

The public is invited to participate in the public session meeting at 7:00 pm by calling 1 (929) 205-6099 MEETING ID: 841 0777 8874 or The Zoom Meeting Link <https://us02web.zoom.us/j/84107778874> can be accessed from the Borough's Website: www.ridgefieldnj.gov on the Home Page.

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: March 14, 2022

Open Public Meetings Statement by Mayor Suarez

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

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

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

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

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

ROLL CALL-PUBLIC SESSION

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

ROLL CALL-EXEC. SESSION

	PRESENT		ABSENT	
Mayor Suarez				
Castelli				
Penabad				
Jimenez				
Kontolios				
Larkin				
Dorsett				

As advertised, hearing will be held on Ordinance No. 2428 entitled, “AN ORDINANCE AMENDING SECTION 121-3, HOURS OF BUSINESS, OF CHAPTER 121, ARTICLE I OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

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

Public Hearing

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

Final Reading of Ordinance

Roll Call

CONSENT AGENDA:

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

104-2022	Councilwoman Larkin	Appoint Tenant Advocate
105-2022	Councilman Castelli	Community Development Block Grant Agreement- Bryant Place
106-2022	Councilman Castelli	Hire Part-Time DPW/Sanitation Employee-Perez
107-2022	Councilman Castelli	Professional Service Agreement – Community Grants, Planning & Housing
108-2022	Councilman Castelli	Request for Proposals - Broad Avenue Redevelopment Plan
109-2022	Councilman Jimenez	Senior Refund-595 Hillside Street

COUNCIL VOTE

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

RESOLUTIONS:

110-2022	Councilman Jimenez	Warrants
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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 March 14, 2022

Presented by Mayor Suarez

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

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

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Jimenez				
Kontolios				
Larkin				
Dorsett				
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 March 14, 2022

Presented by Councilman Kontolios

ORDINANCE NO. 2428

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 121-3, HOURS OF BUSINESS, OF CHAPTER 121, ARTICLE I OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

introduced on the 28th day of February, 2022, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof in The Record, a newspaper circulating in the Borough of Ridgefield.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting February 28, 2022

Presented by Councilman Kontolios

ORDINANCE NO. 2428

“AN ORDINANCE AMENDING SECTION 121-3, HOURS OF BUSINESS, OF CHAPTER 121, ARTICLE I OF THE CODE OF THE BOROUGH OF RIDGEFIELD”

WHEREAS, it has been determined by the Mayor and Council of the Borough of Ridgefield that it is in the best interests of the Borough of Ridgefield to reduce the hours during which alcohol beverages may be sold; and

WHEREAS, these new regulations are to go into practice upon adoption of this Ordinance;

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

Section I:

The existing language of Section 121-3(a), Hours of Business, shall be deleted in its entirety and replaced with the following:

The hours of operation for licensees to serve, deliver, allow, permit or suffer the sale, service or delivery of any alcoholic beverage or permit the consumption of any alcoholic beverages upon the licensed premises, may take place only between the hours of 6:00 a.m. and 2:00 a.m., Eastern Standard Time, with the following exceptions:

(a) On Sundays, no licensee shall serve, deliver, allow, permit or suffer the sale, service or delivery of any alcoholic beverage or permit the consumption of any alcoholic beverages upon the licensed premises before 12:00 noon.

(b) On New Year's Day, a licensee may serve, deliver, allow, permit or suffer the sale, service or delivery of any alcoholic beverage and permit the consumption of any alcoholic beverages upon the licensed premises all day except if New Year's Day is a Sunday wherein no licensee shall serve, deliver, allow, permit or suffer the sale, service or delivery of any alcoholic beverage or permit the consumption of any alcoholic beverages upon the licensed premises between the hours of 5:00 a.m. and 12:00 noon.

Section II:

In all other respects, Section 121-3 of the Code of the Borough of Ridgefield 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:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilwoman Larkin

RESOLUTION NO. 104-2022

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

WILFREDO ORTIZ

be appointed Tenant Advocate for the remainder of calendar year 2022.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Castelli

RESOLUTION NO. 105-2022

BE IT RESOLVED that the Mayor and Council of the Borough of Ridgefield wishes to enter into a Grant Agreement with the County of Bergen for the purpose of using \$83,000 in 2021 Community Development Block Grant for Bryant Place Road Improvements; and

BE IT FURTHER RESOLVED that the Mayor and Council hereby authorizes Anthony R. Suarez to be a signatory to aforesaid Grant Agreement; and

BE IT FURTHER RESOLVED that the Mayor and Council hereby authorizes Frank Elenio to sign all county vouchers submitted in connection with the aforesaid project; and

BE IT FURTHER RESOLVED that the Mayor and Council recognizes that the Borough of Ridgefield is liable for any funds not spent in accordance with the Grant Agreement and that the liability of the Mayor and Council is in accordance with HUD requirements.

Approved:

Anthony R. Suarez, Mayor

Attest:

Linda M. Silvestri,
Borough Clerk

COUNCIL VOTE

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

CERTIFICATION

Certified to be a true copy of the resolution passed at the Mayor and Council meeting of the Borough of Ridgefield held on March 14, 2022.

Signed and Sealed

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Castelli

RESOLUTION NO. 106-2022

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

VICTOR PEREZ

be hired as a part-time DPW/Sanitation employee effective March 7, 2022 at the hourly rate of \$16.00 per hour.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Castelli

RESOLUTION NO. 107-2022

WHEREAS, the Borough of Ridgefield is obligated to implement a housing rehabilitation program; and

WHEREAS, the setup and administration of such a program requires particular knowledge and skills; and

WHEREAS, Community Grants, Planning & Housing (“CGP&H”) is a business entity with experience and expertise in this field; and

WHEREAS, the proposal by CGP&H to provide housing rehabilitation services qualifies as a professional service and may be awarded without public bidding; and

WHEREAS, the Borough wishes to engage CGP&H to provide program setup and administration services for the Borough’s Housing Rehabilitation Program;

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

1. The attached Proposal for Professional Services by Community Grants, Planning & Housing dated February 25, 2022 be and hereby is accepted by the Borough of Ridgefield and CGP&H be and hereby is appointed as the Borough’s Housing Rehabilitation Program Administrator for calendar year 2022.

2. The attached Professional Services Contract with CGP&H be and hereby is approved, and the Mayor and Borough Clerk be, and they hereby are, authorized and directed to sign such a contract once prepared by the Borough Attorney and agreed to by CGP&H.

3. This contract is not awarded pursuant to a fair and open process, as same is a professional services agreement, and is subject to appropriate proof that the contractor is not disqualified by virtue of municipal and/or state pay to play laws.

4. A notice of this action shall be printed in *The Record*.

5. The award of this contract is subject to satisfactory proof, as required by law, that the award complies with both local and state “pay to play” regulations.

6. This contract is contingent upon certification of the availability of funds.

7. A copy of this Resolution and a copy of the attached contract shall be made available for public inspection as required by law.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

CONTRACT FOR PROFESSIONAL SERVICES WITH
COMMUNITY GRANTS, PLANNING AND HOUSING,
AS HOUSING REHABILITATION SERVICES PROVIDER

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 Community Grants, Planning & Housing of 1249 South River Road, Suite 301, Cranbury, New Jersey 08512, hereinafter called "CGP&H"; and

WHEREAS, the Mayor and Council of the Borough of Ridgefield previously approved a contract with CGP&H as the Housing Rehabilitation Services Provider for twelve (12) consecutive months from the date the contract is fully executed; and

WHEREAS, pursuant to law, the Mayor and Council have authorized the Mayor and Borough Clerk to enter into an agreement with CGP&H for professional services as the Housing Rehabilitation Services Provider; 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 CGP&H to serve as Housing Rehabilitation Services Provider for twelve (12) consecutive months from the date the contract is fully executed.
2. **SCOPE OF SERVICES:** CGP&H shall perform all housing rehabilitation services for the BOROUGH as set forth in the attached proposal and according to law.
3. **PAYMENT FOR SERVICES:** CGP&H shall be paid for services provided as set forth in the attached proposal, all such payments to come from the BOROUGH'S Affordable Housing Trust Fund designated for housing rehabilitation services.
4. **ENGAGING OTHERS:** Nothing in this agreement shall prohibit the BOROUGH from engaging other attorneys for specific matters if in the opinion of the Mayor and Council such is necessary.
5. **FAIR AND OPEN PROCESS:** This contract is not awarded pursuant to a fair and open process pursuant to the provisions of N.J.S.A. 19:44A-20.5, 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 CGP&H 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 CGP&H agrees to comply fully with the terms, provisions and obligations of said regulation.

7. 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.

8. PAY TO PLAY LEGISLATION: This Contract is subject to proof of compliance, both state and local "pay to play" legislation.

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

Anthony R. Suarez, Mayor

ATTEST:

Linda M. Silvestri,
Borough Clerk

COMMUNITY GRANTS, PLANNING &
HOUSING

WITNESS:

DATE:

By: _____

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Castelli

RESOLUTION NO. 108-2022

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

WHEREAS, the Mayor and Council of the Borough (the “Mayor and Council”) identified the Borough’s existing Borough Hall property designated as Block 2801, Lot 1 on the Borough’s Tax Map (the “Area of Investigation”), to be considered for designation as an area in need of redevelopment (“AINR”) under the Redevelopment Law; and

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

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

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

WHEREAS, on April 9, 2019, at a duly noticed public Planning Board hearing, and after hearing the expert planning testimony of Francis Reiner of DMR, as well as offering the public an opportunity to be heard, the Planning Board adopted a Resolution recommending that the Mayor and Council designate the Area of Investigation as being non-condemnation AINRs; and

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

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

WHEREAS, by response letter dated May 15, 2019, the DCA concluded that the “determination area is situated where development and redevelopment are encouraged pursuant

to State law or regulation” and “pursuant to *N.J.S.A. 40A:12A-6b(5)(c)*, the Redevelopment Area determination took effect after transmission to the Commissioner of the DCA’ and

WHEREAS, the within Broad Avenue Redevelopment Plan is solely for Block 2801, Lot 1, which is owned by the Borough; and

WHEREAS, the Planning Board considered the Broad Avenue Redevelopment Plan at its February 11, 2020 public hearing and transmitted its report, in the form of a Resolution with the Broad Avenue Redevelopment Plan appended thereto and incorporated therein to the Mayor and Council pursuant to *N.J.S.A. 40A:12A-7.3*; and

WHEREAS, on February 24, 2020 the Mayor and Council adopted the Broad Avenue Redevelopment Plan prepared by DMR dated January 2020; and

WHEREAS, the Borough now wishes to proceed with the development/redevelopment of the Broad Avenue property; and

WHEREAS, the Borough wishes to authorize DMR to prepare a Request for Proposals pursuant to and consistent with the terms of the Redevelopment Plan; and

WHEREAS, it is in the best interests of the Borough that Requests for Proposals for development/redevelopment of the Broad Avenue site be prepared and advertised;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that DMR Architects be and hereby is authorized and directed to prepare a Request for Proposals for the development/redevelopment of the property commonly known as 604 Broad Avenue, Ridgefield, New Jersey, and the Borough Clerk be authorized and directed to publish and advertise same, and to send a direct solicitation to known developers/redevelopers as determined by DMR Architects and returnable on a date and time to be selected by DMR Architects.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Jimenez

RESOLUTION NO. 109-2022

WHEREAS, an overpayment of taxes in the Borough of Ridgefield was received for the year of 2021 due to the Senior Allowance of Block 2203 Lot 1, also known as 595 Hillside Street.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$250.00 for the year 2021 be issued to Barbara McDonald;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$250.00 from account 01-1040 and made payable to: Barbara McDonald and mailed to 595 Hillside Street, Ridgefield, NJ 07657.

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk

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

Francis J. Elenio,
Chief Financial Officer

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 14, 2022

Presented by Councilman Jimenez

RESOLUTION NO. 110-2022

BE IT RESOLVED, that warrants totaling **\$2,362,055.91**
be drawn on the following accounts:

CURRENT	\$2,316,314.79
TRUST	\$18,773.03
CAPITAL	\$24,665.40
POOL	\$2,299.09
DOG LICENSE	\$3.60
TOTAL	\$2,362,055.91

COUNCIL VOTE

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

Approved:

Attest:

Anthony R. Suarez, Mayor

Linda M. Silvestri,
Borough Clerk