

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: June 26, 2023

Open Public Meetings Statement by Mayor Jimenez

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

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

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

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

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

ROLL CALL-PUBLIC SESSION

Table with 5 columns: Name, Adj. to Ex. Pres., Adj. to Ex. Abs., Public Pres., Public Abs. and 7 rows of names.

ROLL CALL-EXEC. SESSION

Table with 3 columns: Name, PRESENT, ABSENT and 7 rows of names.

Presentation of Certificates of Appreciation to Crossing Guards

As advertised, hearing will be held on Ordinance No. 2462 entitled, “AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 35-12.1 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. 2463 entitled, “AN ORDINANCE ESTABLISHING A NEW PART 16, ARTICLE LVII, OF CHAPTER 390, ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED LEAD BASED PAINT INSPECTIONS”

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

Public Hearing

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

Final Reading of Ordinance

Roll Call

CONSENT AGENDA:

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

177-2023	Councilman Dorsett	Authorize to Advertise-RFQs for General Banking Services
178-2023	Councilman Kontolios	Liquor License Renewals 2023/2024
179-2023	Councilman Castelli	Authorize 2024 NJDOT MA Grant Application
180-2023	Councilman Dorsett	Appointment-Tax Assessor
181-2023	Councilman Castelli	Salary Increase-Construction Official
182-2023	Councilman Kontolios	Hire Violations Clerk
183-2023	Councilman Castelli	Authorize to Advertise-Bids for 2022 NJ DOT Local Freight, 2022 NJDOT MA, and Recreation Building Roof
184-2023	Councilwoman Larkin	Hire Additional Summer Playground Personnel
185-2023	Councilman Castelli	FEMA SAFER Grant Year One Stipend Distribution
186-2023	Councilman Dorsett	Professional Service Agreement-Special Counsel
187-2023	Mayor Jimenez	Appoint Tenant Advocate
188-2023	Councilman Castelli	Salary Increase-J. Montoya

Approval of Minutes:

May 22, 2023 and June 12, 2023 Public Session Meeting Minutes

Application for Raffle License:

Ridgefield PBA Local 330

50/50

Veterans Field

September 16, 2023 11:00-7:00 pm

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

RESOLUTIONS:

189-2023 Councilman Dorsett Warrants

COMMENTS BY MAYOR:

COMMENTS BY COUNCIL:

COMMENTS BY ADMINISTRATOR:

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

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

Respectfully submitted,

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Mayor Jimenez

BE IT RESOLVED, that the regular public meeting be adjourned, and that the Mayor and Council of the Borough of Ridgefield shall meet in a closed Executive Session following a five minute recess at the termination of this meeting. The purpose of the Executive Session shall be to discuss the following matters:

- _____ Personnel matters in various departments of the Borough.
- _____ Pending and Potential Litigation
- _____ Tax Court Litigation.
- _____ Potential real estate transactions in which the Borough may engage.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

BE IT FURTHER RESOLVED, that as soon as practicable discussion concerning

- _____ Personnel matters
- _____ Potential real estate transactions shall be disclosed to the public.
- _____ And that discussions with the Borough Attorney concerning litigation shall be disclosed when said litigation is terminated.

Adjournment to Closed Session. The Mayor and Council reserve the right to reconvene into Public Session, if necessary, to take action on Closed Session items.

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

ORDINANCE NO. 2462

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

“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 35-12.1 OF THE CODE
OF THE BOROUGH OF RIDGEFIELD”

introduced on the 12th day of June, 2023, 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				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 12, 2023

Presented by Councilman Castelli

ORDINANCE NO. 2462

“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 35-12.1 OF THE CODE
OF THE BOROUGH OF RIDGEFIELD”

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

Section I. The existing language of Section 35-12.1 (B) is hereby amended by changing the amount of \$366.67 per month to \$416.67 per month.

Section II. In all other respects, the terms, provisions and conditions of Section 35 of the Code of the Borough of Ridgefield be and hereby are ratified and affirmed.

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

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

Section V. 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.

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

ORDINANCE NO. 2463

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

“AN ORDINANCE ESTABLISHING A NEW PART 16, ARTICLE LVII, OF CHAPTER 390, ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED LEAD BASED PAINT INSPECTIONS”

introduced on the 12th day of June, 2023, 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				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 12, 2023

Presented by Councilman Castelli

ORDINANCE NO. 2463

“AN ORDINANCE ESTABLISHING A NEW PART 16, ARTICLE LVII, OF CHAPTER 390,
ZONING, DEVELOPMENT AND CONSTRUCTION, TO BE ENTITLED LEAD BASED
PAINT INSPECTIONS”

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

Section I:

Section 390 of the Code of the Borough of Ridgefield entitled “Zoning, Development and
Construction” be and hereby is amended by adding a new part 16 entitled Lead Based Paint
Inspections as follows:

§ 390-272. Title.

This article shall be known as the "Lead Based Paint Inspections Ordinance”.

§ 390-273. Definitions.

“**Commissioner**” means the Commissioner of the Department of Community
Affairs.

“**Department**” means Department of Community Affairs.

“**DCA**” means Department of Community Affairs.

“**DOH**” means the New Jersey Department of Health.

“**Dust wipe sampling**” means a sample collected by wiping a
representative surface and tested in accordance with a method approved by the
United States Department of Housing and Urban Development (HUD).

“**Dwelling**” means a building containing a room or rooms, or suite,
apartment, unit, or space, that is rented and occupied or intended to be rented and
occupied for sleeping and dwelling purposes by one or more persons.

“Dwelling unit” means a unit within a building that is rented and occupied or intended to be rented and occupied for sleeping and dwelling purposes by one or more persons.

"Interim controls" means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs and as it is defined under 42 U.S.C. § 4851b and regulations implemented pursuant thereto.

"Lead abatement" means a set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by N.J.A.C. 5:17.

“Lead abatement contractor” means a firm certified by the Department to perform lead abatement work pursuant to N.J.A.C. 5:17.

“Lead abatement worker” means an individual certified by the New Jersey Department of Health (DOH) to perform lead abatement work pursuant to N.J.A.C. 8:62.

“Lead-based paint” means paint or other surface coating material that contains lead in excess of 1.0 milligrams per centimeter squared or in excess of 0.5% by weight, or such other level as may be established by federal law.

"Lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in surfaces, that would result in adverse human health effects.

"Lead-based hazard control methods" means interim controls, as defined above. Note that this definition is specific to lead-based paint inspections in rental dwellings and is not to be confused with the lead hazard control work as defined within the Department's regulations for Lead Hazard Evaluation and Abatement, N.J.A.C. 5:17.

“Lead evaluation contractor” means a firm certified by the Department to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17. This includes the ability to perform dust wipe sampling.

“Lead inspector or risk assessor” means an individual certified by DOH to perform lead inspection and risk assessment work pursuant to N.J.A.C. 8:62. This includes the ability to perform dust wipe sampling.

“Lead free” means that a dwelling or dwelling unit has been confirmed to have fully abated all lead-based paint hazards or that no lead-based paint exists in the dwelling or dwelling unit.

“Lead safe” means that a dwelling has no outstanding lead-based paint hazards, but the dwelling is not necessarily lead free.

“Lead-safe certification” means the certification issued pursuant to the regulations promulgated pursuant to P.L.2021, c.182, which confirms that a periodic inspection, as defined below, was performed, and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance.

"Multiple dwelling" means any building or structure and any land appurtenant thereto, and any portion thereof, in which three or more dwelling units are occupied or intended to be occupied by three or more persons living independently of each other.

"Multiple dwelling" also means any group of ten or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two dwelling units are occupied or intended to be occupied by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof.

"Multiple dwelling" does not include those buildings and structures that are excluded by statute (See N.J.S.A. 55:13A).

“Periodic lead-based paint inspection” means the initial inspection of all applicable dwelling units at the earlier of two years from the effective date of P.L.2021, c.182, July 22, 2022, or tenant turnover, and thereafter the earlier of three years or upon tenant turnover for the purposes of identifying lead pursuant to P.L.2021, c.182 .

“Permanent local agency” based paint hazards in dwellings subject means a local, municipal agency maintained for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures within its jurisdiction. This may include local building agencies, health agencies, and housing agencies.

“Remediation” means interim controls or lead abatement work undertaken in conformance with this Ordinance to address lead-based paint hazards. Remediation is often used synonymously with interim controls and does not include abatement; however, in the context of P.L.2021, c.182, remediation is defined as encompassing both interim controls and abatement.

“**Tenant turnover**” means the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

“**Visual assessment**” means a visual examination for deteriorated paint or visible surface dust, debris, or residue.

§ 390-274. Standards.

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A 55:13A-1 et seq.

§ 390-275. Required Initial Inspection.

The owner, landlord and/or agent of every single-family, two-family, and/or multiple dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards within two years of the effective date of the law, July 2, 2022, or upon tenant turnover, whichever is earlier. In any event, the First Inspection must take place on or before July 22, 2024.

§ 390-276. Required Recurring Inspection.

- (A) After the initial inspection required by §22-19.3, the owner, landlord, and/or agent of such dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-safe certification.
- (B) In accordance with P.L.2021, c.182, single-family, two-family, and multiple rental dwellings must be inspected for lead-based paint hazards, except for the following:
 - i. Dwellings that were constructed during or after 1978.
 - ii. Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals. This exemption for seasonal rental dwellings does not extend to seasonal multiple dwellings.
 - iii. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
 - iv. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the “Hotel and Multiple Dwelling Law” (N.J.S.A. 55:13A-1). Cyclical inspections currently occur every five years in multiple dwellings.
 - (a) This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing

Inspection, are exempt from this requirement. A certificate of inspection means there are no outstanding violations.

§ 390-277. Testing Requirements.

For nonexempt units, after the initial inspection, units shall be inspected pursuant to the following:

1. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate;
2. Lead-safe certificates are valid for two years;
3. If the lead-safe certificate has not expired upon tenant turnover, the next inspection will be three years from the prior inspection.
4. If the lead-safe certificate has expired upon tenant turnover (i.e., more than two years after the issuance of the certificate, but before the three-year mark), an inspection is required upon tenant turnover;
5. An inspection upon tenant turnover will reset the three-year inspection requirement, or reletting of the dwelling, whichever event is first to occur;
6. If it is determined upon inspection that no lead-based paint hazards exist in a dwelling, the lead evaluation contractor or local enforcing agency shall certify the dwelling unit as lead-safe. The lead-safe certification is valid for a period of two years.

§ 390-278. Remediation of Lead-Based Paint Hazards

If lead-based paint hazards are found during an inspection, the owner of the dwelling unit shall remediate the lead-based paint hazard by using lead-based paint hazard control methods including interim controls or abatement, as outlined in this Ordinance

§ 390-279. Interim Controls.

- (A) Interim Controls are statutorily mandated measures designed to temporarily reduce human exposure to lead-based paint hazards.
- (B) Interim controls may also be appropriate if the housing unit is slated for demolition or renovation;
- (C) Interim control measures include the following:
 - i. Paint Stabilization:
All deteriorated paint on exterior surfaces shall be stabilized in accordance with the HUD Guidelines.
 - ii. Smooth and cleanable surfaces:
 - (a) All surfaces, such as floors, stairs, and interior windowsills, that are rough, pitted, or porous shall be made smooth;
 - (b) Minor surface damage may be correctable by spackling and recoating. If more practical the area shall be covered or coated with plastic, sheet vinyl, linoleum, or another comparable material.

§ 390-280. Abatement.

- (A) If interim controls are unlikely to be effective, then abatement procedures shall be implemented.
- (B) All abatement work must be undertaken in accordance with the State regulations for Lead Hazard Evaluation and Abatement, which are described in N.J.A.C. 5:17;
- (C) Abatement:
 - i. The removal of lead-based paint by mechanical methods. Acceptable procedures include wet scraping, wet sanding, and non-abrasive blasting;
 - ii. Abatement constitutes the systematic removal of any building component which contains lead-based paint hazard.
 - (a) New components shall not be brought into the working area until all dust-generating activity is completed and has been cleaned to ensure the new component is not exposed to lead hazards.
 - iii. Required procedures include enclosing lead-based paint hazards behind other materials.
 - (a) Drywall, fiberboard, or its functional equivalent may be used for interior wall enclosures; moisture-resistant greenboard shall be used in damp areas.
 - (b) Old flooring must be covered with one-half inch or thicker plywood before any other floor covering is added.

§ 390-281. Post Remediation Inspection.

- (A) After remediation, whether through interim controls or abatement, the municipality or lead evaluation contractor shall perform an additional inspection within 60 days of the initial periodic lead-based paint inspection to conclude there are no other lead-based paint hazards.
- (B) Upon reinspection of remediated dwellings, using interim controls, if it is determined that no lead-based paint hazards are found, the municipality or inspector shall certify the dwelling to be lead safe pursuant to P.L.2021, c.182. The certificate will be valid for two years.
- (C) Pursuant to N.J.A.C. 5:17-9.1, post abatement results and the receipt of the lead abatement clearance certificate, issued at the final clearance inspection shall exempt the dwelling from future inspections pursuant to P.L.2021, c.182.

§ 390-282. Recordkeeping and Investigations.

- (A) Municipal Record Keeping:
 - i. The Borough shall maintain records of all rental dwellings, their inspection schedules, and whether a lead-based paint hazard exists.

- ii. The Borough shall also maintain a copy of any lead- safe certificates as Municipal Public Record.

(B) Municipal Investigations:

- i. Failure to comply with the requirements of P.L.2021, c.182, shall result in the issuance of penalties.
- ii. If a property owner has failed to comply with the requirements of this Ordinance, the property owner shall be given 30 days from the date of the determination to cure any violation by either obtaining a new inspection or by initiating remediation.
- iii. If the violations are not remediated within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated. Remediation efforts are considered initiated when the owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

(C) Department of Community Affairs Investigations:

- i. The Department of Community Affairs, is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the requirements of P.L.2021, c.182.

§ 390-283. Fees.

Notwithstanding any other fees due pursuant to this Chapter, the following fees shall be paid:

a. Certification Submission and Administrative Fee.

The Borough shall not permit the dwelling owner or landlord to hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy the requirements utilizing the services of Certified Lead Paint Inspection.

b. The Borough shall retain and dispatch Certified Lead Based Paint Inspectors who shall be responsible for inspection for all rental units per this Ordinance.

c. Upon requesting acceptance per the Ordinance, the property owner shall submit payment to the Building Department of \$100.00 as an Administrative Fee plus a State fee of \$20.00 per unit, dedicated for deposit into the Lead Hazard Control Assistance Fund.

§ 390-284. Certificate.

A copy of the Lead Safe Certificate is attached hereto and incorporated herein as if set forth in its entirety.

Section II. In all other respects, the terms, conditions and provisions of Chapter 390 of the Code of the Borough of Ridgefield are hereby ratified and affirmed.

Section III. If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be judged invalid in whole or in part or as applied to any particular circumstance or individual by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this ordinance.

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

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

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Dorsett

RESOLUTION NO. 177-2023

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

“RFQs for General Banking Services”

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Kontolios

RESOLUTION NO. 178-2023

BE IT RESOLVED, that Liquor Licenses be issued to the following applicants 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, such licenses to expire July 1, 2023 and paid to June 30, 2024.

<u>NAME OF LICENSEE</u>	<u>ADDRESS</u>	<u>STATE LICENSE</u>
PLENARY RETAIL CONSUMPTION		
The Stancato, Inc. D/B/A Café Tivoli	533 Shaler Boulevard Ridgefield, NJ	0249-33-016-004
Jay Jala Bapa, Inc. D/B/A Ridgefield Liquors	520 Shaler Boulevard Ridgefield, NJ	0249-32-012-010
Waterfalls Associates, Inc. D/B/A Gotham City Diner	550 Bergen Boulevard Ridgefield, NJ	0249-33-011-006
Barbrothers Ridgefield LLC D/B/A Colonial Bar & Liquors	719D Grand Avenue Ridgefield, NJ	0249-33-014-007
Texas Steak House	441-445 Broad Avenue Ridgefield, NJ	0249-33-001-010
Bistro 686, Inc.	686 Grand Avenue Ridgefield, NJ	0249-33-005-003
Cantina 46 LLC	88 Route 46 West Ridgefield, NJ	0249-33-003-014
PLENARY RETAIL DISTRIBUTION LICENSE		
JC & D Best Wine & Liquor	321 Broad Avenue Ridgefield, NJ	0249-44-006-007

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

RESOLUTION NO. 179-2023

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Sketch Place North, Meuter Place, and Bernard Place Roadways Improvement Project.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Ridgefield formally approve the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as *MA-2024-Sketch Place North, Meuter Place, an-00470* to the New Jersey Department of Transportation on behalf of the Borough of Ridgefield.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Ridgefield and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

Certified as a true copy of the Resolution adopted by the Council on this 26th day of June, 2023.

Linda M. Silvestri, Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Dorsett

RESOLUTION NO. 180-2023

WHEREAS, pursuant to Resolution 174-2019 dated May 28, 2019 and N.J.S.A. 40A:9-148, the Borough of Ridgefield appointed William Yirce as the Borough's Tax Assessor for his initial full term as Tax Assessor running through June 30, 2023; and

WHEREAS, pursuant to N.J.S.A. 40A:9-146, effective July 1, 2023, the Borough wishes to continue its appointment of William Yirce, therefore granting him tenure as the Borough's Tax Assessor in accordance with N.J.S.A. 40A:9-145.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Ridgefield that effective July 1, 2023 William Yirce shall be appointed pursuant to N.J.S.A. 40A:9-146 to continue to serve as the Borough's Tax Assessor with his salary continuing to be set by the Borough's salary ordinance; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be transmitted by the Borough Clerk to the Director of the Division of Taxation for the State of New Jersey and the Administrator of the Bergen County Board of Taxation.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

RESOLUTION NO. 181-2023

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a salary increase of 4.0% be granted to the Construction Official effective January 1, 2023.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Kontolios

RESOLUTION NO. 182-2023

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

ELENA ROSS

be hired as a Violations Clerk at the annual salary of \$35,000 effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

RESOLUTION NO. 183-2023

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

“2022 NJDOT Local Freight –Pleasantview, Railroad Avenue, Edgewater Avenue”
“2022 NJDOT MA – Linden Avenue (Shaler to Broad)”
and
“Recreation Building Roof”

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilwoman Larkin

RESOLUTION NO. 184-2023

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

HUSSEIN ALKAYYALI
and
CHRIS GREGORY

be hired as Summer Playground personnel at the hourly rate of \$13.00 for the 2023 summer camp season.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

RESOLUTION NO. 185-2023

WHEREAS, the Borough of Ridgefield was the recipient of the FEMA SAFER (Staffing for Adequate Fire and Emergency Response) Grant for the recruitment and retention of volunteer firefighters. As the SAFER Grant provides for a cash stipend, it is the desire of the Fire Department to distribute the first-year stipend of the SAFER Grant to firefighters who qualify to receive a stipend pursuant to Section 35-12.1(B) of the Borough Code in the amount of \$50 per month for the quarters ended June 30,2023; September 30, 2023; and December 31, 2023. The remaining balance of the first-year stipend from the SAFER Grant will be distributed in the same manner for the quarter ended March 31, 2024.

THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, hereby approves the distribution the first-year stipend of the SAFER Grant to firefighters who qualify to receive a stipend pursuant to Section 35-12.1(B) of the Borough Code in the amount of \$50 per month for the quarters ended June 30,2023; September 30, 2023; and December 31, 2023 with the remaining balance of the first-year stipend from the SAFER Grant will be distributed in the same manner for the quarter ended March 31, 2024.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Dorsett

RESOLUTION NO. 186-2023

WHEREAS, there is a need in the Borough of Ridgefield for Special Counsel; and

WHEREAS, the Borough of Ridgefield previously published a Request for Qualifications for the position of Special Counsel; and

WHEREAS, a duly constituted evaluation committee recommended that Waters, McPherson, McNeill, PC having offices at 300 Lighting Way, 7th Floor, Secaucus, New Jersey be awarded the professional services contract to serve as the Borough Attorney for calendar year 2023; and

WHEREAS, the Borough now wishes to enter into a professional services agreement with Waters, McPherson, McNeill, PC as required by law;

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

1. The Mayor and the Borough Clerk be and hereby are authorized and directed to execute the attached Professional Services Agreement with Waters, McPherson, McNeill, PC as required by law.
2. This contract is awarded for the following reasons: There is a need for a Special Counsel Attorney within the Borough of Ridgefield; the service to be rendered constitutes a professional service as defined by New Jersey law; the Borough did publish a request for qualifications to which the contract recipient responded; and the contract recipient was recommended by the Evaluation Committee of the Mayor and Council to be awarded the professional services agreement as Special Counsel Attorney.
3. Compensation for this position shall be as set forth in Paragraph 3 of the Professional Services Agreement attached hereto.
4. The within contract has been awarded pursuant to a "fair and open process" pursuant to the provisions of N.J.S.A.19:44A-20.4, et. seq.
5. A notice of this action shall be printed in *The Record* and/or www.ridgefieldnj.gov.

6. FURTHER RESOLVED, that funding for the payment herein authorized shall be paid from Account Number 01-2010-20-1562-123 in an amount not to exceed \$5,000.00 The funds are available in the 2023 Budget as certified by the Chief Finance Officer; and that a duly executed copy of this resolution will be filed in the Office of the Borough Clerk.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

CONTRACT FOR PROFESSIONAL SERVICES WITH
BOROUGH SPECIAL COUNSEL

THIS IS A CONTRACT for professional services made by and between the Borough of Ridgefield, County of Bergen, State of New Jersey, hereinafter called the "BOROUGH", and Waters, McPherson, McNeill, PC, having offices at 300 Lighting Way, 7th Floor, Secaucus, New Jersey, hereinafter called the "SPECIAL COUNSEL ATTORNEY".

WHEREAS, pursuant to law, the Mayor and Council have authorized the Mayor and Borough Clerk to enter into an agreement with the SPECIAL COUNSEL ATTORNEY for professional services as Borough Special Counsel without competitive bid; and

WHEREAS, it is desirable and appropriate that the parties enter into a formal contract to memorialize the rights, duties and obligations of the parties;

NOW, THEREFORE, IT IS AGREED by and between the parties, in consideration for the mutual promises and covenants contained herein, as follows:

1. **ENGAGEMENT:** The BOROUGH hereby engages the SPECIAL COUNSEL ATTORNEY to serve as Borough SPECIAL COUNSEL ATTORNEY for calendar year 2023, or until her/his successor qualifies. The SPECIAL COUNSEL ATTORNEY hereby accepts such engagement and agrees to provide the services required under this agreement.
2. **SCOPE OF SERVICES:** The SPECIAL COUNSEL ATTORNEY shall perform all appropriate services on a project-by-project basis as directed by the Mayor and Council of the Borough of Ridgefield.
3. **PAYMENT FOR SERVICES:** The BOROUGH agrees to pay the SPECIAL COUNSEL ATTORNEY for services rendered pursuant to this agreement an hourly rate of \$150.00 per hour.
4. **ENGAGING OTHERS:** Nothing in this agreement shall prohibit the BOROUGH from engaging other public defenders for specific matters if in the opinion of the Mayor and Council such is necessary.
5. **FAIR AND OPEN PROCESS:** This contract is awarded pursuant to a fair and open process pursuant to the provisions of N.J.S.A. 19:44A-20.4, et. seq.
6. **INCORPORATION OF CERTAIN PROVISIONS:**
 - A. The parties to this agreement agree to incorporate into same the mandatory language of subsection 3.4(a) of the Regulations promulgated by the Department of the Treasury, pursuant to P.L. 1975, c.127, as amended and supplemented from time to time, and the SPECIAL COUNSEL ATTORNEY agrees to fully comply with the terms, provisions and

obligations of said regulation, provided that said subsection shall be applied subject to the terms of subsection 3.4(d) of said regulations.

B. The parties to this agreement agree to incorporate into same the mandatory language of section 5.3 of the Regulations promulgated by the Department of the Treasury pursuant to P.L. 1975, c.127, as amended and supplemented from time to time and the SPECIAL COUNSEL ATTORNEY agrees to comply fully with the terms, provisions and obligations of said regulation.

7. RIGHT TO RESCIND: The award of this contract is subject to the BOROUGH'S right to rescind same within thirty (30) days of its issuance should the Mayor and Council determine that the SPECIAL COUNSEL ATTORNEY's services are not performed satisfactorily in accordance with this contract.

8. COUNTERPARTS: The parties agree that this contract may be signed in separate counterparts, the effect of which will be the same as if one original were signed by both parties.

IN WITNESS WHEREOF, the parties have set their hands and seals on the day and year affixed next to their respective signatures.

DATE:

BOROUGH OF RIDGEFIELD

Hugo Jimenez, Mayor

ATTEST:

Linda M. Silvestri, Borough Clerk

WATERS, MCPHERSON, MCNEILL, P.C.

By:_____

WITNESS:

DATE:

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Mayor Jimenez

RESOLUTION NO. 187-2023

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

WILFREDO J. ORTIZ

be appointed Tenant Advocate for the remainder of calendar year 2023.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Castelli

RESOLUTION NO. 188-2023

BE IT RESOLVED by the Mayor and Council that John Montoya will receive a salary increase of \$5,000.00 effective June 15, 2023 forassuming the role of Foreman of DPW subject to a six month review which, if at that time, is satisfactory his salary would increase an additional \$5,000.00, if not, he will revert back to his original position and salary.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

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

Francis J. Elenio,
Chief Financial Officer

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting June 26, 2023

Presented by Councilman Dorsett

RESOLUTION NO. 189-2023

BE IT RESOLVED, that warrants totaling **\$1,324,871.68**
be drawn on the following accounts:

CURRENT	\$1,147,167.07
TRUST	\$37,757.63
CAPITAL	\$105,983.08
POOL	\$32,249.75
DOG LICENSE	\$4.20
UNEMPLOYMENT FUND	\$1,709.95
TOTAL	\$1,324,871.68

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Kontolios				
Larkin				
Dorsett				
Ryu				
Congalton-Hali				
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk