

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: November 9, 2020

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				
Shim				
Jimenez				
Kontolios				
Larkin				

**ROLL CALL-EXEC. SESSION**

	PRESENT	ABSENT
	Mayor Suarez	
Castelli		
Penabad		
Shim		
Jimenez		
Kontolios		
Larkin		

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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.

- |          |                     |   |
|----------|---------------------|---|
| 225-2020 | Councilman Castelli | Approve 12.39 Special Ruling - Thomas M. Heffernan    |
| 226-2020 | Councilman Castelli | Approve 12.39 Special Ruling – Tom, Tim and Pat, Inc. |
| 227-2020 | Councilman Jimenez  | Tax Lien Redemption #20-001                           |

228-2020	Councilman Castelli	Authorization to Proceed with Construction-Epic Management, Inc.
229-2020	Councilman Jimenez	Chapter 159-Bergen County Cares Act Municipal Grant Program
230-2020	Councilman Jimenez	Chapter 159-Emergency Protective Measures Grants
231-2020	Councilman Castelli	Maser Professional Engineering Services-Construction Administration Services
232-2020	Mayor Suarez	Appoint 2021 RFQ Evaluation Committee

**N.J. State Firemen’s Association Membership Application:**

James H. Muneyyirci  
785 Charlotte Terrace  
Company No. 2

**COUNCIL VOTE**

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

**RESOLUTIONS:**

233-2020 Councilman Jimenez 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 November 9, 2020

Presented by Mayor Suarez

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

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

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

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

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

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

Approved:

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Castelli

RESOLUTION NO. 225-2020

WHEREAS, a Special Ruling to Permit Renewal of Inactive Liquor License was applied for by Thomas M. Heffernan; and

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

NOW, THEREFORE, BE IT RESOLVED that Plenary Retail Consumption License No. 0249-33-005-0002 be issued to Thomas M. Heffernan, pursuant to an Act of Legislature of the State of New Jersey, entitled "AN ACT CONCERNING ALCOHOLIC BEVERAGES" passed December 6, 1953 and amendments thereto, and the Borough Ordinance 498 entitled, "AN ORDINANCE CONCERNING ALCOHOLIC BEVERAGES" adopted July 2, 1946, and amendments thereto. Said license to expire June 30, 2021.

**COUNCIL VOTE**

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

Approved:

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Castelli

RESOLUTION NO. 226-2020

WHEREAS, a Special Ruling to Permit Renewal of Inactive Liquor License was applied for by Tom, Tim and Pat, Inc.; and

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

NOW, THEREFORE, BE IT RESOLVED that Plenary Retail Consumption License No. 0249-33-013-0002 be issued to Tom, Tim and Pat, Inc., pursuant to an Act of Legislature of the State of New Jersey, entitled "AN ACT CONCERNING ALCOHOLIC BEVERAGES" passed December 6, 1953 and amendments thereto, and the Borough Ordinance 498 entitled, "AN ORDINANCE CONCERNING ALCOHOLIC BEVERAGES" adopted July 2, 1946, and amendments thereto. Said license to expire June 30, 2021.

COUNCIL VOTE

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

Approved:

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 227-2020

WHEREAS, Alexis Realty, LLC have deposited a check in the amount of \$13,274.79 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 20-001, Block 1904 Lot 7, further known as 624 Bergen Boulevard, sold to CLEMENTE ENTERPRISES, LLC and whereas \$40,000.00 was deposited into the Trust Account for the premium at the time of tax sale;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$13,274.79 from the Suspense Account and a check for \$40,000.00 from the Trust Account;

BE IT FURTHER RESOLVED that the check in the amount of \$13,274.79 be drawn on the Borough of Ridgefield Suspense Account 01-2999 and the check in the amount of \$40,000.00 be drawn on the Borough of Ridgefield Trust Account 03-2950 and be made payable to CLEMENTE ENTERPRISES, LLC and be mailed to P.O. Box 141, Wyckoff, New Jersey 07481.

COUNCIL VOTE

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

Approved:

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Castelli

RESOLUTION NO. 228-2020

WHEREAS, the Borough of Ridgefield previously determined to appoint Epic Management, Inc. as the Redevelopment/Construction Manager at Risk for the Redevelopment and Construction of the New Borough Hall/Police Station Site; and

WHEREAS, the non-selected contractor, Vanas Construction Co., Inc., filed a lawsuit challenging the designation of Epic Management, Inc. as the Redevelopment/Construction Manager at Risk for the Redevelopment and Construction of the New Borough Hall/Police Station Site; and

WHEREAS, in connection with that litigation, the Borough determined to temporarily not proceed with any construction activities with Epic Management, Inc.; and

WHEREAS, the litigation filed by Vanas Construction Co., Inc. against the Borough was summarily dismissed by the trial court on Monday, November 2, 2020; and

WHEREAS, the Borough now wishes to authorize the commencement of construction of the project;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Borough be, and hereby is, authorized to proceed with the construction project with Epic Management, Inc. as it deems fit.

Approved:

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

Attest:

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

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



BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 229-2020

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an appropriation for an equal amount; and

WHEREAS, the Borough of Ridgefield has been awarded grants, and wishes to amend its 2020 Calendar Year Budget to include this amount as a item of revenue; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Mayor and Council hereby requests the Director of Government Services to approve the insertion of an item of revenue in the Calendar Year Budget of 2020 in the sum of \$ 7,047.91 which is now available as a revenue item from:

Bergen County Cares Act Municipal Grant Program \$ 7,047.91

BE IT FURTHER RESOLVED that a like sum of \$7,047.91 be and the same is hereby appropriated under the caption:

Bergen County Cares Act Municipal Grant Program \$ 7,047.91

BE IT FURTHER RESOLVED that the Chief Financial Officer file an electronic copy of this resolution with the Director of Local Government Services for approval.

Approved:

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

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 230-2020

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an appropriation for an equal amount; and

WHEREAS, the Borough of Ridgefield has been awarded grants, and wishes to amend its 2020 Calendar Year Budget to include this amount as a item of revenue; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Mayor and Council hereby requests the Director of Government Services to approve the insertion of an item of revenue in the Calendar Year Budget of 2020 in the sum of \$19,327.63 which is now available as a revenue item from:

Federal Emergency Management Agency -  
Emergency Protective Measures Grants \$19,327.63

BE IT FURTHER RESOLVED that a like sum of \$19,327.63 be and the same is hereby appropriated under the caption:

Federal Emergency Management Agency -  
Emergency Protective Measures Grants \$19,327.63

BE IT FURTHER RESOLVED that the Chief Financial Officer file an electronic copy of this resolution with the Director of Local Government Services for approval.

Approved:

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

Attest:

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

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Castelli

RESOLUTION NO. 231-2020

WHEREAS, there is a need for Civil Engineering Services for construction administration services for a proposed municipal complex within the Borough of Ridgefield; and

WHEREAS, Maser Consulting P.A., 400 Valley Road, Suite 304, Mount Arlington, NJ 07856 was awarded the contract as Borough Engineer Resolution 6-2020; and

WHEREAS, Maser Consulting has submitted a proposal dated November 6, 2020 for construction administration services at a lump sum cost not to exceed \$249,250.00;

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 Professional Services Agreement with Maser Consulting P.A. as required by law.
2. The within contract is an extension of a contract that 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.*
3. A notice of this action shall be printed in *The Record* and/or [www.ridgefieldnj.gov](http://www.ridgefieldnj.gov).

BE IT FURTHER RESOLVED, that funding is available in account number 04-2150-55-2372-000 in an amount not to exceed \$249,250.00 as certified by the Chief Financial Officer; and that a duly executed copy of this resolution will be filed in the Office of the Borough Clerk.

Approved:

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

Attest:

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

**COUNCIL VOTE**

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

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Mayor Suarez

RESOLUTION NO. 232-2020

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the 2021 RFQ Evaluation Committee shall consist of

MAYOR ANTHONY SUAREZ  
COUNCILMAN HUGO JIMENEZ  
COUNCILMAN JAMES KONTOLIOS

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Penabad				
Shim				
Jimenez				
Kontolios				
Larkin				
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.

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Francis J. Elenio,  
Chief Financial Officer

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting November 9, 2020

Presented by Councilman Jimenez

RESOLUTION NO. 233-2020

BE IT RESOLVED, that warrants totaling **\$3,568,645.08**  
be drawn on the following accounts:

CURRENT	\$3,462,816.28
TRUST	\$105,403.82
CAPITAL	\$335.58
DOG LICENSE	\$89.40
<b>TOTAL</b>	<b>\$3,568,645.08</b>

COUNCIL VOTE

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

Approved:

Attest:

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

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