

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: September 14, 2009

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: 7:30 P.M. C.T.O.: Adjourn:

Pledge of Allegiance

Invocation: Reverend Janet Blair, Zion Lutheran Church

Citizens Comment on Agenda:

Correspondence:

Introduction of Ordinance No. 2110 entitled, “AN ORDINANCE AMENDING ORDINANCE NO. 1661 ENTITLED, AN ORDINANCE FIXING FEES FOR PROGRAMS OF THE RECREATION AND PARKS DEPARTMENT”

First Reading of Ordinance

Roll Call

ROLL CALL-EXEC. SESSION

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

ROLL CALL-PUBLIC SESSION

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

Introduction of Ordinance No. 2111 entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 375 “VEHICLES AND TRAFFIC”, ARTICLE XXIII “WILLIS FIELD PARKING LOT” TO ADD NEW AREA FOR OVERFLOW PARKING”

First Reading of Ordinance

Roll Call

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Introduction of Ordinance No. 2112 entitled, “STATE FISCAL YEAR 2010 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)”

First Reading of Ordinance

Roll Call

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PROPOSED CONSENT AGENDA:

	Motion:	Second:
325-2009	Councilman Vincentz	Erroneous Billed Senior Deduction-Block 2205, Lot 7
326-2009	Councilman Vincentz	1 <sup>st</sup> Half 2009 Overbilling-Block 704, Lot 5
327-2009	Councilman Vincentz	Senior Deductions
328-2009	Councilman Vincentz	Veteran Deductions
329-2009	Councilman Vincentz	Stipulation of Settlement-Block 4014, Lot 14
330-2009	Councilmen Todd and Vincentz	Sustainable Land Use Pledge
331-2009	Councilmen Todd and Vincentz	Local Government Energy Audit
332-2009	Councilman Vincentz	Return of Escrow Monies
333-2009	Councilman Lonziserro	Liquor License Renewals
334-2009	Councilman Lonziserro	Appoint Per Diem Community Service Officer
335-2009	Councilman Vincentz	Authorize Payment of Arbitrator’s Award for Library Arbitration
336-2009	Councilman Vincentz	Authorize Appraisal for Block 907, Lot 3.2
337-2009	Councilman Lonziserro	Ratify Appointment of Special Police Officers
338-2009	Councilman Todd	Request Investigation of \$100,000 Library Contribution
339-2009	Councilman Severino	Hire Secretary/Technical Assistant for Building Department
340-2009	Councilman Lonziserro	Salary Increase-K. Jaber
341-2009	Councilman Todd	Authorize to Advertise-Fire Pumper

342-2009 Councilman Lonzisero Authorize E. Lenander to Perform Duties of  
Borough Administrator

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincenz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

RESOLUTIONS:

343-2009 Councilman Vincenz Introduction of SFY2010 Budget  
 344-2009 Councilman Vincenz Calculation for Reserve for Uncollected Taxes  
 345-2009 Councilman Vincenz Warrants

COMMENTS BY MAYOR:

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

Nicholas Artunian  
 608 Sketch Place North  
 Company No. 3

Ryan Handschin  
 916 Banta Place  
 Company No. 1

Michael Fugnitti  
 602 Elm Avenue  
 Company No. 2

Daniel Boncic  
 377 Morse Avenue  
 Company No. 3

Helen Dabetic  
 464 Gorge Road  
 Cliffside Park  
 Company No. 3

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,

Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Mayor Anthony R. 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**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzifero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2110

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

“AN ORDINANCE AMENDING ORDINANCE NO. 1661 ENTITLED, AN ORDINANCE FIXING FEES FOR PROGRAMS OF THE RECREATION AND PARKS DEPARTMENT”

introduced on the 14<sup>th</sup> day of September, 2009, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 28<sup>th</sup> day of September, 2009 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and he is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2110

“AN ORDINANCE AMENDING ORDINANCE NO. 1661 ENTITLED, AN ORDINANCE  
FIXING FEES FOR PROGRAMS OF THE RECREATION AND PARKS DEPARTMENT”

BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield that fees for  
the following programs by and within the Borough be amended as follows:

Adult Volleyball	\$10.00
Abrakadoodle (Art Class)	\$120.00 Resident \$140.00 Non-Resident
Little Stars Theatre (Drama Class)	\$125.00 Resident \$150.00 Non-Resident
Oragami	\$50.00
Wrestling	\$40.00

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

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2111

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

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 375 “VEHICLES AND TRAFFIC”, ARTICLE XXIII “WILLIS FIELD PARKING LOT” TO ADD NEW AREA FOR OVERFLOW PARKING”

introduced on the 14<sup>th</sup> day of September, 2009, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 28<sup>th</sup> day of September, 2009 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and he is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2111

“AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 375 “VEHICLES AND TRAFFIC”, ARTICLE XXIII “WILLIS FIELD PARKING LOT” TO ADD NEW AREA FOR OVERFLOW PARKING”

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Ridgefield, County of Bergen, State of New Jersey, being the governing body thereof, that Chapter 375 “Vehicles and Traffic”, Article XXIII “Willis Field Parking Lot” of the Code of the Borough of Ridgefield be and is hereby amended and supplemented as follows:

§ 375-74 Applicability.

This article shall apply to the parking lot located at the northwesterly corner of the Willis Park facility, to the south of Linden Avenue and east of the railroad right-of-way. Said lot shall be known as the “Willis Field Parking Lot.” This article shall also apply to that portion of Railroad Avenue designated for Willis Field event overflow parking. Said area shall be known as “Event Overflow Parking Area.”

§ 375-75 Parking only for Willis Field.

No persons shall park any motor vehicle in the Willis Field Parking Lot or Event Overflow Parking Area for any purpose other than visiting or using the Willis Park facility, including, but not limited to, being a spectator to any event at the park, actually using the facility and/or being a parent or guardian of a young person who is using the facility.

§ 375-76 Hours Permitted.

No persons shall park any motor vehicle in the Willis Field Parking Lot or Event Overflow Parking Area except for the purposes set forth in § 375-75, and only during the hours that the facility is open. No vehicle shall be parked in the lot overnight.

§ 375-77 Violations and penalties.

Any person who shall cause a motor vehicle to be parked contrary to the provisions of this article or any registered owner of any motor vehicle which is parked contrary to the provisions of this article shall be subject to a fine of between \$50 and \$300 as determined by the Judge of the Ridgefield Municipal Court. In the event of a continuing violation, each day shall constitute a separate offense.

BE IT FURTHER ORDAINED, if 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.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2112

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

“STATE FISCAL YEAR 2010 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A-4-45.14)”

introduced on the 14<sup>th</sup> day of September, 2009, do now pass a first reading and that said Ordinance be further considered for final passage at a regular meeting to be held on the 28<sup>th</sup> day of September, 2009 at 7:30 PM or as soon thereafter as the matter may be reached at the regular meeting of the Borough Council in the Community Center, 725 Slocum Avenue, in the Borough of Ridgefield, and that at such time and place, all persons interested be given an opportunity to be heard concerning the same, that the Borough Clerk be and he is hereby authorized and directed to publish in The Record, a newspaper circulating in the Borough of Ridgefield said Ordinance according to law, with a notice of its introduction and passage on first reading, and of the time and place when and where said Ordinance will be further considered for final passage.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

ORDINANCE NO. 2112

“STATE FISCAL YEAR 2010 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A-4-45.14)”

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Governing Body of the Borough of Ridgefield in the County of Bergen finds its advisable and necessary to increase its SFY 2010 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Governing Body hereby determines that a 1.0% increase in the budget of said year, amount to \$141,279 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Governing Body hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Ridgefield, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the SFY 2010 budget year, the final appropriations of the Borough of Ridgefield shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by up to 3.5%, amounting to \$494,976, and that the SFY 2010 municipal budget for the Borough of Ridgefield be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 325-2009

WHEREAS, the Senior Deduction approved for Giuseppi and Ada Venditti for the year 2009 was erroneously left off their 2009 billing for 541 Prospect Avenue, also known as Block 2205 Lot 7;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of \$250.00 be given to Giuseppi and Ada Venditti for the year 2009;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the amount of \$250.00 made payable to Giuseppi and Ada Venditti and mailed to 541 Prospect Avenue, Ridgefield, New Jersey 07657.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 326-2009

WHEREAS; Block 704 Lot 5, also known as 740 Bergen Boulevard, assessed to Blvd Investments, LLC, was erroneously overbilled in the first half of 2009 causing a refund due for the second half of 2009;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that a refund in the amount of 3,091.08 be given to Blvd Investments, LLC;

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the amount of \$3,091.08 made payable to Blvd Investments, LLC and mailed to 742 Bergen Blvd, Ridgefield, New Jersey 07657

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 327-2009

WHEREAS, the following Senior Deductions have been allowed for the year 2009.

NOW, THEREFORE BE IT RESOLVED that deductions be refunded in accordance with the following schedule;

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY OWNER</u>	<u>AMOUNT</u>
1104	5	C745B Ninivaggi, Jacqueline 745B Broad Avenue	250.00
3803	10	Gazic, Lucano and Mike 844 Elizabeth Street	250.00

BE IT FURTHER RESOLVED that the Chief Financial Officer/Treasurer be and he is hereby authorized to issue checks in accordance with the above schedule.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 328-2009

WHEREAS, the following Veteran Deductions have been allowed for the year 2009;

NOW, THEREFORE BE IT RESOLVED that deductions be refunded in accordance with the following schedule;

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY OWNER</u>	<u>AMOUNT</u>
714	1	Marano, Antoinette 688 Kingsland Avenue	250.00
901	1	Gagliardo, Nicholas 726 Abbott Avenue	250.00
2706	12	Smith, David 451 Walnut Street	250.00
3302	20	Festa, Frank 745 Hamilton Avenue	250.00

BE IT FURTHER RESOLVED that the Chief Financial Officer/Treasurer be and he is hereby authorized to issue checks in accordance with the above schedule.

Approved:

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

Attest:

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 329-2009

WHEREAS, 175 Railroad Avenue Realty Associates has filed 2005-2009 tax appeals with the New Jersey Tax Court challenging the assessment of property identified at 175 Railroad Avenue, Ridgefield, New Jersey, Lot 14, Block 4014 on the Borough Tax Map; and

WHEREAS, the original assessment in contest is \$9,455,000; and

WHEREAS, the parties have engaged in extensive discovery and investigation concerning the merits of the appeal; and

WHEREAS, the parties have also engaged in extensive negotiations leading toward a proposed settlement; and

WHEREAS, the Borough's Real Estate Consultant and Assessor have reviewed the terms of the proposed settlement and recommend same;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body for good cause as follows:

1. That a settlement in the above referenced tax appeal is hereby authorized, such that the taxpayer will withdraw its 2005 appeal; the assessment will be set at \$9,250,000 for 2006. The assessment will be set at \$9,000,000 for 2007. The assessment will be set at \$8,500,000 for 2008. The assessment will be set at \$8,250,000 for 2009. The assessment will be set at \$7,500,000 for 2010;
2. That the special tax attorney is hereby authorized to execute a Stipulation of Settlement consistent with this settlement for filing with the New Jersey Tax Court;
3. That upon receipt of the Tax Court Judgment, the Tax Collector is hereby authorized and directed to calculate the amount of the refund and cause same to be paid to the taxpayer, without statutory interest, within sixty (60) days from the date of the Tax Court Judgment;
4. That this settlement is contingent upon and subject to approval thereof by the taxpayer.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilmen Todd and Vincentz

RESOLUTION NO. 330-2009

WHEREAS, land-use is an essential component of overall sustainability for a municipality;

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources.

WHEREAS, well planned land-use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space and allow for continued use of vital natural resources;

WHEREAS, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead;

NOW THEREFORE, we, the Borough of Ridgefield, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making the Borough of Ridgefield a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

I. Facilities Siting- *We pledge*, to the extent feasible, to take into consideration factors such as walkability, bikability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The actions of a municipality when locating their own facilities can set a positive precedent and encourage other public and private sector entities to consider sustainable landuse considerations into account when locating their own facilities.

II. Housing Variety- *We pledge*, through the use of our zoning and revenue generation powers, to foster a diverse mix of housing types to meet the needs of people from all ages and walks of life. A variety of housing options, from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate and middle incomes, is vital to allow residents to live and work in a municipality through various stages of their lives.

III. Natural Resource Preservation- *We pledge* to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. FURTHER, if feasible, *we pledge* to complete a Natural Resources Inventory to identify and assess the extent of our natural resources

and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.

IV. Transportation Choices- *We pledge* to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest share of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.

V. Mix of Uses- *We pledge* to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. Development is not needed in every municipality. But where development makes sense, land-use patterns that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores for example, can help reduce the necessity of driving by allowing people to walk to various destinations.

VI. Green Design- *We pledge* to incorporate the principles of green design and renewable energy generation when updating our site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

VII. Regional Cooperation- *We pledge* to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration their concerns when making regional level land-use decisions. Local land-use decisions can often have regional impacts, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect traffic and retail opportunities in neighboring towns.

VIII. Parking Regulations- *We pledge* to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking, and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass of people to support local arts, shopping, and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transportation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fee for parking may be implemented or needs to be implemented.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilmen Todd and Vincentz

RESOLUTION NO. 331-2009

WHEREAS, the New Jersey Board of Public Utilities, Office of Clean Energy administers the Local Government Energy Audit Program (Program), an incentive program to assist local government agencies to conduct energy audits and to encourage implementation of energy conservation measures; and,

WHEREAS, the Governing Body of Borough of Ridgefield has decided to apply to participate in the Local Government Energy Audit Program; and,

WHEREAS, the facilities to be audited are in New Jersey, are owned by the Borough of Ridgefield, are served by a New Jersey regulated public utility, and that the Borough of Ridgefield has not already reserved \$100,000 in the Program this year as of this application; and,

WHEREAS, it is acknowledged that acceptance into the Program is dependent on the Scope of Work and cost proposal, and that Program rules will have to be met in order to receive incentive funds; and,

WHEREAS, upon acceptance into the Program, the Borough of Ridgefield will prepare Facility Data Forms and Scopes of Work for each facility to be audited, solicit quotations from the authorized contractors, and submit the Part B application; and,

WHEREAS, the Borough of Ridgefield understands that energy audit work cannot proceed until an Application Approval Notice is received from the Program; and,

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Ridgefield, approves the submission of an Application for participation in the Local Government Energy Audit Program of the New Jersey Board of Public Utilities.

Approved:

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

Attest:

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 332-2009

WHEREAS, the following applicants have posted legal and engineering fees for development with the Planning Board or Zoning Board of Adjustment;

<u>Block</u>	<u>Lot</u>	<u>Applicant</u>	<u>Amount</u>
203	20	Citro, Richard International Market	\$500.00 270.00
3406	18	Broderick, Michael	410 Abbott Avenue 60.00
2303	11	Adamo Brothers	1033 Alexander Avenue 300.00
2006	1	Berta, Carol Lynn	827 Linden Avenue 265.00

WHEREAS, Borough professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Borough Treasurer be and is hereby authorized to return the balance of escrow monies to the applicant.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Lonzisero

RESOLUTION NO. 333-2009

BE IT RESOLVED, that Liquor License be issued to the following applicant 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 license having expired June 30, 2009, but having been granted a Special Ruling to permit Renewal of Inactive License, and fees having been paid to June 30, 2010.

<u>NAME OF LICENSEE</u>	<u>ADDRESS</u>	<u>STATE LICENSE</u>
13 ½ Winners, Inc.		0249-33-009-010
Joan Broderick	566 Bergen Boulevard Ridgefield, NJ	0249-33-007-007

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Lonzisero

RESOLUTION NO. 334-2009

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

NICHOLAS LETO

be appointed as Per-Diem Community Service Officer at the hourly rate of \$14.00 per hour effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 335-2009

WHEREAS, the Borough of Ridgefield was involved with litigation over the Ridgefield Public Library roof and other construction issues; and

WHEREAS, the case was recommended for arbitration by the prior Borough Attorney who handled this matter; and

WHEREAS, the Borough accepted the advice of the prior Borough Attorney to proceed with arbitration; and

WHEREAS, the arbitrator ruled against the Borough on May 19, 2009 in the amount of \$88,244.00 for the work performed; and

WHEREAS, the Governing Body authorized the Borough Attorney to seek a modification of the award; and

WHEREAS, the modification was denied by the arbitrator on June 19, 2009;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ridgefield that the Borough is hereby authorized to pay Niram, Inc. in the amount of \$88,244.00 in accordance with the arbitrator's award.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 336-2009

WHEREAS, the Governing Body is attempting to sell the property known as Block 907 Lot 3.2 on the tax map of the Borough of Ridgefield; and

WHEREAS, N.J.S.A. 40A:12-13 requires the sale to be for fair market value; and

WHEREAS, the Borough needs to hire a professional to provide an appraisal report;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Borough Attorney is hereby authorized to seek out and negotiate a contract not to exceed \$1,500.00 for professional services relating to the appraisal of Block 907 Lot 3.2.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Lonzisero

RESOLUTION NO. 337-2009

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

GREGORY ANASTASSATOS  
FRANK VITALE  
EUSTACHIO FABRIZIO  
JENNIFER ESTEVEZ  
JEFFREY DESIMONE  
AMANDA GAUDIOSI

as Special Police Officers made on August 24, 2009 to be effective September 9, 2009 at the hourly rate of \$13.00 are hereby ratified and affirmed.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Todd

RESOLUTION NO. 338-2009

WHEREAS, Mayor Anthony Suarez has been formally charged by the New Jersey U.S. Attorney's Office with public corruption alleging that he was offered and has accepted bribes from a cooperating witness posing as a developer; and

WHEREAS, Governor Corzine and the Ridgefield Council Majority have called for Mayor Suarez to step down in order to protect the interests of the citizens of the Borough of Ridgefield; and

WHEREAS, Mayor Suarez has refused to step down so that the interests of the citizens may be put first; and

WHEREAS, as a result of the Mayor's refusal to step down, Governor Corzine has directed the Office of the Comptroller to investigate the Mayor's participation in development over the last several years; and

WHEREAS, the Borough has incurred substantial legal expense, which has been estimated at \$13,000.00 of taxpayer funds already spent, with a 2009-2010 budget estimated line item amount of \$30,000.00 which expense will continue until and unless the Office of the Comptroller is satisfied that Mayor Suarez was not involved in any corruption involving these developments; and

WHEREAS, the Bergen Record published an investigative report on Sunday, August 30, 2009, outlining an additional factual scenario regarding a contribution made by a developer to the Ridgefield Public Library, which contribution resulted in a "finder's fee" being paid to a "Mr. Byun" out of the funds which were contributed to the Borough; and

WHEREAS, the individual "Mr. Byun" was described in the article as a "political operative" and fundraiser who had connections with Mr. Suarez, and it is being reported that the contributor had no knowledge of the \$10,000.00 "finder's fee" which was paid; and

WHEREAS, the Bergen County Prosecutor's Office made an inquiry to the Council on or about June 18, 2009, regarding this contribution and finder's fee; and

WHEREAS, the Governing Body has yet to obtain from Mayor Suarez any information about the following:

1. who negotiated the contribution;

2. who recommended the \$100,000.00 contribution;
3. who authorized the negotiation of the “finder’s fee” with Mr. Byun;
4. who personally negotiated or agreed to the “finder’s fee” with Mr. Byun;
5. who authorized research to be performed as to whether a Borough could pay a finder’s fee; and
6. such additional facts which would shed light on this apparent suspect contribution; and

WHEREAS, the Bergen County Prosecutor’s Office has not been in contact with the Borough since its original request; and

WHEREAS, the Governing Body believes it is in the interest of the taxpayers of the Borough of Ridgefield and the general public for the Prosecutor’s Office or the Attorney General of the State of New Jersey to thoroughly and completely investigate the contribution and finder’s fee;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Ridgefield hereby requests and urges the Bergen County Prosecutor’s Office or the Attorney General of the State of New Jersey to resume its investigation into the \$100,000.00 contribution and most especially the \$10,000.00 “finder’s fee” taken from funds contributed to the Borough so that the citizens of Ridgefield are protected.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Severino

RESOLUTION NO. 339-2009

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

MILDRED ROJAS

be hired as Secretary/Technical Assistant for the Building Department at the annual salary of \$29,000.00 effective immediately.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Lonzisero

RESOLUTION NO. 340-2009

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Khaled Jaber's salary be increased to \$11.00 per hour based on the recommendation of the Court Administrator effective immediately.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Todd

RESOLUTION NO. 341-2009

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

“BIDS FOR A CLASS A FIRE PUMPER WITH 75FT. AERIAL DEVICE”

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincenz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Lonzisero

RESOLUTION NO. 342-2009

WHEREAS, the Borough has a vacancy in the position of part-time Borough Administrator; and

WHEREAS, Erik Lenander currently serves in the Borough as the assistant to the CFO and does not wish to permanently fill the Borough Administrator position; and

WHEREAS, the Governing Body desires have Erik Lenander perform the duties of the Borough Administrator until a new Borough Administrator is formally appointed; and

WHEREAS, the Governing Body will endeavor to fill the position of part-time Borough Administrator on a more permanent basis in the near future;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Erik Lenander is hereby authorized to perform the duties of Borough Administrator for a period of 45 days or until a new part-time Borough Administrator is appointed.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 343-2009

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Borough of Ridgefield, Bergen County, New Jersey for the State Fiscal Year 2010.

BE IT FURTHER RESOLVED, that said budget be published in The Record in the issue of September 18, 2009, and that a hearing on the Budget will be held at the Ridgefield Community Center, 725 Slocum Avenue on October 13, 2009 at 7:30 o'clock P.M. or as soon thereafter as the matter may be reached.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 344-2009

WHEREAS, N.J.S.A. 40A:4-41(c), provides alternate methods of calculating the budget appropriation for Reserve for Uncollected Taxes, and

WHEREAS, one method permits the use of a three-year average, instead of using the prior year collection rate, and

WHEREAS, the Governing Body of the Borough of Ridgefield believes it is in the best interest of the Borough to utilize a three-year average in calculating the SFY 2010 budget appropriation for Reserve for Uncollected Taxes, and

WHEREAS, the Chief Financial Officer of the Borough of Ridgefield has determined the three-year collection rate average is 97.84%.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Ridgefield that the three-year collection rate average of 97.84% be used to calculate the SFY 2010 budget appropriation for Reserve for Uncollected Taxes.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

**COUNCIL VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
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.

---

Joseph Luppino,  
Chief Financial Officer

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting September 14, 2009

Presented by Councilman Vincentz

RESOLUTION NO. 345-2009

BE IT RESOLVED, that warrants totaling \$2,001,040.90  
be drawn on the following accounts:

CURRENT	\$1,733,949.26
TRUST	\$25,598.16
CAPITAL	\$222,862.50
POOL	\$18,446.18
DOG LICENSE	\$184.80
TOTAL	\$2,001,040.90

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Lonzisero				
Todd				
Vincentz				
Severino				
Castelli				
Acosta				
Mayor Suarez				

Approved:

Attest:

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

\_\_\_\_\_  
Martin A. Gobbo,  
Borough Clerk