the additional cash consideration to the Borough shall be simultaneous with the Sitex closing of title to the Sitex Parcels pursuant to the Purchase Agreement, with the construction of improvements to the ROW Parcel and its future dedication by Sitex to the Borough proceeding thereafter. The dedication of the ROW Parcel, and the construction of the roadway, shall be completed within twelve (12) months) of Sitex acquiring title, with said roadway to be installed in compliance with accepted standards, to the reasonable satisfaction of the Borough, and at no cost to the Borough. Between the time that Sitex acquires title and completes the dedication and installation of the roadway, Sitex will continue to allow access to vehicles along the existing paved area except, and only to the extent that, same is not possible due to the construction activities of Sitex. The parties specifically acknowledge and recognize that an existing warehouse business on the south side of the existing paved area requires access over the paved area to its business facility. Sitex agrees to reasonably cooperate in its activities so as to not disturb the day to day operations of that business.

F. In the event that Sitex does not acquire fee simple title ownership to the Sitex Parcels from Simkins pursuant to the Purchase Agreement within two hundred and seventy (270) days from the date of adoption of this Ordinance, for any reason, this Ordinance shall be void and of no legal force or effect, and the parties shall have no further obligation to each other.

SECTION II.

BE IT FURTHER ORDAINED that all provisions of this Ordinance are specifically made non-severable so that if any of the operative provisions in this Ordinance, including specifically those provisions of under Section I A through F, are adjudged to be invalid, or unenforceable, such adjudication shall serve to deem the entire Ordinance invalid and of no effect.

SECTION III.

This Ordinance shall become effective upon adoption, final approval at Second Reading and publication, pursuant to law.

SECTION IV.

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2282

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

“AN ORDINANCE AMENDING SECTION 390-39.5 ENTITLED ‘O-7-MR OFFICE MID-RISE ZONE OF THE CODE OF THE BOROUGH OF RIDGEFIELD’”

introduced on the 26th day of May, 2015, 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			
Acosta	X			
Penabad	X			
Shim			X	
Todd			X	
Vincentz			X	
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting: May 26, 2015

Presented by Councilman Castelli

ORDINANCE NO. 2282

“AN ORDINANCE AMENDING SECTION 390-39.5 ENTITLED ‘O-7-MR OFFICE MID-RISE ZONE OF THE CODE OF THE BOROUGH OF RIDGEFIELD’”

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield that Zoning Ordinance Section 390-39.5 O-7-MR Office Mid-Rise Zone be, and hereby is amended, by deleting from the existing language of said ordinance all of its content and replacing same with the following:

SECTION I.

§ 390-39.5. 0-7 -MR Office Mid-Rise Zone.

- A. Objectives. It is the purpose of the 0-7-MR Office Mid-Rise Zone District to provide for the development and redevelopment needs of an industrial area for modern new office, laboratory, and light industrial uses, especially when a greater building height will permit proper off-street parking.
- B. Permitted uses. In the 0-7-MR Office Mid-Rise Zone District, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:
 - (1) Professional, business, computer data processing, finance and governmental offices.
 - (2) Banks, savings-and-loan institutions, mortgage company offices, brokerage houses and other financial institutions.
 - (3) Restaurants. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called "fast-food" establishments, including but not limited to snack bars, dairy bars, hamburger stands or hot dog stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted.

- (4) Laboratories and related offices engaged in research or product testing. Product fabrication or assembly may be conducted in conjunction with research or product testing only and shall not include the preparation of goods for sale on the premises. Any modifications to approved plans shall be subject to Department of Health and/or Fire Department reviews and approval.
- (5) Research laboratories or office space which is combined with a warehouse *and for* the distribution of products, provided that the office use or research laboratory counts for a minimum of so% of the total floor area. Any modifications to approved plans shall be subject to Department of Health and/or Fire Department review and approval.
- (6) Multistory garage structures
- (7) Warehouse distribution centers and storage facilities, which may include the assembling or other handling and processing of materials and products.

C. Conditionally permitted uses.

- (1) Indoor places of recreation, including theaters, bowling alleys, auditoriums and buildings to serve as meeting halls or club rooms for nonprofit veterans' or fraternal associations fully and legally chartered or organized under the law of the State of New Jersey or of the United States of America.
- (2) Public utilities and public services, including but not limited to railway or bus stations, telegraph offices, express offices and post offices.

D. Permitted accessory uses.

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

E. Prohibited uses.

- (1) Structures exceeding seven stories or 90 feet in height.
- (2) Automotive uses.
- (3) Car wash establishments.
- (4) Mixed uses, where there is more than one use on the premises.

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

F. Area and yard requirements:

Lot	Permitted Uses
Minimum Area	40,000 square feet
Maximum coverage, building and pavement	75%
Maximum lot coverage by building	60%
Minimum lot coverage by building	-----
Width	200 feet
Depth	100 feet
Front Yard Setback	35 feet
Side yard abutting another zone	35 feet
Side Yard Width	
1 side yard	35 feet
2 side yards	35 feet
Rear yard	40 feet
Rear Yard abutting another zone	50 feet
Off-Street Parking	
	1 space for each 300 square feet of office space or part thereof, except as specified in §390-39.5H.
Minimum landscaped area	50 feet
Structure	
Height, principal structure	
Stories*	7

Feet 90 feet

Structure

Accessory Buildings

Height 60 feet

Notes:

*Parking levels used exclusively for the storage of motor vehicles shall not be counted as part of the number of stories permitted.

G. Area and yard requirements: conditionally permitted uses.

- (1) Theaters, auditoriums and places of assembly.
- (2) Public utilities and public services:
 - (a) Maximum lot coverage, building and pavement: 70%.
 - (b) Minimum landscaped area: 30%.
- (3) Off-street parking requirements for all conditionally permitted uses shall be provided on site.

H. Front yard parking in the O-7-MR Office Mid-Rise Zone shall be prohibited.

- (1) Offices.
 - (a) Business and governmental offices shall have one space for each 300 square feet of net office space.
 - (b) Medical or dental practitioner's office. Each office shall provide at least five spaces for each professional person occupying or using each office, plus an additional space for each employee, on site.
 - (c) Other professional offices shall have one space for each 250 square feet of net office space or part thereof.
- (2) Private clubs shall have at least one space for 100 square feet of gross floor space or one space for each three seats, whichever is greater.
- (3) Publicly owned or operated buildings and uses, such as a library, museum or post office, shall have at least one space for each 100 square feet of gross floor space.
- (4) Restaurants, taverns and inns shall have one space for each three seats, plus one space for each two employees.

- (5) Theaters, auditoriums and other similar places of public assembly including houses of worship shall have at least one space for each three seats or similar accommodation provided.
- (6) For uses not listed above, required parking spaces shall be according to the category which most nearly approximates each particular use as determined by the Planning Board.
- (7) The parking requirements for professional or other office uses shall be met within 200 feet of the site. The Planning Board shall review all off-street parking plans as provided in the Site Plan Review Ordinance[3] but in no case shall off-street parking be provided off site without Planning Board approval, nor shall parking standards be less than those specified in the off-street parking requirements of the Borough of Ridgefield.

[3]: Editors Note: See Part 4 Site Plan Review, of this chapter.

- I. Off-street loading requirements. For any building erected hereafter in the 0-7-MR Office Mid-Rise Zone, off-street loading space shall be provided in such amount and manner that all loading and unloading operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle or conveyance shall in any manner use public streets, sidewalks or rights-of-way for loading or unloading operations, other than for ingress and egress to the lot. Every office structure in excess of 20,000 square feet of gross floor area shall provide, at the side or rear of the structure, a minimum of one off-street loading space, fifteen by thirty (15 x 30) feet, subject to Planning Board approval. There shall be no loading or unloading from the street in the 0-7-MR Office Mid-Rise Zone District.
- J. Screening of parking and loading areas. In the 0-7-MR Office Mid-Rise Zone, all parking areas and loading and unloading areas in conjunction with an office or business use shall be screened from adjacent residential districts and parks by a hedge, fence or wall at least six feet in height or other protective device as approved by the Planning Board.
- K. Signs.
 - (1) All signs in the 0-7-MR Office Mid-Rise Zone District shall be in full compliance with the requirements of § 390-18; however, the sign requirements shall be read together and these requirements shall be construed in the most restrictive manner.
 - (2) Billboards or off-site advertising signs shall be prohibited in the 0-7-MR Office Mid-Rise Zone. For purposes of this section, a "billboard" shall be defined as a commercial advertising sign or structure which advertises a business, product or service not on or offered on the premises on which the subject sign is located.
 - (3) No site plan shall be approved where a preexisting billboard is to remain after redevelopment.

- (4) The §390-18E(7) shall apply to facade signs of each building in the O-7 Zone, including those above two stories in height, provided that no such facade sign shall exceed 36 feet in height measured from the finished floor elevation of the applicable building.
- L. Landscaped open space area. In order to provide for much needed pervious areas for drainage purposes in the 0-7-MR Office Mid-Rise Zone District, a minimum of 20% of total lot areas shall be maintained in lawns, gardens or buffer strips, subject to site plan approval.
- M. Planted buffer strip. Where a lot in an 0-7-MR Office Mid-Rise Zone District abuts a lot in any residential district, there shall be provided along such lot lines on such business lot a planted buffer strip at least equal to the width or depth of that required in the residential district, but in no case shall such yard be smaller than that required for the district in which such lot is located, and in said yard a strip of 20 feet abutting the residential district shall not be utilized for roadway or parking and shall be landscaped and planted so as to create an effective evergreen and visual screen.
- N. Sight rights.
- (1) Visibility at intersections. On a corner lot in any 0-7-MR Office Mid-Rise Zone District, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2 1/2) feet and 10 feet above the center-line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said line 30 feet from the point of intersection, nor shall a principal structure be located less than 20 feet from the side street line. All sight rights, where applicable, shall be subject to County of Bergen and/or Department of Transportation approvals.
- O. Site plan approval. Site development plan approval in accordance with Part 4, Site Plan Review, of this chapter shall be required prior to the issuance of building permits for the erection of all permitted and conditionally permitted uses and structures. Such approval shall also be required prior to the issuance of a certificate of occupancy for a change of use of a permitted or conditionally permitted use.

SECTION II. SEVERABILITY.

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

SECTION III. REPEALER.

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

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

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Penabad

ORDINANCE NO. 2283

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

“BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$650,000 FOR RENOVATIONS TO THE TRUSS ROOF AND INSTALLATION OF A FIRE PROTECTION SYSTEM FOR THE COMMUNITY CENTER FOR AND BY THE BOROUGH OF RIDGEFIELD, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$617,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION”

introduced on the 8^h day of June, 2015, 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			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 8, 2015

Presented by Councilman Penabad

ORDINANCE NO. 2283

“BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$650,000 FOR RENOVATIONS TO THE TRUSS ROOF AND INSTALLATION OF A FIRE PROTECTION SYSTEM FOR THE COMMUNITY CENTER FOR AND BY THE BOROUGH OF RIDGEFIELD, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$617,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION”

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF RIDGEFIELD, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Ridgefield, New Jersey (the “Borough”) as general improvements. For the said Improvements there is hereby appropriated the amount of \$650,000, such sum includes the sum of \$32,500 as the down payment as required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital purposes.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$617,500 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$617,500 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The Improvements authorized and the purposes for which obligations are to be issued is for the renovations to the truss roof and installation of a fire protection system for the

Community Center, and including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$617,500.

(c) The estimated cost of the Improvements is \$650,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations

authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$617,500 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$125,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$617,500.

SECTION 10:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Acosta

RESOLUTION NO. 176-2015

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

VINCENT CUMELLA

be hired as a DPW/Sanitation seasonal employee at the hourly rate of \$11.00 effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Acosta

RESOLUTION NO. 177-2015

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

THERESA CONSOLI

be hired as a full time Administrative Assistant for the Department of Public Works at the annual salary of \$25,000.00 effective July 6, 2015.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Castelli

RESOLUTION NO. 178-2015

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

DAVE VERMEAL
MIRAVEL MORALES

be hired as Pool Locker Room/Grounds Custodians at the hourly rate of \$9.00 effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Castelli

RESOLUTION NO. 179-2015

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

MIGUEL MORILLA

be hired as Grounds Maintenance Employee for the Summer Playground Program at the hourly rate of \$9.00 effective immediately; and

ALYSSA LABARRE

be hired as a Summer Playground employee at the hourly rate of \$9.00 effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Mayor Suarez

RESOLUTION NO. 180-2015

WHEREAS, the Borough of Ridgefield has entered into a Three Year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act (N.J.S.A. 40A:8A-1 et seq.) and Title I of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Mayor and one Representative by appointed by the Governing Body of the community to be part of the Community Development Regional Committee for the term of one year coinciding with the fiscal year July 1 through June 30;

NOW, THEREFORE, BE IT RESOLVED that the Mayor hereby appoints

HUGO JIMENEZ

as his representative to participate on the Community Development Committee; and

CARLO OROPESA

as the Mayor's alternate on said committee.

BE IT FURTHER RESOLVED that the Governing Body hereby appoints

RUSSELL CASTELLI

as its representative to participate on the Community Development Committee; and

RAY PENABAD

as the Governing Body alternate on said committee.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri, Borough Clerk

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Penabad

RESOLUTION NO. 181-2015

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 4014 Lot 11, also known as 1125 Pleasantview Terrace for the year 2011.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Genzyme Biosurgery be issued a refund in the amount of \$27,504.90 for the year 2011.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$27,504.90 made payable to Bruce J. Stavitsky, Esq. for Genzyme Biosurgery and be mailed to Stavitsky and Associates LLC, 350 Passaic Avenue, Fairfield, New Jersey 07004.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

CAPITAL BUDGET AMENDMENT

WHEREAS, the local capital budget for the year 2015 was adopted on the 13th day of April, 2015; and,

WHEREAS, it is desired to amend said adopted capital budget section,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Ridgefield, County of Bergen, that the following amendment(s) to the adopted capital budget section of the 2015 Budget be made:

RECORDED VOTE	(((
(Insert Last Names)	AYES	NAYS	ABSTAIN
	(((
	(((

FROM
CAPITAL BUDGET (CURRENT YEAR ACTION)
2015

1	2	3	4	5a	5b	5c	5d	5e	6
Project	Project Number	Estimated Total Cost	Amounts Reserved in Prior Years	2015 Budget Appropriation	Capital Improvement Fund	Capital Surplus	Grants in Aid and other funds	Debt Authorized	To Be Funded in Future Years
		1,917,180			56,000		76,180	285,000	1,500,000
Total All Projects									

6 YEAR CAPITAL PROGRAM 2015-2020
Anticipated Project Schedule
and Funding Requirement

1	2	3	4	5					
				Budget Year	Budget Year	Budget Year	Funding Amounts Per Year		
Project	Project Number	Estimated Total Cost	Estimated Completion Time	2015	2016	2017	2018	2019	2020
		1,917,180		417,180	300,000	300,000	300,000	300,000	500,000
Total All Projects									

6 YEAR CAPITAL PROGRAM 2015-2020
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 Project	2 Estimated Total Cost	3 Current Year 2015	4 Future Years	4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid and Other Funds	BONDS AND NOTES						
							General	Liquidating	Assessment				
Total All Projects							1,917,180	131,000	76,180	1,710,000			

TO
CAPITAL BUDGET (CURRENT YEAR ACTION)

1 Project	2 Project Number	3 Estimated Total Cost	4 Amounts Reserved in Prior Years	5a 2015 Budget Appropriation	5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and other funds	5e Debt Authorized	6 To Be Funded in Future Years
		2015-4	650,000		32,500			617,500	
Total All Projects			2,567,180		88,500		76,180	902,500	1,500,000

6 YEAR CAPITAL PROGRAM 2015-2020
Anticipated Project Schedule
and Funding Requirement

1 Project	2 Project Number	3 Estimated Total Cost	4 Estimated Completion Time	5 Funding Amounts Per Year					
				Budget Year 2015	Budget Year 2016	Budget Year 2017	Budget Year 2018	Budget Year 2019	Budget Year 2020
Renovations of the Truss Roof and Installation of a Fire Protection System for the Community Center									
		2015-4	2015	650,000					
Total All Projects				2,567,180	1,067,180	300,000	300,000	300,000	300,000

**6 YEAR CAPITAL PROGRAM 2015-2020
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS**

1 Project	2 Estimated Total Cost	Current Year 2014	Future Years	4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid and Other Funds	BONDS AND NOTES			
							General	Liquidating	Assessment	
2015-4	650,000			32,500					617,500	
Total All Projects										2,327,500

Be It Further Resolved that three certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services.

It is hereby certified that this is a true copy of a resolution amending the capital budget section adopted by the governing body on the 22nd day of June 2015.

Certified by me

June 22, 2015

TRENTON, NEW JERSEY

APPROVED _____, 2015

DIRECTOR OF LOCAL GOVERNMENT SERVICES

MUNICIPAL CLERK

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

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.

Frank Berardo,
Chief Financial Officer

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Penabad

RESOLUTION NO. 183-2015

BE IT RESOLVED, that warrants totaling **\$714,134.81**
be drawn on the following accounts:

CURRENT	\$665,366.38
TRUST	\$12,573.16
CAPITAL	\$12,546.00
POOL	\$23,646.87
DOG LICENSE	\$2.40
TOTAL	\$714,134.81

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X	89950		
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 22, 2015

Presented by Councilman Acosta

RESOLUTION NO. 184-2015

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

“BIDS FOR COMMUNITY CENTER TRUSS REPAIRS”

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli	X			
Acosta	X			
Penabad	X			
Shim	X			
Todd	X			
Vincentz	X			
Mayor Suarez				

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk