

Municipal Building
Park Ridge, NJ
February 12, 2008 – 8:20 p.m.

A Regular Meeting of the Mayor and Council was called to order by Mayor Ruschman at the above time, date and place. The Mayor led those attending in the Pledge of Allegiance.

ROLL CALL:

Present: Mayor Ruschman, Council members Henning, Wells, Brouwer, Ciannella,
Levinson, Maughan
Absent: None
Also Present: Kelley O'Donnell, Acting Borough Clerk
Gene Vinci, Borough Administrator
John D'Anton, Borough Attorney
Ann Kilmartin, CFO

Mayor Ruschman Reads Compliance Statement, as required by Open Public Meeting Act, P. L. 1975, Chapter 231.

SUSPEND REGULAR ORDER OF BUSINESS

A motion was made by Council President Henning and seconded by Councilmember Levinson to suspend the regular order of business for the following:

SWEARING IN OF POLICE OFFICER

DANIEL HOFFMANN – POLICE OFFICER

DEPARTMENT HEAD REPORT - POLICE

Chief Joseph Madden

- Thanked Commissioner Rich Henning for inviting him to tonight's meeting
- Changes in the Department since assuming command
 - Personnel meetings with staff to discuss concerns, goals and objectives
 - Met with the rest of his command staff; Captain Coughlin and Lieutenant Rampolla
 - New Leadership Philosophy – Dynamic changes are needed.
 - Committee formed of officers of all ranks and a new Vision Statement was developed.
 - Identified New Core Values
 - New Management Philosophy – Strict chain of command
 - Restructure Organizational Chart – Responsibility and Accountability
 - Checks and Balances
 - Department Liaisons – each assigned to a specific group in town; i.e. Golden Agers
 - Five New Bureaus Created –
 - Crime Prevention/Community Policing
 - Redevelop the Police Web Site
 - Computer Services Bureau
 - Tactical Operations
 - Grant Research Bureau
 - Good and Welfare Bureau
 - Improve Service to residents
 - Conducted a training session with the Police Reserves in the Pascack Valley area.
 - Preparing Budget – emphasis on fiscal responsibility, would like to thank Capt. Coughlin
 - New Synergy in the Department
 - Goals and Objectives
 - Revise all SOPS – outdated
 - Recreate job descriptions

- Rules and Regulations
- Quarterly Meetings with the community conducted by the Chief and Captain.
- Redesign the TriBoro Radio area
- More training in house.

Captain Craig Coughlin

- Department morale on the upswing.
- Self Evaluation very helpful
- Working with Gene Vinci
 - Traffic in town
 - Crosswalks evaluated by County
 - Improvements will be financed by the county
 - Spring Valley Road needs to be addressed
 - Crossing Guards – More safety precautions at school areas
 - County to finance.
 - Survey residents prior to making a parking/traffic decision.
 - Police work has increased – more involvement with the public.
 - Vehicle Maintenance Plan developed – working out well
 - Vehicles are holding up better
 - Northwest Dispatch transition took place 2/1/08.
 - Different atmosphere, change was for the better.
 -

Council President Henning commended Captain Coughlin and Chief Madden for all their work and the unity in the Department.

Mayor Ruschman stated that he senses the positive feeling and thanks the Chief and Captain for a great job.

At 8:44 pm Mayor Ruschman stated that he knew many of the visitors were at the meeting for the swearing in of Daniel Hoffman and the Police Department report, due to the snow, he felt that many of them may want to leave and said that we would take a few minutes recess to allow for that.

AGENDA CHANGES

None.

PUBLIC PRIVILEGE TO THE FLOOR

Mayor Ruschman asks if anyone present wishes to be heard on any matter.

George Heller – 80 Second Street

Asked for clarification on Resolution #18; Exclusion from Gross Income for Federal Income Tax. Mayor Ruschman asks Ann Kilmartin, CFO to explain this resolution. John D’Anotn, Borough Attorney explained that it is a resolution that states that the interest on the bond is tax exempt. Ann Kilmartin further explained the resolution.

Also would like to know why the Borough was not included in the Community Life article of local towns trying to save Pascack Valley Hospital. The Mayor mentioned that we did pass a resolution earlier and that he may stop by the Borough Clerk’s office and pick up a copy of the resolution.

ORDINANCES – PUBLIC HEARING

ORDINANCE 2008-01 AN ORDINANCE FOR THE ACQUISITION OR CERTAIN REAL PROPERTY KNOWN AS LOT 10 IN BLOCK 1601, ALSO KNOWN AS 38 PARK AVENUE IN THE BOROUGH OF PARK RIDGE

Mayor Ruschman asks for a motion to open the public hearing on Ordinance 2008-01, an ordinance for acquisition of real property.

A motion was made by Councilmember Levinson and seconded by Councilmember Wells. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

AN ORDINANCE FOR THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS LOT 10 IN BLOCK 1601 ALSO KNOWN AS 38 PARK AVENUE IN THE BOROUGH OF PARK RIDGE

Mayor Ruschman asks the Borough Clerk if she has received any correspondence regarding this ordinance.

Mrs. O'Donnell: States that a letter has been received from Gerald Hoffman of 25 Second Street, Park Ridge, New Jersey.

Mayor Ruschman asks if anyone present wishes to be heard concerning the adoption of this ordinance.

George Heller - 80 Second Street

I would like to know what Mr. Hoffman's letter said. John D'Anton reads Mr. Hoffman's letter and asks that it be included a part of the permanent record of this meeting. John D'Anton explains that the base rent stated and the taxes paid are incorrect. Gene Vinci explained that on a Bond Anticipation Note there is no interest paid the first year. John D'Anton explained that the present assessment of the property in his letter is accurate, however the assessed value does not reflect the market value, the Borough's current ratio is approx 85%. When you apply the ratio to the assessment you come up with a number of \$1.1 million. We also have an appraisal of the property for \$1.2 million. John D'Anton asks that the appraisal done by Appraisal Systems be included as part of the permanent record of this meeting.

25 SECOND ST.
PARK RIDGE, N.J. 07656
FEB 8 2008
201-573-0546

Hon. Mayor and Council

BORO HALL

PARK RIDGE, N.J. 07656

RE: ORDINANCE 2008-01 SECOND READING 2/12/08

PURCHASE OF PROPERTY POST OFFICE IS ON

PLEASE READ THIS AT THE HEARING

I BELIEVE ACCORDING TO THE 2007 TAX DUPLICATE

THIS IS BLOCK 1601 - LOT 10 ASSESSED AS FOLLOWS:

LAND \$531,900 + BLDG \$330,900 = \$862,800 - TAXES \$15,530.40

ACCORDING TO THE MEDIA YOU WILL LEASE IT TO THE U.S.P.S FOR 100,000 - A YEAR. HOWEVER, BEING BORO OWNED WE WILL LOSE THE TAXES NOW AND IN THE FUTURE. WHAT IS THE CURRENT LEASE TERMS, I.E. RENT, UPKEEP ETC.

THIS LOT IS VERY NARROW 99 FT. THE DEPTH IS 297 FT.

SOME OF THE BACK PART MAYBE PRONE TO FLOODING. WOULDN'T THAT LIMIT CONSTRUCTION ON THE PROPERTY? TO ME THE BUILDING LOOKS LIKE A TEAR DOWN.

YOUR ORDINANCE IS FOR 1,220,000 FOR PROPERTY ASSESSED AT MUCH LESS IN A VERY DOWN REAL ESTATE MARKET. HOW WAS THE PRICE DETERMINED?

WE CAN'T BUILD A SENIOR CITIZEN CENTER LIKE SOME OTHER TOWNS AROUND US BUT CAN PURCHASE THIS PROPERTY WITH NO PURCHASE IN MIND. PLEASE EXPLAIN TO ME AND OTHER TAXPAYERS WHAT YOUR RATIONALE IS,?

Sincerely
Gerald W. Hoffman

URS N. 006-01
 C/MAC
 1/13/08

Restricted-Use Appraisal Report
 Of the Real Property Located at
38 Park Avenue
Borough of Park Ridge
Bergen County, New Jersey



B-4661-L-10

Prepared for
John J. D'Anton, Esquire
 Attorney at Law
 67 Ramapo Valley Road
 Suite 202
 Mahwah, NJ 07430

As of
January 10, 2008

Submitted by
Rick Del Guercio, SCGREA
Charles Ciolino, SRA, SCREA



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 Appraisal Systems, Inc.
 266 Harristown Road, Glen Rock, NJ 07452

January 22, 2008

John J. D'Anton, Esquire
 Attorney at Law
 67 Ramapo Valley Road
 Suite 202
 Mahwah, NJ 07430

Re: 38 Park Avenue
Block 1601, Lot 10, Park Ridge Borough, Bergen County, New Jersey

Dear Mr. D'Anton:

You have requested that we provide an appraisal report of the above referenced property. As you have requested, we have performed an appraisal to be reported in a Restricted-Use format. The subject property is located at 38 Park Avenue, Park Ridge Borough, Bergen County, New Jersey. According to the local tax map, the subject site contains a total land area of 0.675 acres or 29,403 ± square feet. The subject site is improved with a free-standing, retail building consisting of 3,345 ± Square Feet.

We have estimated the market value of the subject property as of January 10, 2008. Although the cost, sales comparison, and income capitalization approaches to value have been considered to value the fee simple interest in the subject property, the income capitalization approach have been deemed the most reliable for the subject property.

We have inspected the subject property, analyzed the surrounding environs and have considered such other facts and data, which were important for the completion of this appraisal assignment. This Restricted-Use appraisal has been prepared by Appraisal Systems, Inc. and conforms to the requirements of the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) under Standards Rule 2-2 (c) of the Appraisal Foundation, as well as the standards of the Appraisal Institute.

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Based on our investigation and by virtue of our experience, it is our opinion that the market value of the subject property on **January 10, 2008** was as follows:

\$1,200,000
ONE MILLION TWO HUNDRED THOUSAND DOLLARS

Accompanying this letter is a Restricted-Use appraisal report stating the pertinent facts and data upon which this valuation is based.

Respectfully submitted,



Rick Del Guercio, CTA, SCGREA
 Certified Tax Assessor
 State Certified Real Estate Appraiser



Charles Ciolino, SRA, SCREA
 State Certified Real Estate Appraiser

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

PERTINENT FACTS

Property Location: 38 Park Avenue
Park Ridge, New Jersey
Bergen County

Legal Description: Block 1601, Lot 10, Park Ridge

Date of Inspection: December 14, 2007

Date of Valuation: January 10, 2008

Property Rights Appraised: Fee Simple Interest.

Purpose/Intended Use of the Appraisal: To determine the highest and best use and market value of the subject property as of the effective date of this appraisal.

Land Area: 0.675 Acres (29,403 ± square feet)

Description of Improvements: one story, framed building containing 3,345 ± square feet. The building is of average quality construction and was deemed to be in average condition at the time of the inspection.

Zoning: B-1 – Business Zone

Highest and Best Use: As Improved.

Marketing/Exposure Time: 12 months or less.

Assessed Value:

2007 Land:	\$531,900
Improvements:	\$330,900
Total:	\$862,800

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10
ASSUMPTIONS & LIMITING CONDITIONS (cont)

12. Unless otherwise stated in this report, the appraisers did not observe the existence of hazardous materials, which may or may not be present on the property. The appraisers have no knowledge of existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances.

The presence of substances such as, but not limited to, asbestos, urea-formaldehyde foam insulation, radon gas, fuel leaks, lead-based paints or potentially hazardous materials or conditions such as sink holes, earthquake faults, underground caverns or streams and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Limiting Conditions:

1. The allocation, if any, of the total valuation in this report between land and improvements applies only under the state program of utilization. The separate allocations for land use and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it was addressed without the written consent of the appraisers, and in any event only with proper written qualification and only in its entirety. This limitation is not intended to restrict the named client from using this report in the normal course of business, nor distributing this report to the outside audit firm or governmental regulating agency with the permission of the client.
3. If this appraisal is made available to any third party (anyone but the addressed client), the appraisal is provided without any warranty or representation, expressed or implied, as to its contents, its suitability for any purpose, its accuracy, truthfulness, or completeness. Any reliance on the contents shall be solely at the recipient's risk. Without a direct client-appraiser relationship, possession of this report implies no responsibilities, warranties, representation, cooperation or liability by the appraisers.
4. The appraisers, herein by reason of this appraisal, are not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
5. Neither all nor part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without consent and approval of the appraisers.
6. Unless stated elsewhere in this report, the appraisers have not been provided with any information and/or an engineering report concerning potential contamination of the building improvement(s) by asbestos. The appraisers make no warranties as to this condition. Unless stated elsewhere in this report, the appraisers have not been provided with information and/or an

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions.

Assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been identified, described, and considered in this appraisal report.
9. The Municipal Tax Map designates the subject property Block and Lot and is assumed to be correct relative to size, shape and location of the property. A reproduction of the said tax map is included within this report.
10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate in this report is based.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and there is no encroachment or trespass unless noted in this report.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10
ASSUMPTIONS & LIMITING CONDITIONS (cont)

engineer report concerning potential contamination of the building improvement(s) by radon gas. The appraisers make no warranties as to this condition.

7. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are therefore, subject to changes with future conditions.
8. The market conditions from which any prospective values or assumptions were made are clearly stated through the report. The appraisers cannot be held responsible for unforeseeable events that may alter market conditions prior to the effective date of this opinion. It should be understood that the further into the future from the date of inspection, the less certainty exists.
9. The American with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with requirements of ADA in estimating the value of the property.
10. This is a Restricted-Use appraisal report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraisers' file. The information contained in this report is specific to the needs of the client for the intended use stated in this report.
11. This appraisal is prepared in accord with USPAP and Jurisdictional Provisions of the Appraisal Foundation and the Appraisal Institute respectively.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

CERTIFICATION OF THE APPRAISERS

The undersigned do hereby certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved as of the date of this appraisal.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of the stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with USPAP and Jurisdictional Provisions of the Appraisal Foundation and the Appraisal Institute respectively.
8. We have made a personal inspection of the property that is subject of this report.
9. The undersigned takes full responsibility for the analysis and conclusions set forth within this appraisal.



Charles Ciolino, SRA, SCREA
State Certified General Real Estate Appraiser



Ernest Del Guercio, Jr., CTA, SCGREA
Certified Tax Assessor
State Certified General Real Estate Appraiser

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

INTRODUCTION

Purpose/Intended Use of the Appraisal

The purpose of this appraisal is to determine the market value of the fee simple estate of the subject property as of January 10, 2008.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and each acting in what they consider their best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Exposure/Marketing Time

Exposure time is defined as follows in the Uniform Standards of Professional Appraisal Practice, Statement 6 (SR 1-2):

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Recent sales of similar properties generally required exposure time of twelve months or less. Therefore, the exposure time for the subject property is estimated at twelve months or less.

¹ The Appraisal Foundation, *Uniform Standards of Appraisal Practice* (Washington, D.C., 2008) pp. U-87-U-88

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

SCOPE OF THE APPRAISAL

In order to complete this appraisal assignment, we have made independent investigations for the purpose of formulating our analysis. In addition, we have depended upon data, which is retained within our office and upgraded regularly for use in future appraisal assignments. The appraisal report is presented in a Restricted-Use report format; all appropriate approaches to value are considered but not all applied and presented. The scope of the investigation undertaken and sources of the majority of data are presented below.

Be advised that only our conclusions and a brief illustration of the process used in arriving at these conclusions are presented in this report. Full analysis of the subject is retained in our files. This type of report states the information of the subject and sets forth only the appraiser's conclusions.

Site and Improvements Description and Analysis

In formulating the description and analysis of the subject property, we have relied upon our first-hand inspection of the subject property. Additionally, we have examined the appropriate tax, zoning, and flood plain maps and had numerous conversations with Township officials regarding the subject property. Physical inspection of the property occurred on December 14, 2007.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

INTRODUCTION (cont)

Dates of the Appraisal / Date of Inspection

The effective date of this appraisal is January 10, 2008. The property was inspected on December 14, 2008.

Property Rights Appraised

The property rights appraised represent the fee simple interest.

Legal Description

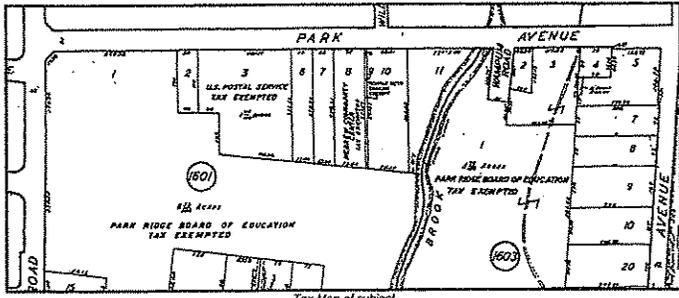
The subject is identified as Block 1601, Lot 10, as found on Tax Map Sheet 16 in Park Ridge, Bergen County, New Jersey.

Ownership History of the Subject Property

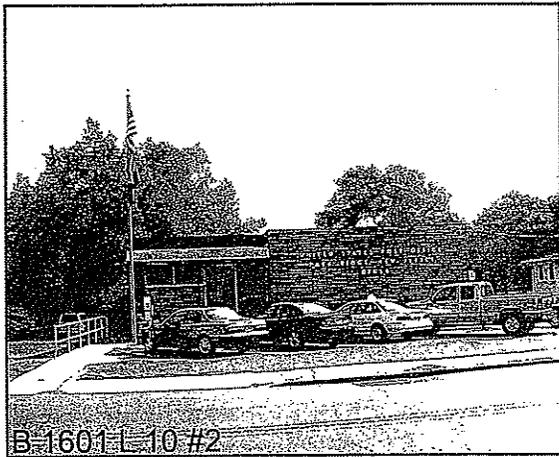
The subject property's current owners of record are William & Janet Fleck.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

SUBJECT PHOTOGRAPHS



Tax Map of subject



B-1601 L-10 #2

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

IMPROVEMENTS DESCRIPTION

According to our own first-hand inspection performed on December 14, 2007, the subject site is improved with a freestanding masonry-frame retail building containing 3,345 ± square feet.

Building Type:	Retail.
Building Use:	Post-Office.
No. of Stories:	One.
Story Height:	12'
Basement:	Full / Unfinished
Gross Building Area:	3,345 SF.
Foundation:	Concrete Block
Roof:	Flat
Exterior Walls:	Concrete Block / Face Brick Venter
Plumbing and Drainage:	Public water and sewer mains are attached to the building.
Parking:	Adequate – 30 +/- parking spaces.

ZONING ANALYSIS

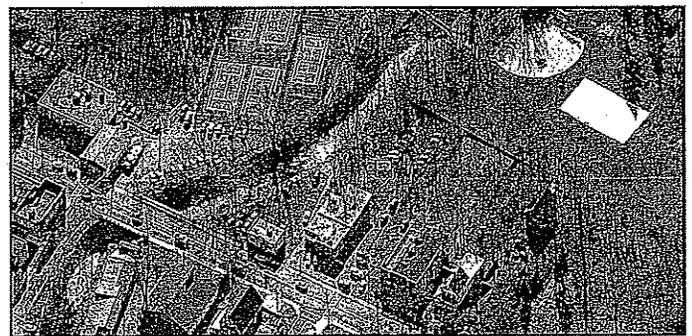
The subject property is zoned B-1, Business Zone, by the Borough of Park Ridge. The property appears to be a conforming use based upon our review of public records. We do not know of any deed restrictions, private or public, that further limit the subject property's use.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

SUBJECT PHOTOGRAPHS (CONT.)



B 1601 L 10 #3



Aerial photo of subject

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

HIGHEST AND BEST USE

According to the 3rd Edition of *The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute, "highest and best use" may be defined as:

"The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The estimate of highest and best use can be better described as the foundation on which market value is supported. The theory of highest and best use is a market-driven concept. This concept is fundamental in real estate valuation, as it focuses the market analysis on the subject property and assists the appraiser in estimating the property's optimum use in light of market conditions as of the effective date of this appraisal.

It is our opinion that the highest and best use of the subject property is its existing use, as improved. The subject property lends value to the site and, as improved, is worth more than the site, as vacant, plus the cost of razing the existing improvements.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

THE VALUATION PROCESS

There are three accepted approaches to valuation. These approaches are the cost approach, the income approach, and the sales comparison approach.

The Cost Approach is defined as, "That approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market." Although it would be possible to develop a cost approach, the necessity to accurately estimate accrued depreciation and obsolescence greatly reduces the reliability of the approach. Therefore, a cost approach has not been developed to estimate the value of the subject, as that analysis would not provide meaningful results.

The Income Capitalization Approach consists of estimating a value through the potential income to be received over a typical projection period. The income approach measures a property's income stream and is very important in the valuation of income-producing properties, as they are typically purchased for investment purposes. This approach is comprised of several related techniques and procedures that are designed to produce a convincing and reliable estimate of value. All income approach techniques attempt to accurately forecast future benefits and calculate the present value of those benefits to a typical investor. An income approach has been developed for the purpose of this appraisal.

In utilizing the Sales Comparison Approach we must complete the following procedures. Search the market for recent sales that are similar to the subject, preferably in a nearby location, but ranging as far as necessary to obtain a comprehensive picture. Consider all listings, offerings, and rental data as they may affect current economic conditions. Analyze each of the sales as it compares to the subject property. Make plus and minus adjustments to each sale where it is dissimilar to the subject in important aspects such as location, time of sale, size, condition, etc. The purpose here is to make each sale as nearly equal to the subject as possible; thereby forming a tight value range and indicating an overall unit of value based on an applicable land and building unit of value. Finally, select several sales that appear most reflective and formulate an opinion of the subject's value based on this data, trends and market study. The sales comparison approach was considered, but not utilized in this report.

STABILIZED INCOME AND EXPENSE SUMMARY
DIRECT CAPITALIZATION METHOD

COMMERCIAL INCOME APPROACH BOROUGH OF PARK RIDGE

PROPERTY VALUATION BLOCK: 1601 LOT: 10

POTENTIAL GROSS INCOME:	Quantity (SF)	Actual Rent / SF	
Sec1: Post Office	{ 3,345 }	\$31.04	\$ 103,818
	{ }		\$ -
	{ }		\$ -
Total Area (Quantity)	3,345		\$ 103,818

Less: Vacancy / Collection Loss	Stabilized @ (2.5%)	\$ (2,595)
EFFECTIVE GROSS INCOME		\$ 101,223

Less: Typical Operating Expenses - Stabilized	(% of EGI)	(\$ / SF of EGI)	
Mgmt / Admin	(3.0%)	(\$ 0.91)	
Insurance	(2.0%)	(\$ 0.61)	
Structural Repair	(1.0%)	(\$ 0.30)	
Reserve for Replacements	(1.5%)	(\$ 0.45)	
Miscellaneous	(1.0%)	(\$ 0.30)	
Sub-Total	8.5%	\$ 2.57	\$ (8,604)
Total Expenses	8.5%	\$ 2.57	\$ (8,604)
NET OPERATING INCOME:			\$ 92,619

Component Part	Component	(%)	Rate	Rate Build-Up
Mortgage Interest	Mortgage	75.00%	7.73%	5.80%
LTV Ratio	Equity	25.00%	8.90%	2.90%
Amortization (yrs)				7.80%
Mortgage Constant				7.75%
Return on Equity	Plus: Eff. Taxes		\$0.00	0.00%
OVERALL CAP RATE				7.75%

VALUATION:	NOI	\$92,619	=	\$ 1,195,100
	O A R	7.75%		
Plus: Excess Land (If Applicable)				\$0
Plus: Add. Bldgs (If Applicable)				\$0
TOTAL INDICATED PROPERTY VALUE:				\$ 1,195,100
	Val / Bldg SF			\$ 357.28

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

THE VALUATION PROCESS (CONT.)

The first step in the income approach is to estimate the fair economic rent that the property can command. We have utilized an existing lease, which is provided in the addenda of the report. The second step is to estimate and deduct a vacancy and credit loss from the potential gross income (PGI). This deduction results in an estimate of effective gross income (EGI). Next, the estimated annual expenses are then deducted from the estimated effective gross income. These expenses reflect those items, which are typically the responsibility of the landlord. The deduction of expenses from the EGI results in an estimate of net operating income (NOI).

Direct Capitalization:

The subject property has been valued by the direct capitalization method. In this procedure, a stabilized NOI is capitalized by an appropriate overall capitalization rate to provide an indication of market value. In determining an appropriate capitalization rate, we have utilized the band of investment technique, as well as investor surveys for added support. The direct capitalization method using the band of investment technique has been summarized on the following page.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

INCOME APPROACH TO VALUATION (CONT.)

Conclusion:

As noted in the grid above, a 2.5 percent vacancy rate and allowance for collection loss has been deducted from the potential gross income, which provides an estimate of the effective gross income (EGI).

From the total effective gross income must be deducted those expenses, both fixed and variable, which are the responsibility of the landlord. Expense categories are indicated in the stabilized income and expense summary analysis. On a net lease basis, it is our opinion that the landlord would be responsible for minimal expenses and those expenses total 8.5 percent.

Conclusion for valuation date January 10, 2008:

The direct capitalization approach to value indicates a value of \$1,195,100 or \$1,200,000 (rounded).

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

SUMMARY AND CONCLUSION

In our appraisal we have utilized the income approach to value, which indicated the following value as of January 10, 2008:

COST APPROACH: N/A
 INCOME APPROACH: \$1,200,000
 SALES COMPARISON APPROACH: N/A

The Income Approach to valuation is considered strongly supportive of value as of the appraisal date. Through this approach, evidence was given via an existing lease agreement to support our final conclusion and estimate of value.

The indicated fair market value of the subject property located at 38 Park Avenue, Park Ridge, Bergen County, New Jersey as of January 10, 2008 is:

\$1,200,000
ONE MILLION TWO HUNDRED THOUSAND DOLLARS

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

QUALIFICATIONS OF THE APPRAISERS (CONT.)

CHARLES CIOLINO, SRA, SCREA

EDUCATION: Kean University, Union, New Jersey
 B.S., Management Science - Finance
 Minor Concentration in Economics

REAL ESTATE EDUCATION: The Appraisal Institute:
 Course 120: Appraisal Procedures
 Course 210: Residential Case Study
 Course 310: Income Capitalization
 Course 320: General Applications
 Course 410: USPAP (Part A)
 Course 420: USPAP (Part B)
 Course 500: Residential Report Writing
 Adv. Res. Report Writing Part 1 & Part 2
 FHA - Appraisal Process
 Litigation Skills Seminar
 Business Learning Center:
 Small Residential Income Property
 Condominiums, PUD and Cooperatives
 Real Estate School of Central New Jersey:
 Introduction of Real Estate Appraisal
 Preparation of Uniform Residential Appraisal Report
 Weichert Real Estate Business School:
 Real Estate Salesperson Course

LICENSES: New Jersey Board of Real Estate Appraisers
 State Certified Real Estate Appraiser, 42RC00160800
 Member of the Appraisal Institute, SRA Designation
 Pennsylvania Bureau of Professional Affairs
 Licensed Residential Appraiser, RL139412
 Member National Associations of Realtors
 Salesperson, #0785517

EXPERIENCE: Appraisal Systems, Inc.
 May 2001 - Present

- Vice President / Project Manager - Responsible for all phases of revaluation programs, including the estimation of all property values for various municipalities;
- Inspected more than 10,000 residential, commercial, and industrial properties
- Expert Witness at the Tax Court of New Jersey and various County Boards of Taxation.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

QUALIFICATIONS OF THE APPRAISERS

ERNEST F. DEL GUERCIO JR., CTA, SCGREA
SENIOR APPRAISER-PROJECT MANAGER

EDUCATION: East Carolina University
 BS Urban and Regional Planning

REAL ESTATE EDUCATION: Appraisal Institute:
 Basic Income Capitalization
 Report Writing and Valuation Analysis
 General Applications
 Various Seminars
 American School of Business:
 Introduction to Real Estate Appraisal
 Preparation of a Uniform Residential Appraisal Report
 Uniform Standards of Professional Appraisal Service

LICENSES & AFFILIATIONS: Appraisal Institute
 General Associate Member
 New Jersey Board of Real Estate Appraisers
 State Certified General Real Estate Appraiser,
 License number RG-01405
 New Jersey Division of Taxation
 New Jersey Certified Tax Assessor

EXPERIENCE: Appraisal Systems, Inc.
 1990 to Present - Project Manager/Senior Appraiser
 Borough of Mountain Lakes
 1998 to Present - Tax Assessor

- Expert Witness at the Tax Court of New Jersey and various County Boards of Taxation.
- Senior Appraiser / Project Supervisor - Responsible for all phases of revaluation programs, including the estimation of all property values in over 24 municipalities throughout Bergen, Essex, Monmouth, Morris, Ocean, Passaic, Sussex, Union and Warren Counties.
- Narrative report writing for the Tax Court of New Jersey, condemnation matters, lending institutions, various governmental agencies and private clients. Assignments include a wide range of commercial, industrial and residential valuation; acquisition, disposition and litigation support in condemnation proceedings as well as ad valorem tax matters.

38 Park Avenue, Park Ridge Borough, NJ, Block: 1601 Lot: 10

ADDENDA

FROM JOHN J. DANTON, ESQ., OCT-22-2007 (MON) 15:09 DURKIN & BOGGIUA (FRX)12016416649 P. 021/029

FROM JOHN J. DANTON, ESQ., OCT-22-2007 (MON) 15:09 DURKIN & BOGGIUA (FRX)12016416649 P. 022/029

UNITED STATES POSTAL SERVICE

General Conditions to USPS Lease

1. CHOICE OF LAW
This Lease shall be governed by Federal law.

2. RECORDING
Not Required

3. SHORT-GAUGE AGREEMENT
If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of this Lease, the Landlord must notify the Contracting Officer of the facts concerning such mortgage and, unless in his sole discretion the Contracting Officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successor, or assignee shall cause such foreclosure to be subject to the Lease.

4. ASSIGNMENTS
The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

5. If this contract provides for payments aggregating \$10,000 or more, claims for money due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financial institution, including any federal lending agency, and may thereafter be further assigned and be assigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made in more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

6. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

7. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement
2. both the original Landlord and the successor Landlord execute the standard Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption form to be provided by the USPS Contracting Officer; and
3. this Lease may not be assigned or ownership of the property transferred before commencement of the fixed term, without the prior written consent of the Postal Service.

8. APPLICABLE CODES AND ORDINANCES
The Landlord, as part of the usual considerations, agrees to comply with all codes and ordinances applicable to the ownership and operation of the building in which the rented space is situated and to obtain all necessary permits and related fees at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related fees, and associated costs.

9. SUBLEASE
The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subleasing or assignment.

7. RESTORATION AND ALTERATIONS

a. Upon written notification by Landlord within 30 days of the expiration or termination of this Lease, the Postal Service shall restore the premises to a "broom clean" and usable condition, accepting the following: reasonable and ordinary wear and tear, and damage by the elements or by circumstances over which the Postal Service has no control. If Landlord provides the above notice, the Postal Service and Landlord shall negotiate and reach agreement on necessary items of restoration and the responsible cost for restoration; the Postal Service shall pay Landlord this agreed-upon amount and shall have no further restoration duties under this Lease.

b. The Postal Service shall have the right to make alterations, which include but are not limited to, additions, fixtures or signs in or upon the premises hereby leased (provided such alterations, additions, enclosures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located), which include, but are not limited to, additions or structures so placed in, upon or attached to the premises as to be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.

February 2004 GC-1

UNITED STATES POSTAL SERVICE

General Conditions to USPS Lease

4. CLAIMS AND DISPUTES

a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").

b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.

c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.

e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the receipt. For Landlord-certified claims over \$100,000, the contracting officer must, within 90 days, decide the claim or notify the Landlord of the date by which the decision will be made.

f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.

g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.

h. The Postal Service will pay interest on the amount found due and unpaid from:

1. the date the contracting officer receives the claim (properly certified if required); or
2. the date payment otherwise would be due, if that date is later, until the date of payment.

i. Simple interest on claims will be paid at a rate determined in accordance with the Act.

j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or claim arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/SUBSTANCIOUS CONDITIONS CLAUSE
"Asbestos containing building material" (ACBM) means any material containing more than 1% asbestos as determined by using the method specified in 40 CFR Part 763, Subpart E, Appendix E. "Fibrous asbestos material" means any ACBM that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The Landlord must identify and disclose the presence, location and quantity of all ACBM or presumed asbestos containing material (PACM) which includes all thermal system insulation, sprayed on and troweled on masonry materials, and asphalt and vinyl flooring material unless such material has been tested and identified as non-ACBM. The Landlord agrees to disclose any information concerning the presence of lead-based paint, radon above 4 pCi/L, and lead-piping or solder in drinking water systems in the building, to the Postal Service.

Shear cannot have any contaminated soil or water above applicable federal, state or local action levels or undischarged underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or fibrous asbestos material or any other hazardous substance or material or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines, prior to accomplishing the work. Landlord must seek written approval by the USPS Contracting Officer prior to the start of work and shall not proceed until such approval is received. If ACBM is subsequently found in the building which was previously surveyed, the Landlord shall immediately notify the USPS Contracting Officer. If ACBM is subsequently found in the building which was previously surveyed, the Landlord shall immediately notify the USPS Contracting Officer. If ACBM is subsequently found in the building which was previously surveyed, the Landlord shall immediately notify the USPS Contracting Officer. If ACBM is subsequently found in the building which was previously surveyed, the Landlord shall immediately notify the USPS Contracting Officer.

February 2004 GC-2

FROM JOHN J. DANTON, ESQ., OCT-22-2007 (MON) 15:09 DURKIN & BOGGIUA (FRX)12016416649 P. 023/029

FROM JOHN J. DANTON, ESQ., OCT-22-2007 (MON) 15:09 DURKIN & BOGGIUA (FRX)12016416649 P. 024/029

UNITED STATES POSTAL SERVICE

General Conditions to USPS Lease

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, costs of action, expenses, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

The remainder of this clause applies if this Lease is for premises not previously occupied by the Postal Service.

By execution of this Lease the Landlord certifies:

- a. the property and improvements are free of all contamination from petroleum products or any hazardous or infectious materials or substances, including visible asbestos materials, as defined by applicable State or Federal law;
- b. there are no undischarged underground storage tanks or associated piping, ACBM, radon, lead-based paint, or lead piping or solder in drinking water systems, on the property; and
- c. it has not received, nor is it aware of, any notification or other communication from any governmental or regulatory entity concerning any environmental condition, or violation or potential violation of any local, state, or Federal environmental statute or regulation, existing at or adjacent to the property.

10. FACILITIES NONDISCRIMINATION

- a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained;
- b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POWERS, STATUTES, OR EXECUTIVE ORDERS
The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in Appendix A of the Postal Service's Purchasing Manual, accessible at www.usps.com/buying.htm

Clause 1-5, *Contracts or GIs (January 1997)*
 Clause 1-6, *Contingent Fees (January 1997)*
 Clause 3-3, *Davis-Bacon Act (January 1997)*
 Clause 3-7, *Equal Opportunity (January 1997)*
 Clause 5-13, *Alternative Action for Harassment Victims (January 1997)*
 Clause 5-14, *Alternative Action for Disabled Veterans and Veterans of the Vietnam Era (January 1997)*
 Clause 5-22, *Advertising of Contract Awards (January 1997)*

For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessee" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.
 For premises aggregating payments of \$10,000 or more.
 For leases aggregating payments of \$2,000 or more.
 For leases aggregating payments of \$10,000 or more.

February 2004 GC-3

UNITED STATES POSTAL SERVICE

Maintenance Rider USPS Responsibility (Partial)

Facility Name/Location: **County: BERGEN**
PARK RIDGE - MAIN OFFICE (336360-001)
38 PARK AVE, PARK RIDGE, NJ 07656-8558

1. The Postal Service shall maintain the demised premises (including repair and replacement of items, if necessary) except for those items specifically made the responsibility of the Landlord in Paragraph 3 below. The responsibility of the Postal Service as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the demised premises in proper condition.
2. The term "demised premises" as used in this rider includes the premises described in the Lease, the improvements and appurtenances to such premises and all equipment and fixtures furnished, or to be furnished, by the Landlord under this Lease.
3. During the continuance of the Lease, the Landlord is responsible for maintenance of, repairs to, and, if necessary, replacement of:
 - a. All common or joint use interior and exterior areas and common or joint use equipment and systems that may be included as part of this lease.
 - b. All structural elements, including but not limited to: the foundation; column supports; bearing walls; floors, not including floor covering.
 - c. All parts of the roof system including, but not limited to: the roof covering; flashing and insulation; roof beams, joists, and deck soffit and fascia and gutters and downspouts. The Postal Service will be responsible for regular cleaning of gutters and downspouts.
 - d. Damage resulting from termites and any other wood-eating insects, including inspection, prevention and eradication.
 - e. Defects in building construction or installation of equipment, fixtures, or appurtenances furnished by the Landlord.
 - f. Damage from fire or other casualties, unless such casualties were caused by the negligence of employees or agents of the Postal Service.
 - g. Items of repair performed by the Postal Service due to the failure of any element for which the Landlord is responsible.
 - h. Any water system or sewer system (including any inspectors that may be required). The Postal Service will be responsible for any necessary pumping and cleaning of the sewer system.
4. If the demised premises or any portion thereof are damaged or destroyed by fire or other casualty, Acts of God, of a public enemy, riot or insurrection, vandalism, or are otherwise damaged by the Postal Service to be unfit for use and occupancy, or whenever there is a need for maintenance, repair, or replacement which is the Landlord's obligation under this Maintenance Rider, the Postal Service will require the Landlord to rebuild or repair the premises as necessary to restore them to tenable condition to the satisfaction of the Postal Service. The Postal Service will, except in emergencies, provide the Landlord with written notice stating a reasonable time period for completion of all necessary repairs. (A copy of any such notice shall be sent to the Landlord's mortgagee and any assignee of monies due or to become due under this Lease whose names and addresses the mortgagee has been furnished to the Postal Service by the Landlord. Failure to give such written notice to the Landlord or to the mortgagee or assignee shall not affect the Postal Service's rights to recover amount.) The Postal Service, acting through the Contracting Officer, may proportionately abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered untenantable, or unfit for use and occupancy, by reason of such condition.

If the Landlord (or the mortgagee or assignee, on behalf of the Landlord) fails to prosecute the work with such diligence as will ensure its completion within the time specified in the notice (or any extension thereof as may be granted at the sole discretion of the Postal Service), or fails to complete the work within said time, the Postal Service shall have the right to perform the work (by contract or otherwise), and withhold the cost plus any administrative cost and/or interest, from rental payments due or to become due under this Lease.

February 2004 MP-1

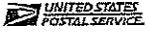
	Maintenance Rider USPS Responsibility (Partial)
<p>Alternatively, the Contracting Officer may, if the demised premises are determined to be untenable or unfit for use or occupancy, with reasonable discretion, cancel this Lease in its entirety, without liability.</p> <p>The remedies provided in this section are non-exclusive and are in addition to any remedies available to the Postal Service under applicable law.</p> <p>5. The Landlord must:</p> <ol style="list-style-type: none"> comply with applicable Occupational Safety and Health Standards, Title 29 Code of Federal Regulations (CFR) (including but not limited to Parts 1910 and 1926), promulgated pursuant to the authority of the Occupational Safety and Health Act of 1970 (OSHA); and comply with any other applicable federal, state, or local regulation governing workplace safety to the extent they are not in conflict with a; and take all other proper precautions to protect the health and safety of: <ol style="list-style-type: none"> any laborer or mechanic employed by the Landlord in performance of this agreement; and Postal Service employees; and, the public. <p>The Landlord must include this clause in all subcontracts hereunder and require its inclusion in all subcontracts of a lower tier. The term "Landlord" as used in this clause in any subcontract must be deemed to refer to the subcontractor.</p>	
MP-2	

	Tax Rider Reimbursement of Paid Taxes
<p>Facility Name/Location: PARK RIDGE - MAIN OFFICE (336360-001) 38 PARK AVE, PARK RIDGE, NJ 07656-9998</p> <p>County: BERGEN Project: A08828</p> <p>Assessor's Parcel Number: Lot 10, Block 1601 Bergen County</p> <p>a. Definitions Ad Valorem means according to the value of the property. Property Tax Rate is an amount expressed as dollars and cents per \$100.00 or per \$1,000.00 of assessed value or as mills per \$1.00 of assessed value as set by authorities for tax jurisdictions. Real Property Taxes, as used in this clause, shall mean those taxes, including Ad Valorem taxes, special assessments, fees and charges, that are assessed against any or all taxable real property appearing on the assessment roll or list in a taxing authority's jurisdiction and that are identified by a taxing authority for the support of government activities within its jurisdiction, whether such activities are general or specific. Real Property Taxes also include administrative charges or fees imposed by a taxing authority for the support of its tax assessment and collection activities.</p> <p>b. The Landlord agrees to pay all taxes of any kind, including Real Property Taxes, and charges and fees of every kind and nature levied on the demised premises.</p> <p>c. The Postal Service will reimburse Landlord for paid Real Property Taxes, as defined above, only under the following terms:</p> <ol style="list-style-type: none"> Landlord may submit not more than one request for reimbursement in any calendar year, irrespective of the number of taxing authorities included; and reimbursement will be made not more than once annually by the Postal Service. No reimbursement will be made for fines, penalties, interest or costs imposed for late payment. Reimbursement will be made only for paid taxes, less the maximum discount allowed by the taxing authority for prompt or early payment, regardless of whether Landlord actually received any such discount. Reimbursement will be made only for taxes levied for periods of time within the term of this Lease. In order to qualify for reimbursement, the tax bill as issued by the taxing authority must pertain only to the demised premises, and to no other real property. Landlord must provide copies of the front and back of the complete tax bill issued by the taxing authority, along with satisfactory proof of payment. Satisfactory proof of payment shall be (i) a receipt for payment shown on the face of the tax bill, (ii) a copy of the front and back of the canceled payment check, (iii) a statement from a lender verifying payment of the tax, or (iv) other documentation acceptable to the Postal Service. Incomplete or improper requests for reimbursement will be returned to Landlord without payment. Landlord agrees to submit a request for reimbursement of taxes within 18 months after the close of the tax year. In the event Landlord fails to submit its request for reimbursement within that time period, the USPS is not required to reimburse paid taxes. <p>d. The Landlord must promptly furnish to the Postal Service copies of all notices that may affect the valuation of the demised premises for Real Property Tax purposes or that may affect the levy or assessment of Real Property Taxes thereon. If Landlord does not timely furnish such notices relating to valuation changes or the levy or assessment of taxes or fails to meet any legal prerequisite for appeal and the Postal Service loses the right to contest the validity or the amount of the taxes, then the Postal Service shall be responsible to reimburse Landlord for only 75% of the reimbursable taxes due for the year involved.</p>	
T-1	

	Tax Rider Reimbursement of Paid Taxes
<p>All notices required under this paragraph must be delivered or mailed, using certified mail with a return receipt or other verified method of delivery, within ten (10) days from the receipt thereof by the Landlord to:</p> <p>CONTRACTING OFFICER New York FSO NEW YORK FACILITIES SERVICE OFFICE 2 HUDSON PLACE - 6TH FL. HOBOKEN, NJ 07030-5502</p> <p>or to such other office as the Postal Service may later direct in writing.</p> <p>e. The Postal Service may contest the validity of any valuation for Real Property Tax purposes or of any levy or assessment of any Real Property Taxes by appropriate proceedings either in the name of the Postal Service or of the Landlord or in the names of both. Notwithstanding any contest of valuation, levy, assessment, or Property Tax Rate, Landlord must pay under protest the Real Property Taxes involved when requested to do so by the Postal Service. The Landlord, upon reasonable notice and request by the Postal Service, must join in any proceedings, must cooperate with the Postal Service, and must execute and file any documents or pleadings as the Postal Service may require for such proceeding, provided the Landlord is reasonably satisfied that the facts and data contained therein are accurate. Landlord will not be responsible for the payment of penalties, costs, or legal expenses in connection with any protest or appeal proceedings brought by the Postal Service, and the Postal Service will indemnify and save harmless the Landlord from any such penalties, costs, or expenses. Landlord hereby authorizes the Postal Service as its agent to represent its interest in any appeal or protest proceeding authorized under this paragraph.</p> <p>f. Landlord shall promptly notify the Postal Service of any appeal or other action it takes or initiates to adjust any valuation of the property, Property Tax Rate, or levy or assessment of Real Property Taxes. The Postal Service is entitled to any and all monies obtained through such actions or any other refunds or remissions of Real Property Taxes paid in any year subsequent to the commencement of the lease. If any such refunded or remitted monies are paid or delivered to Landlord, Landlord must immediately forward them to the Postal Service. If Landlord is informed that he is entitled to a refund or remission of monies paid as Real Property Taxes upon the submission of an application, Landlord will promptly make and file such application, and upon receipt of such refund or remission, immediately forward it to the Postal Service. The Postal Service reserves the right to offset refund and remission payments not so obtained or forwarded, against rental or other payments due the Landlord.</p> <p>g. The Postal Service is entitled to the benefits of all tax exemptions or abatements authorized by law or regulation that may be available with respect to the demised premises. Landlord shall take all necessary steps to obtain such exemptions or abatements. The Postal Service reserves the right to offset against rental or other payments due the Landlord the amount or value of any abatement or exemption that would have been available if Landlord had properly applied for it, and any amount for which the Postal Service is not to be responsible under paragraph (d), above.</p> <p>h. Nothing herein contained shall operate to waive or deprive the Postal Service of any rights, privileges or immunities it enjoys under law.</p>	
T-2	

	Utilities, Services, & Equipment Rider
<p>Facility Name/Location: PARK RIDGE - MAIN OFFICE (336360-001) 38 PARK AVE, PARK RIDGE, NJ 07656-9998</p> <p>County: BERGEN Project: A08828</p> <p>1. HEAT Landlord must furnish heating system in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. Any investigative or remediation cost associated with a release of fuel from the system, including any fuel tank, shall be the responsibility of the Landlord, unless the release is caused by the act or negligence of the Postal Service. The Postal Service pays all recurring fuel charges, provided such charges are separately metered for postal consumption.</p> <p>2. AIR CONDITIONING Landlord must furnish air conditioning equipment in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service pays for recurring charges for power for the equipment, provided the power is separately metered for postal consumption.</p> <p>3. ELECTRICITY Landlord must furnish a separately metered electrical system in good working order for the demised premises, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service will pay all recurring electric bills.</p> <p>4. LIGHT Landlord is not responsible for providing light fixtures.</p>	
U-1	

FROM JOHN J. DARTON, ESQ. (TUE)007 23 2007 01:44:57. W:48/PA.761740212 P.20
OCT-22-2007(NON) 15:10 DURKIN : 806618 (FAX)12016616649 P.029/029



Utilities, Services, & Equipment Rider

5. WATER

Landlord must furnish a potable water system in good working order, in accordance with the Maintenance Rider, and pay for all recurring water bills, during the continuance of the Lease.

6. SEWER

Landlord must furnish a sewer system in good working order, in accordance with the Maintenance Rider, and pay for all recurring sewer bills, during the continuance of the Lease.

7. TRASH

The Postal Service agrees to furnish and pay for all trash removal for the demised premises during the continuance of the Lease.

8. SNOW

The Postal Service agrees to furnish and pay for the snow removal from the sidewalks, driveway, parking and maneuvering areas, and any other areas providing access to the postal facility for use by postal employees, contractors, or the public (including, but not limited to, stairs, handicap access ramps, carrier ramps, etc.) during the continuance of the Lease.

Mayor Ruschman asks for a motion to close the public hearing and that this ordinance be adopted and that it be published by title in "The Record" with notice of final passage.

A motion was made by Councilmember Wells and seconded by Councilmember Ciannella. Motion carried unanimously.

ORDINANCES – INTRODUCTION

ORDINANCE 2008-02 AN ORDINANCE TO AMEND CHAPTER 101 – ZONING TO CREATE A NEW DEFINITION OF BUILDING HEIGHT

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance 2008-02, an ordinance to amend Chapter 101 – Zoning.

A motion was made by Councilmember Levinson and seconded by Councilmember Wellsto confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

AN ORDINANCE TO AMEND CHAPTER 101 – ZONING TO CREATE A NEW DEFINITION OF BUILDING HEIGHT

WHEREAS, the Mayor and Council have received from the Planning Board a recommendation to further define building height; and

WHEREAS, the Mayor and Council in the best interest of the general health and welfare of the citizens of Park Ridge to make these changes; and

WHEREAS, the Borough Planner has recommended these changes in a memorandum to the Borough dated June 14, 2007.

NOW, THEREFORE BE IT ordained as follows:

SECTION I: Chapter 101-4 entitled Building Height is hereby repealed and replaced with the following:

Building Height: The vertical distance of the building measured from the mid point of the highest slope roof of the structure to the average finished grade, six feet from the building foundation, at the mid point of each building wall and at a point six feet from each building corner (measured as if the building wall was extended six feet from the building corner).

SECTION II: Chapter 101-17 Height Regulations is repealed in its entirety and replaced with the following:

101-17. Height regulations.

- A. No building or structure shall have a greater number of feet than _____ are permitted in the district where such building is located.
- B. Chimneys, flues, church spires, belfries, cupolas, parapet walls, flagpoles, fire towers, water towers and all other necessary mechanical appurtenances and similar features, but excluding telegraph, radio and television transmission or other antennas, shall be exempt from the height provisions of this chapter, provided that:
- (1) In the ORL Zone, the height of each such feature, except parapet walls, shall not exceed 18 feet and 11/2 stories above the level of such roof, whichever is less. Parapet walls shall not extend more than four feet above the height of the building.
 - (2) In all other zones, the height of each such feature, except parapet walls, shall not exceed 10 feet above the level of such roof. Parapet walls shall not extend more than four feet above the height of the building.
 - (3) The aggregate area covered by all such features, but excluding solar heating features, shall not exceed 15% of the area of the roof of the building of which they are a part.
 - (4) The exterior treatment of all such mechanical penthouses and other projections permitted herein shall be of materials substantially similar to the facade of the building itself and shall be similarly designed so as to be architecturally an integral part of the structure. The determination of compliance with all aspects of this section shall be by the Approving Authority as a function of site plan approval.
 - (5) Height regulations governing antennas are subject to § 101-22G.
- C. In addition to other applicable height limitations, no portion of any building or structure in a single-family zoning district shall exceed thirty-two (32) feet in height calculated as set forth in this section. The height of any portion of a building or structure shall be the distance between the highest point of the roof above

that portion of the building or structure and the lowest point in the finished grade adjacent to that portion of the building or structure, with the finished grade measured six feet out from all facades of said portion of a building or structure. The following diagrams are provided to illustrate the proper application of this section.

DIAGRAM 1: MAXIMUM HEIGHT MEASUREMENT, ELEVATION VIEW

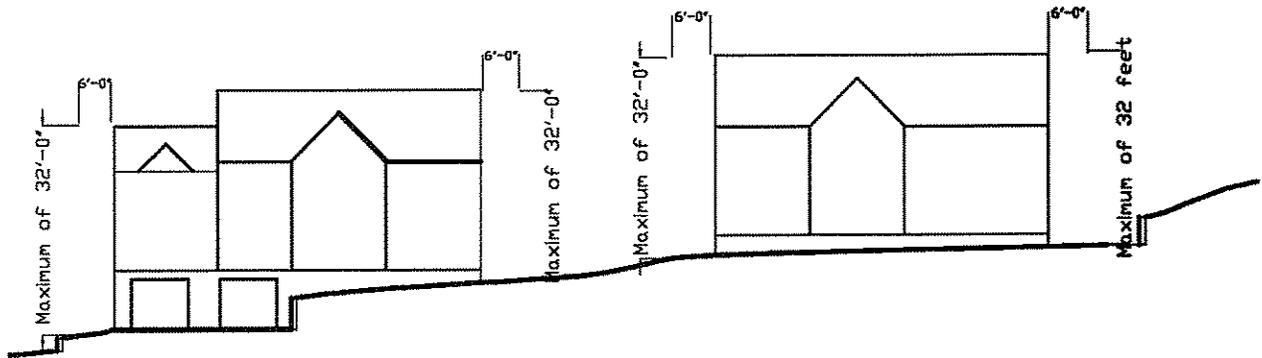
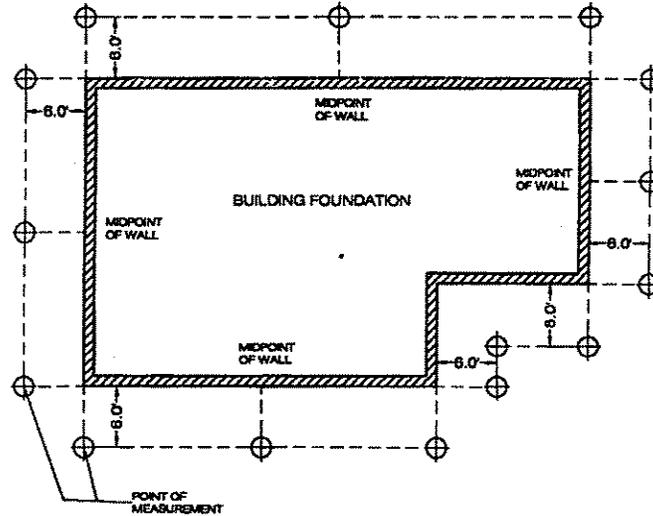


DIAGRAM 2: MAXIMUM HEIGHT MEASUREMENT, PLAN VIEW



- D. The minimum roof slope for all buildings located in residential zone districts is 5/12.

SECTION III: Chapter 101-21 Regulations governing certain accessory structures and use is amended to add new section with the following.

- A. Accessory structures and uses in residential districts.
 - (1) Retaining Walls shall be designed in accordance with the following:

- (a) Retaining Walls shall not exceed four (4) feet in height.
- (b) If additional height is necessary the wall must be tiered, with each tier not exceeding the four (4) foot height limit and set back a minimum of six (6) feet from the adjacent tier.
- (c) All walls must be setback off the property line a minimum of eight (8) feet in the R-10 zone district and a minimum of ten (10) feet in all other residential districts
- (d) Retaining walls shall be setback a minimum of six (6) feet from the principal building except where the retaining wall extends perpendicular to that principal building.

SECTION IV: Invalidity

If any section, subsection, paragraph, sentence or other of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this ordinance, but shall be confirmed in its effect to the section, subsection, paragraph, sentence or other part of this ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this ordinance shall remain in full force and effect.

SECTION VI: Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of the Borough of Park Ridge declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the facts that one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

SECTION VI: Effective Date

This ordinance shall take effect on the earliest date allowed by law following final passage, adoption and publication in the manner prescribed by law.

Mayor Ruschman asks the Borough Attorney John D'Anton to give a brief description of this ordinance.

John D'Anton stated that the recommendation came from the Planning Board, and that the Ordinance will go back to the Planning Board for comment and review. Councilmember Wells stated that the Planning Board was challenged by the Mayor and Council to find a means of dealing with properties on steep slopes.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

Speaker: There was no one.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Councilmember Brouwer and seconded by Councilmember Ciannella. Motion carried unanimously.

ORDINANCE 2008-03 AN ORDINANCE TO AMEND CHAPTER 97 – TRAFFIC AND PARKING; REGULATE MUNICIPAL PARKING LOT ON PERRY LAND STREET

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance 2008-03, an ordinance to amend Chapter 97 – Traffic and Parking.

A motion was made by Councilmember Levinson and seconded by Councilmember Brouwer to confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

**AN ORDINANCE TO AMEND CHAPTER 97 – TRAFFIC AND PARKING
REGULATE MUNICIPAL PARKING LOT ON PERRY LAND STREET**

WHEREAS, the Mayor and Council have created additional space for commuter parking on Perryland Street; and

WHEREAS, some of those spaces will be dedicated to an adjacent condominium association but the remaining spaces shall become part of the commuter parking system of the Borough; and

WHEREAS, an ordinance is needed to regulate the parking in this area.

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

SECTION I: A new section to Chapter 76-1 shall be added as follows:

C. The parking of vehicles in the municipal parking lot located on Perryland Street is hereby regulated and limited as follows:

1. Between the hours of 6:00 AM and 12:00 AM Midnight on all days except Saturday, Sunday and legal holiday(s) no person shall cause a vehicle to occupy any of the parking spaces, unless the vehicle bears a current identification sticker as defined herein and affixed in accordance with such regulations as promulgated by the Park Ridge Chief of Police.
2. Each person using the municipal parking lot shall cause the vehicle to be parked entirely within the designated parking area.
3. The spaces that are available in this parking lot for commuter parking are identified.
4. Six spaces in this parking lot shall be marked "Reserved for Station Plaza". These spaces are reserved for residents of Station Plaza. No person other than residents of Station Plaza shall park or occupy these spaces.
5. All other provisions of Chapter 76 shall remain in full force and effect.

SECTION II: Invalidity

If any section, subsection, paragraph, sentence or other of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this ordinance, but shall be confirmed in its effect to the section, subsection, paragraph, sentence or other part of this ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this ordinance shall remain in full force and effect.

SECTION III: Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of

the Borough of Park Ridge declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the facts that one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

SECTION IV: Effective Date

This ordinance shall take effect on the earliest date allowed by law following final passage, adoption and publication in the manner prescribed by law.

Mayor Ruschman asks the Borough Attorney John D’Anton to give a brief description of this ordinance. John D’Anton stated that this Ordinance is to regulate the new parking Lot on Perry Land Street. Six (6) parking spaces will be assigned to Station Plaza Condos and the balance will be for commuter parking.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

Speaker: There was no one.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Council President Henning and seconded by Councilmember Ciannella. Motion carried unanimously.

ORDINANCE 2008-04 AN ORDINANCE TO AMEND CHAPTER 97 – TRAFFIC AND PARKING; BY ESTABLISHING ONE HOUR PARKING DURING SCHOOL DAYS ON THE FOLLOWING STREETS WITHIN THE BOROUGH: FREDERICK COURT, JOHNSVALE ROAD AND WEST PARK AVENUE

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance 2008-04, an ordinance to amend Chapter 97 – Traffic and Parking.

A motion was made by Councilmember Levinson and seconded by Councilmember Ciannella to confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

AN ORDINANCE TO AMEND CHAPTER 97 – TRAFFIC AND PARKING BY ESTABLISHING ONE HOUR PARKING ON SCHOOL DAYS ON THE FOLLOWING STREETS WITHIN THE BOROUGH: FREDERICK COURT, JOHNSVALE ROAD AND WEST PARK AVENUE

WHEREAS, the Mayor and Council have received a recommendation from the Park Ridge Police Department on January 28, 2008 with a posting of restricted parking on Frederick Court, Johnsvale Road and West Park Avenue in the Borough; and

WHEREAS, the Police have opined that these restrictions are necessary to eliminate hazards and the convenience cost to residents from student parking on these streets; and

WHEREAS, the Mayor and Council based upon this recommendation feel it is in the best interest of the citizens of the Borough of Park Ridge make this parking restriction; and

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

SECTION I. Chapter 97-34 SCHEDULE IV: TIME LIMIT PARKING:

Amended to include the following additional street(s):

<u>STREET NAME</u>	<u>SIDE</u>	<u>HOURS</u>	<u>MAXIMUM TIME</u>	<u>LOCATION</u>
1) Frederick Court	Both	7:00 AM - 3:00 PM School Days	1hr.	Entire Length
2) Johnsvale Road	Both	7:00 AM - 3:00 PM School Days	1hr.	Entire Length
3) West Park Ave.	Both	7:00 AM - 3:00 PM School Days	1hr.	Entire Length

SECTION II. CHAPTER 97-34 SCHEDULE IV: TIME LIMIT PARKING:

As set forth is repealed.

<u>STREET NAME</u>	<u>SIDE</u>	<u>HOURS</u>	<u>MAXIMUM TIME</u>	<u>LOCATION</u>
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1) Johnsvale Lane	South	8:00 AM - 4:00 PM	1hr.	Entire Length
2) West Park Ave.	North	6:00 AM - 2:00 AM	1hr.	From a point 60 feet west of the westerly curb-line of Pascack Road to a point 60 feet west thereof
3) West Park Ave.	Both	7:00 AM - 3:00 PM	1hr.	From a point 100 feet west of the westerly curbline of Pascack Road to South 5 th Street.

SECTION III. CHAPTER 97-31 SCHEDULE I: NO PARKING
 As set forth is repealed.

<u>STREET NAME</u>	<u>SIDE</u>	<u>HOURS</u>	<u>MAXIMUM TIME</u>	<u>LOCATION</u>
Johnsvale Lane	South			Entire Length
West Park Ave	North			From point 120 feet west of Pascack Road to a point 200 feet west thereof
West Park Ave.	South			From the westerly curb-Line of Pascack Road to a point 100 ft. west thereof

SECTION IV. Invalidity

If any section, subsection, paragraph, sentence or other of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this ordinance, but shall be confirmed in its effect to the section, subsection, paragraph, sentence or other part of this ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this ordinance shall remain in full force and effect.

SECTION V. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of the Borough of Park Ridge declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the facts that one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

SECTION VI. Effective Date

This ordinance shall take effect on the earliest date allowed by law following final passage, adoption and publication in the manner prescribed by law.

This ordinance shall take effect on the earliest date allowed by law following final passage, adoption and publication in the manner prescribed by law.

Mayor Ruschman asks the Borough Attorney John D’Anton to give a brief description of this ordinance.

John D’Anton stated that the recommendation came from Captain Coughlin after interaction with the Community.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

George Heller – 80 Second Street

Asked for clarification of the ordinance. Thought we had something similar already. This new Ordinance will supersede and existing ordinances.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Councilmember Brouwer and seconded by Councilmember Ciannella. Motion carried unanimously.

ORDINANCE 2008-05 AN ORDINANCE TO CREATE THE POSITION OF MUNICIPAL HOUSING LIAISON

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance2008-05, An Ordinance to Create the Position of Municipal Housing Liaison.

A motion was made by Councilmember Ciannella and seconded by Councilmember Brouwer to confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

AN ORDINANCE TO CREATE THE POSITION OF MUNICIPAL HOUSING LIAISON

BE IT ORDAINED by the Mayor and Council of the Borough of Park Ridge in the County of Bergen and State of New Jersey that the following amendments be made to Chapter 101 of the Borough of Park Ridge:

SECTION 1. Purpose.

The purpose of this article is to create the administrative mechanisms needed for the execution of the Borough of Park Ridge responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985.

SECTION 2. Definitions.

As used in this article, the following terms shall have the meanings indicated:

MUNICIPAL HOUSING LIAISON – The employee charged by the governing body with the responsibility for oversight and administration of the affordable housing program for of the Borough of Park Ridge.

ADMINISTRATIVE AGENT – The entity responsible for administering the affordability controls of some or all units in the affordable housing program for the Borough of Park Ridge to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to low- and moderate-income households.

SECTION 3. Establishment of Municipal Housing Liaison position and compensation; powers and duties.

- A. Establishment of position of Municipal Housing Liaison. There is hereby established the position of Municipal Housing Liaison for the Borough of Park Ridge.
- B. Subject to the approval of the Council on Affordable Housing (COAH), the Municipal Housing Liaison shall be appointed by the Governing Body and may be a full or part time municipal employee.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of Park Ridge, including the following responsibilities which may not be contracted out, exclusive of item 6 which may be contracted out:
 - (1) Serving as the Borough of Park Ridge primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents, and interested households;
 - (2) Monitoring the status of all restricted units in the Borough of Park Ridge Fair Share Plan;
 - (3) Compiling, verifying, and submitting annual reports as required by COAH;
 - (4) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable;
 - (5) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
 - (6) If applicable, serving as the Administrative Agent for some or all of the restricted units in the Borough of Park Ridge as described in F. below.
- D. Subject to approval by COAH, the Borough of Park Ridge may contract with or authorize a consultant, authority, government or any agency charged by the Governing Body, which entity shall have the responsibility of administering the affordable housing program of the Borough of Park Ridge, except for those responsibilities which may not be contracted out pursuant to subsection C above. If the Borough of Park Ridge contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and Affirmative Marketing Plan, the Municipal Housing Liaison shall supervise the contracting Administrative Agent.
- E. There shall be no compensation for the Municipal Housing Liaison.
- F. Administrative powers and duties assigned to the Municipal Housing Liaison. Shall be all of the task set forth in this paragraph for the Borough of Park Ridge except for any or all of these tasks to perform for the affordable housing unit at Quail Run Park Ridge, NJ.
 - (1) Affirmative Marketing
 - (a) Conducting an outreach process to insure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of Park Ridge and the provisions of N.J.A.C. 5:80-26.15; and
 - (b) Providing counseling or contracting to provide counseling services to low and moderate income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
 - (2) Household Certification
 - (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
 - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
 - (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et. seq.;

- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
- (f) Employing the random selection process as provided in the Affirmative Marketing Plan of the Borough of Park Ridge when referring households for certification to affordable units.
- (3) Affordability Controls
 - (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
 - (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
 - (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;
 - (d) Communicating with lenders regarding foreclosures; and
 - (e) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.
- (4) Resale and rental
 - (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
 - (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental.
- (5) Processing request from unit owners
 - (a) Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;
 - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems; and
 - (c) Processing requests and making determinations on requests by owners of restricted units for hardship waivers.
- (6) Enforcement
 - (a) Securing annually lists of all affordable housing units for which tax bills are mailed to absentee owners and notifying all such owners that they must either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - (c) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;
 - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 - (e) Establishing a program for diverting unlawful rent payments to the municipality's affordable housing trust fund or other appropriate municipal fund approved by the DCA;
 - (f) Creating and publishing a written operating manual, as approved by COAH, setting forth procedures for administering such affordability controls; and
 - (g) Providing annual reports to COAH as required.
- (7) The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

SECTION 4. Repealer.

Sections 101-47B (11) and (15) of Chapter 101 are repealed in their entirety.

SECTION 4. Severability.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION 5. Inconsistent Ordinances Repealed.

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION 6. Effective Date.

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Mayor Ruschman asks the Borough Attorney John D'Anton to give a brief description of this ordinance.

John D'anton stated that this is a position required by COAH regulation. Gene Vinci is qualified to fill the position; he has taken the necessary course. Gene will not be overseeing the units at Quail Run. This is a non-compensatory position.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

Speaker: There was no one.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Councilmember Ciannella and seconded by Councilmember Levinson. Motion carried unanimously.

ORDINANCE 2008-06 BOND ORDINANCE FOR THE PURPOSE OF ROAD RESURFACING

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance 2008-06, A Bond Ordinance for the Purpose of Road Resurfacing.

A motion was made by Councilmember Ciannella and seconded by Councilmember Brouwer to confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

BOND ORDINANCE FOR THE PURPOSE OF ROAD RESURFACING

BOND ORDINANCE TO AUTHORIZE THE 2008 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF PARK RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$275,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of Park Ridge, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Park Ridge, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to undertake the 2008 Road Resurfacing Program at various locations in, by and for the Borough, as set forth on a list on file or to be placed on file with the Borough Clerk and hereby approved as if set forth herein in full and available for public inspection during regular business hours. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes, as amended; the "Local Bond Law"). Said improvements shall include all work, materials and appurtenances necessary and suitable therefore.

Section 2. The sum of \$275,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law, and (3) the estimated cost of said purpose is \$275,000, and (4) \$13,100 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$261,900, and (6) the cost of such purpose, as

hereinbefore stated, includes the aggregate amount of \$25,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$13,100, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$13,100 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$261,900 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$261,900 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Director of Finance who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of ten years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$261,900 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Mayor Ruschman asks Ann Kilmartin, CFO to give a brief description of this ordinance. Ordinance needed to be adopted as we have joined a purchasing consortium with other local towns. Gene Vinci explained that Park Ridge had joined with 7-8 other municipalities in the Pascack Valley Shared Services. The Administrator of Woodcliff Lake will do the design; each municipality will utilize the services of their own engineers. A substantial savings is anticipated, since as a group we command more competitive pricing.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

Speaker: There was no one.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Councilmember Ciannella and seconded by Councilmember Levinson. Motion carried unanimously.

**ORDINANCE 2008-07 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK**

Mayor Ruschman asks for a motion to introduce on first reading by title Ordinance 2008-07, An Ordinance To Exceed the Municipal Budget Appropriations Limits and to Establish a Cap Bank .

A motion was made by Councilmember Ciannella and seconded by Councilmember Brouwer to confirm. Motion carried unanimously.

Mayor Ruschman asks the Clerk to read the ordinance by title:

**ORDINANCE 2008-07 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK**

**CALENDAR YEAR 2008
AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO
ESTABLISH A CAP BANK**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 provides that in the preparation of its annual budget, a municipality shall limit and 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 Mayor and Council of the Borough of Park Ridge in the County of Bergen finds it advisable and necessary to increase its CY 2008 budget 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 Mayor and Council hereby determines that a 1% increase in the budget for said year, amounting to \$76,745 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council 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 Mayor and Council of the Borough of Park Ridge, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2008 budget year, the final appropriations of the Borough of Park Ridge shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1% amounting to \$76,745, and that the CY 2008 municipal budget for the Borough of Park Ridge 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.

Mayor Ruschman asks Ann Kilmartin, CFO to give a brief description of this ordinance.

Mrs. Kilmartin stated that the state has allowed municipalities to exceed cap limits by 1%. In the past we have not taken advantage of this. Due to the very tight budget this year we are taking advantage of the opportunity. If we don't use it this year we can bank it for next year.

Mayor Ruschman asks if anyone present wishes to be heard concerning the introduction of this ordinance.

Speaker: There was no one.

Mayor Ruschman asks for a motion to pass this ordinance on first reading by title and that it be published in full in The Ridgewood News with notice of public hearing to be held on March 11, 2008.

A motion was made by Councilmember Levinson and seconded by Councilmember Ciannella. Motion carried unanimously.

CONSENT AGENDA:

Mayor Ruschman states that under the resolution for the Payment of Monthly Bills the following Councilmembers will abstain from voting on the following payments:

Henning: Pascack Community Services and #17; Levinson: SCI; Ciannella: Jacobsen Landscaping

Mayor Ruschman asks if any Councilmember would like to have any resolution removed from the consent agenda and placed under New Business. There was none.

Mayor Ruschman asks for a motion to accept the Consent Agenda with the abstentions so noted:

A motion was made by Councilmember Levinson and seconded by Councilmember Brouwer to confirm. Motion carried unanimously with abstentions noted.

CHECK #	CHECK DATE	VENDOR NO	VENDOR NAME	DESCRIPTION	CHECK AMOUNT
017126	02/12/2008	44	BOB'S TROPHY SHOP/BT SPECIALTIES	SIGNS	34.45
017127	02/12/2008	96	D & E UNIFORMS	BADGES, PINS MISC	412.80
017128	02/12/2008	195	FIRE ENGINEERING	SUBSCRIPTION	44.95
017129	02/12/2008	209	INTERNATIONAL SALT COMPANY, LLC	BULK ICE CONTROL	7,603.62
017130	02/12/2008	393	MONTVALE HARDWARE & SUPPLY	12/07 MISC SUPPLIES	16.49
017131	02/12/2008	422	P&A AUTO PARTS, INC.	12/07 AUTO PARTS	1,157.72
017132	02/12/2008	472	H & H MACK SALES, INC.	HUBCAPS 97 MACK ROLL	110.93
017133	02/12/2008	485	PARK RIDGE FLORIST	XMAS WREATHS/BLANKET	180.00
017134	02/12/2008	486	P S E & G	12/07 MONTHLY BILLS	5,573.09
017135	02/12/2008	510	QUACKENBUSH LUMBER	12/07 SUPPLIES	312.31
017136	02/12/2008	573	BURGIS ASSOCIATES, INC.	VISION PLAN COMMITTE	1,196.25
017137	02/12/2008	582	SOME'S UNIFORMS, INC.	UNIFORM SHIRTS	583.00
017138	02/12/2008	597	CIVIL SOLUTIONS	GIS SYS SUPPORT	550.00
017139	02/12/2008	636	BORGATA HOTEL CASINO AND SPA	CORRECTION	65.91
017140	02/12/2008	660	NORTH JERSEY MEDIA GROUP	12/07 LEGAL ADVERTIS	509.93
017141	02/12/2008	777	STAPLES CREDIT PLAN	OFFICE SUPPLIES	19.77
017142	02/12/2008	814	ORGANIC RECYCLING, INC.	12/07 BRUSH/LEAVES	28,465.00
017143	02/12/2008	881	SIGARMS, INC.	SIG P226 PISTOLS	2,850.00
017144	02/12/2008	1042	POWERTECH HYDRAULICS	FITTINGS	56.43
017145	02/12/2008	1073	BOROUGH OF MONTVALE	REIMBURSEMENT EXP	39,449.92
017146	02/12/2008	1097	DART COMPUTER SERVICES, INC.	COMPUTER CENTER	1,295.00
017147	02/12/2008	1274	VERIZON WIRELESS	12/07 MONTHLY BILL	54.17
017148	02/12/2008	1279	JOEL G. SCHARFF, ESQ.	LABOR ATTY 12/07	575.00
017149	02/12/2008	1370	S C I	12/07 CLN SVC FD	289.19
017150	02/12/2008	1504	INTERSTATE COMMERCIAL SERVICES, INC	INSPECTCOMPACTOR	550.00
017151	02/12/2008	1582	AMERICAN WEAR, INC.	12/07 UNIFORM SVC	506.32
017152	02/12/2008	1602	CARDINAL PRESS, INC.	BUS CARDS CHIEF	105.50
017153	02/12/2008	1604	NETWORK BILLING SYSTEMS, LLC	MANAGE TI CIRCUIT	579.28
017154	02/12/2008	1613	THE VILLAGE GRILLE	ANNUAL PARTY	1,850.00
017155	02/12/2008	1788	LAB SAFETY SUPPLY	MISC SUPPLIES	678.67
017156	02/12/2008	2084	OLD HOOK MEDICAL ASSOCIATES, LLC	ANNUAL PHYSICALS	5,225.00
017157	02/12/2008	2219	TIMBER TREE	TREE TRIMMING	9,145.00
017158	02/12/2008	2597	WASTE MANAGEMENT OF NJ, INC.	12/07 MONTHLY BILL	16,253.00
017159	02/12/2008	9999	ROBERT MULLER	REIMBURSEMENT EXP	270.31
*** FUND TOTAL ***					126,569.01

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CHECK #	CHECK DATE	VENDOR NO	VENDOR NAME	DESCRIPTION	CHECK AMOUNT
000000	02/20/2008	613	DEPOSITORY TRUST	2/15/08 BOND PRINCIP	438,637.50
017114	02/13/2008	716	SALARIES AND WAGES	02/15/08 PAYROLL	144,542.41
017258	02/26/2008	716	SALARIES AND WAGES	2/29/08 PAYROLL	226,012.97
017113	02/04/2008	2854	RICOH BUSINESS SYSTEMS, INC.	ANNUAL USAGE AGMNT	1,152.70
017116	02/13/2008	725	AGENCY ACCOUNT	02/15/08 SS	6,968.26
017117	02/13/2008	104	COUNTY OPEN SPACE TRUST FUND	PRELIM CO OPEN SPACE	50,389.00
017118	02/13/2008	107	BERGEN COUNTY TREASURER	1ST QTR PRELIM TAX BI	864,815.00
017119	02/13/2008	576	SYMETRA LIFE INSURANCE COMPANY	2/08 LIFE INS	134.55
017120	02/13/2008	830	TREASURER, STATE OF NEW JERSEY	REG FEE HANDI LIFT	54.00
017121	02/13/2008	890	BERGEN MUNICIPAL EMP BENEFIT FUND	2/08 EMP GRP INS	92,152.00
017122	02/13/2008	1992	TREASURER, STATE OF NEW JERSEY	ANNUAL PERMIT FEE	2,000.00
017123	02/13/2008	2300	UNUM LIFE INSURANCE COMPANY	2/08 DISABILITY INS	1,753.92
017124	02/14/2008	68	ANN F. KILMARTIN	2/12-13 STORM	351.00
017160	02/12/2008	2	RESERVE ACCOUNT	01/08 POSTAGE	920.64
017161	02/12/2008	26	BERGEN COUNTY GARDEN CENTER	PROPANE FILL	26.00
017162	02/12/2008	41	G.T.B.M. INC.	SVC CALL 01/24/08	125.00
017163	02/12/2008	44	BOB'S TROPHY SHOP/BT SPECIALTIES	HQ SIGNS	1,033.48
017164	02/12/2008	48	BOGERT WELDING	WELDING REPAIRS	1,420.00
017165	02/12/2008	51	B & C COMMUNICATIONS, INC.	VHF PORTEL RADIO	722.15
017166	02/12/2008	53	LAW ENFORCEMENT EXEC DEV ASSN	MEMBERSHIP DUES	50.00
017167	02/12/2008	62	DESIGN-N-STITCH	T SHIRTS	205.00
017168	02/12/2008	68	ANN F. KILMARTIN	1/08 PETTY CASH	328.68
017169	02/12/2008	85	BOARD OF EDUCATION	2/08 BILLING	1,024,407.00
017170	02/12/2008	94	PARAMUS AUTO MALL CHEVROLET	PARTS CAR 331	205.98
017171	02/12/2008	100	JOHN J. D'ANTON, ESQ.	1/08 LEGAL SVC	6,112.25
017172	02/12/2008	102	INTERSTATE WASTE SERVICES OF	2/08 MONTHLY BILL	39,833.33
017173	02/12/2008	103	AW IMAGWORKS	ENVELOPES	146.32
017174	02/12/2008	147	AT&T	1/08 MONTHLY LL	299.68
017175	02/12/2008	168	A. MONTEVERDI	COFFEE SUPPLIES	84.16
017176	02/12/2008	177	VAN METER & ASSOCIATES, INC.	SEMINAR REG FEE	405.00
017177	02/12/2008	178	FRAMES BY YOU	FRAMING	63.00
017178	02/12/2008	209	INTERNATIONAL SALT COMPANY, LLC	IC99 BULK ICE CNTRL	6,295.12
017179	02/12/2008	211	BROOKER ENGINEERING, P.L.L.C.	ENGINEERING SVC	2,392.50
017180	02/12/2008	212	GOVERNMENTAL SOFTWARE SYSTEMS, INC.	1ST QTR COMPUTER SUP	5,475.00
017181	02/12/2008	213	GENERAL CODE PUBLISHERS CORP.	RENEW SUB/SUP #101	1,322.69
017182	02/12/2008	219	BERGEN COUNTY POLICE CHIEFS ASSOC	ANNUAL DUES	300.00
017183	02/12/2008	221	THE RIDGEWOOD NEWS	ANNUAL SUBSCRIPTN	19.50
017184	02/12/2008	233	DE LAGE LANDEN FINANCIAL SERVICES	2/08 MONTHLY BILL	495.00

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017185	02/12/2008	304	JOHN CRUM PRINTING, INC.	ENVELOPES/BUSINESS	110.00
017186	02/12/2008	311	TRIANGLE COMMUNICATIONS, LLC	STYLISTS	82.00
017187	02/12/2008	333	KRELL LIGHTING	LIGHT BULBS	19.67
017188	02/12/2008	357	BERGEN CTY MUN. COURT ADM ASSN	MEMBERSHIP 2008	60.00
017189	02/12/2008	358	OUTSTANDING SERVICE CO., INC.	SVC FUEL TANKS/ANNUA	359.40
017190	02/12/2008	370	TOWNSHIP OF RIVER VALE	TRAINING CLASS	25.00
017191	02/12/2008	390	DAVE STERN, INC.	TRUCK TIRE RD SVC	532.50
017192	02/12/2008	403	VAN ORDEN SAND & GRAVEL OF RINGWOOD	ROAD GRITS	1,099.17
017193	02/12/2008	416	MUNICIPAL RECORD SERVICE	TRAFFIC TICKETS	467.00
017194	02/12/2008	425	VERIZON	1/08 MONTHLY BILLS	3,633.93
017195	02/12/2008	431	NJ PLANNING OFFICIALS	MEMBERSHIP	340.00
017196	02/12/2008	441	NJ STATE LEAGUE OF MUNICIPALITIES	EMP AD TASK FORCE	80.00
017197	02/12/2008	472	H & H MACK SALES, INC.	PARTS MACK ROLLOF	183.39
017198	02/12/2008	482	PITNEY BOWES INC	RENTAL FEE 1ST QTR	45.00
017199	02/12/2008	485	PARK RIDGE FLORIST	GET WELL ARIZA	115.95
017200	02/12/2008	486	P S E & G	1/08 MONTHLY BILLS	4,956.52
017201	02/12/2008	502	BOROUGH OF PARK RIDGE, ELEC DEPT	1/08 MONTHLY BILL	6,869.31
017202	02/12/2008	516	RUTGERS, THE STATE UNIVERSITY	REG FEE	2,998.00
017203	02/12/2008	519	PARK PIZZA	REFRESHMENTS	550.00
017204	02/12/2008	571	BAIN & BLESSING, INC.	REPAIR COPIER	171.50
017205	02/12/2008	580	STATE LINE FIRE & SAFETY, INC.	WHELAN CLEAR STROBE	34.15
017206	02/12/2008	621	TCTA OF BERGEN COUNTY, NJ	MEMBERSHIP 2008	150.00
017207	02/12/2008	660	NORTH JERSEY MEDIA GROUP	1/08 LEGAL ADVERTISI	355.66
017208	02/12/2008	688	SARJO INDUSTRIES, INC.	BLDG SUPPLIES	49.72
017209	02/12/2008	689	NEW CONCEPT OFFICE SUPPLY	OFFICE SUPPLIES	359.16
017210	02/12/2008	692	BERGEN COUNTY POLICE ACADEMY	BASIC TRNG PUGLIS	35.00
017211	02/12/2008	693	BEYER BROTHERS CORPORATION	AUTO REPAIRS 51452	263.78
017212	02/12/2008	704	GRAINGER	RAKE/HOSE ETC	1,136.57
017213	02/12/2008	777	STAPLES CREDIT PLAN	OFFICE SUPPLIES	385.87
017214	02/12/2008	833	ATLANTIC BUSINESS PRODUCT	1ST QTR MNINC AGMNT	578.68
017215	02/12/2008	851	PARK RIDGE APPLIANCE	VACUUMS REPAIRED	324.00
017216	02/12/2008	898	BERGEN CTY LEAGUE OF MUNICIPALITIES	MEMBERSHIP DUES	150.00
017217	02/12/2008	936	MOORE MEDICAL, LLC	OXY MASKS	90.50
017218	02/12/2008	940	PREMIER SUPPLIES	HOT CHOCOLATE	33.75
017219	02/12/2008	1042	POWERTECH HYDRAULICS	HOSE ADP/FITTINGS	137.51
017220	02/12/2008	1121	GOODYEAR GEMINI AUTO SERVICE CENTER	TIRES	479.40
017221	02/12/2008	1126	WESTWOOD EXTERMINATING CO., INC.	RODENT CONTROL	250.00
017222	02/12/2008	1130	DANIEL J. KNOTHE	PARTS/CARRIER	156.60

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017223	02/12/2008	1151	GENE VINCI	1/08 REIMBURSE CELL	38.96
017224	02/12/2008	1152	THE RADIATOR STORE, INC.	ALTERNATOR TRKH51	435.00
017225	02/12/2008	1163	CAROL TYLER	ANIMAL CNTRL 1/08	775.00
017226	02/12/2008	1274	VERIZON WIRELESS	1/08 MONTHLY BILL	870.55
017227	02/12/2008	1324	ROBERT LUDWIG	REIMBURSEMENT CELL	203.86
017228	02/12/2008	1336	WILLIAM I. DIEDTRICH, JR.	REIMBURSE EXPENSE	169.50
017229	02/12/2008	1370	S C I	1/08 MO CLN SVC FD	289.19
017230	02/12/2008	1462	MICHAEL BABCOCK	REIMBURSEMENT EXP	166.86
017231	02/12/2008	1473	PAUL J. GIBLIN, P. A.	ALTERNATE PROSECUTOR	125.00
017232	02/12/2008	1492	NEW HORIZON COMMUNICATIONS CORP.	1/08 MONTHLY BILL	1,845.73
017233	02/12/2008	1512	MACO OFFICE SUPPLIES	OFFICE SUPPLIES	131.43
017234	02/12/2008	1535	SYN-TECH SYSTEMS, INC.	PROKEE ASSY/BLK	102.00
017235	02/12/2008	1540	ROBERT CAMPORA	1ST QTR CAR ALLOWANC	200.00
017236	02/12/2008	1582	AMERICAN WEAR, INC.	1/08 UNIFORM SERV	632.90
017237	02/12/2008	1598	TESTOUT CORPORATION	LIBRARY OF CERT SUIT	1,815.00
017238	02/12/2008	1604	NETWORK BILLING SYSTEMS, LLC	TI CIR MGMT 01/2008	579.28
017239	02/12/2008	1612	CALIBRE PRESS LLC	SEMINAR REG FEE	199.00
017240	02/12/2008	1617	CARPET MAN	LIBRARY CARPET	1,448.00
017241	02/12/2008	1681	NALBOH	MEMBERSHIP 2008	190.00
017242	02/12/2008	1815	NJ STATE ASSN OF CHIEFS OF POLICE	MEMBERSHIP DUES	400.00
017243	02/12/2008	2069	COOPERATIVE COMMUNICATIONS INC	1/08 MONTHLY BILL	70.59
017244	02/12/2008	2131	FEDEX	POSTAGE PRIORITY	118.02
017245	02/12/2008	2219	TIMBER TREE	TREE TRIMMING	7,825.00
017246	02/12/2008	2222	AMERICAN MESSAGING SERVICES	FINAL BILL	20.50
017247	02/12/2008	2224	SICOMAC DAIRY FOODS	1/08 DAIRY FDS MO BI	76.00
017248	02/12/2008	2273	ALLIED OIL COMPANY	1/14/08 UNLEADED	20,191.69
017249	02/12/2008	2276	AVAYA, INC.	1/08 MONTHLY BILLING	466.02
017250	02/12/2008	2354	I.D.M. MEDICAL SUPPLY COMPANY	1/15/08 O2 REFILLED	75.50
017251	02/12/2008	2522	SCOTT MALLOY	REIMBURSEMENT EXP	81.00
017252	02/12/2008	2607	BERGEN COUNTY MUNICIPAL CLERKS ASSN	MEMBERSHIPS 2008	100.00
017253	02/12/2008	2610	MUNICIPAL CLERKS' ASSN OF NJ, INC.	2008 MEMBERSHIPS	175.00
017254	02/12/2008	9999	MARGARET VARVARA	WORKMANS COMP PYMT	906.52
017255	02/12/2008	9999	SALLY MANIA	REFUND FIRE PREV FEE	80.00
017256	02/20/2008	2607	BERGEN COUNTY MUNICIPAL CLERKS ASSN	MEETING LUNCH	30.00
017257	02/25/2008	68	ANN F. KILMARTIN	2/22/08 MEAL MONEY	308.00
017260	02/26/2008	725	AGENCY ACCOUNT	02/29/08 SS	12,901.54
017261	02/28/2008	85	BOARD OF EDUCATION	FEBRUARY PAYMENT	752,025.50
*** FUND TOTAL ***					3,755,387.62

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001012	02/12/2008	211	BROOKER ENGINEERING, P.L.L.C.	12/07 ENGINEERING SV	1,852.50
001013	02/12/2008	988	SOURCE MEDIA	LEGAL AD	2,736.00
001014	02/12/2008	1374	KOEHLE CONST. & CONTRACTING, INC.	VERT LIFT RENOVAT	2,490.00
001015	02/12/2008	1417	LEGGETTE, BRASHEARS & GRAHAM, INC.	L10B1601ENVSITEASM	2,300.00
001016	02/12/2008	2045	MARINI BROTHERS CONST. CO., INC.	PERRLAND PKGLOT	14,651.98
*** FUND TOTAL ***					24,030.48
*** GRAND TOTALS ***					4,266,296.63

February 2008

TRUST ACCOUNT:

Check #	Vendor	Description	Amount
2480	Bob's Trophy Shop	Plaque	\$ 150.99
2482	Brooker Engineering	Engineering Svc	\$ 742.50
2482	Brooker Engineering	Engineering Svc	\$ 660.00
2483	Burgis Associates	A&P	\$ 326.25
2484	Mary Ann DeGeorge	Reimbursement Exp	\$ 71.00
2485	4MY2WAY Communications, LLC	Minitor V Pager	\$ 2,535.35
2486	Robert La Rubbio	Reimbursement Exp	\$ 21.40
2487	Audrey Mayer	Reimbursement Exp	\$ 40.00
2488	North Jersey Media Group	12/07 Legal Advertising	\$ 8.42
2488	North Jersey Media Group	1/08 Legal Advertising	\$ 48.63
2489	Borough of Park Ridge	Donation to PD from A&P	\$ 500.00
2490	Borough of Park Ridge	Donation to PD from A&P	\$ 500.00

DOG ACCOUNT:

Check #	Vendor	Description	Amount
2333	New Jersey Department of Health	2001 Audit	\$ 63.80
2334	Current Fund	Due to Current Fund	\$ 10.00
2335	MGL Printing Solutions	Dog/Cat Licenses 08	\$ 799.00
2336	New Jersey Department of Health	1/08 Monthly License Report	\$ 480.00

RESOLUTIONS

**BOROUGH OF PARK RIDGE
RESOLUTION
BUILDING MAINTENANCE WORKER**

WHEREAS, the recent retirement of Steve Valas has left a vacancy in the Buildings and Grounds Department; and

WHEREAS, the Director of Operations has been given the authorization to evaluate potential candidates to hire as a Building Maintenance Worker to fill the open position; and

WHEREAS, the job opening was posted for as required in the Agreement with the Borough and the Park Ridge Utility Employees Association; and

WHEREAS, the Board of Public Works personnel committee and the Director of Operations have interviewed and evaluated the two employees who applied for said position; and

WHEREAS, the Director of Operations has recommended that one of the applicants, Chuck Deitrich be transferred from the Road Department to the said position in the Buildings and Grounds Department; and

WHEREAS, the Board of Public Works personnel committee concurs with the Director of Operations recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge, that it accepts the recommendation of the Board of Public Works that Charles Deitrich of 1 Lenape Road, Newburgh, NY be transferred laterally for the position of Road Repairer to the position of Building Maintenance Worker.

**BOROUGH OF PARK RIDGE
RESOLUTION**

APPROVE MEMBERSHIP IN FIRE RESERVE PROGRAM

WHEREAS, Fire Chief Thomas Derienzo has approved an application prepared by Tyler Cardone, 176 Morningside Avenue, for the Park Ridge Fire Reserve Program,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Park Ridge hereby approved the membership of Tyler Cardone in the Park Ridge Fire Reserve Program.

**BOROUGH OF PARK RIDGE
RESOLUTION**

INTEREST ON DELINQUENT TAXES

WHEREAS, the penalty for nonpayment of taxes becoming delinquent on and after February 1, 2008 shall be at the rate of eight per centum (8%) per year for the first \$1,500.00 of delinquency and eighteen per centum (18%) per year on amounts over \$1,500.00; and

WHEREAS, Section 54:4-67 of the Revised Statutes has been amended to allow the Tax Collector to collect no interest if payment of any installment is made within ten (10) days after the date upon which the same became payable, provided it meets with the approval of the Mayor and Council;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector is granted permission to withhold interest charges for a period of ten (10) days after the date upon which the installment became payable, provided it is received within the period.

**BOROUGH OF PARK RIDGE
RESOLUTION**

SCHOOL DISTRICT TAXES

BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Collector-Treasurer be and is hereby authorized to remit to the Board of Education of the Borough of Park Ridge and make the necessary transfer of funds for the next six months in accordance to the following schedule:

Debt	2/1/08	124,407.00
January 2008		1,652,025.50
February 2008		1,652,025.50
March 2008		1,652,025.50
April 2008		1,652,025.50
May 2008		1,652,025.50
June 2008		1,652,025.50
		10,036,560.00

**BOROUGH OF PARK RIDGE
RESOLUTION**

CONFIRMING ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECT FOR SENIOR ACTIVITIES

WHEREAS, a Bergen County Community Development Grant of \$3,000.00 has been proposed by the Borough of Park Ridge for senior activities in the municipality of Park Ridge; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of Park Ridge; and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Park Ridge hereby confirms endorsement of the aforesaid project; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

**BOROUGH OF PARK RIDGE
RESOLUTION**

AUTHORIZE AGREEMENT WITH COUNTY OF BERGEN FOR 2008 BLOODBORNE PATHOGEN COMPLIANCE PROGRAM

BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Mayor is hereby authorized to enter into an agreement with the County of Bergen for the 2008 Bloodborne Pathogen Compliance Program.

**BOROUGH OF PARK RIDGE
RESOLUTION**

AWARD OF CONTRACT FOR ROTATING TOWING SERVICES

WHEREAS, the Mayor and Council have received applications for towing services from Ramsey Auto Body, Bergen Brookside Towing and Rich's Automotive and

WHEREAS, these companies have been inspected by the Park Ridge Police Department and found to be in compliance with provisions of Ordinance Chapter 92;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that Ramsey Auto Body, Bergen Brookside Towing and Rich's Automotive are hereby appointed to the Official Towing List of the Borough of Park Ridge, said list effective January 1, 2008.

BE IT FURTHER RESOLVED that Notice of this action shall be published in The Bergen Record within ten (10) days of adoption, pursuant to N.J.S.A. 40A:11-5.

BE IT FURTHER RESOLVED that a true copy of this resolution shall be sent to the three companies within 10 days from the date of its adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION**

**RELEASE OF ESCROW FOR
Lou Chiellini d/b/a LC Developers, LLC**

WHEREAS, Lou Chiellini d/b/a LC Developers, LLC of 22 Ruth Place in the Borough of Park Ridge has posted legal and engineering escrow deposit in the amount of \$2,500.00 for the vacation of a portion of Old Lafayette; and

WHEREAS, Lou Chiellini has requested the release of the unexpended legal and engineering escrow; and

WHEREAS, Lou Chiellini has decided not to go forward with the vacation; and

WHEREAS, the Planning Board has recommended that the unexpended legal and engineering escrow in the amount of \$ 2,500.00 be released.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the unexpended legal and engineering escrow posted by Lou Chiellini in the amount of \$2,500.00 be released.

**BOROUGH OF PARK RIDGE
RESOLUTION**

AWARD OF BID FOR THE FURNISHING AND DELIVERY OF ELECTRIC DISTRIBUTION MATERIAL AND SUPPLIES

WHEREAS, upon the recommendation by the Borough of Park Ridge Board of Public Works, the Mayor and Council did authorize the receipt of bids for Unit Prices for the Purchase of Electric Distribution Material and Supplies; and

WHEREAS, pursuant to the Notice to Bidders, duly advertised, three bids were received on December 21, 2007; and

WHEREAS, the Director of Operations has deemed the bid of HD Supply Utilities Ltd. as the lowest responsible bid and has recommended the award to this supplier.

WHEREAS, the Board of Public Works has recommended that the Mayor and Council accept the bid of HD Supply Utilities Ltd, 1100 Old State Road, Mattoon, Illinois 61938, and the Borough Attorney has deemed HD Supply Utilities Ltd., the lowest responsible bidder,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the bid for the Furnishing and Delivery of Electric Distribution Materials and Supplies be awarded to HD Supply Utilities Ltd.;

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized to execute a contract approved as to substance and form by the Borough Attorney with HD Supply Utilities Ltd. for this bid; and

BE IT FURTHER RESOLVED, that a true copy of this resolution is sent to HD Supply Utilities Ltd. within ten (10) days of adoption.

BOROUGH OF PARK RIDGE

**RESOLUTION
RESOLUTION TO PURCHASE ELECTRONIC EQUIPMENT UNDER STATE CONTRACT**

(Tri-Borough: Park Ridge, Montvale & Woodcliff Lake)

WHEREAS, the Borough of Park Ridge as part of the Tri-Borough System, and as an upgrade to that system, as to purchasing a new phone system for the dispatch area; and

WHEREAS, the phone system is available through Carousel Industries of North America, Inc. at a price of Eighty-four Thousand Five Hundred Dollars and No Cents (\$84,500.00); and

WHEREAS, this product from this vendor is under State Contract A42282;
and

WHEREAS, this phone system is needed as part of the upgrade of the Tri-Borough Communication System.

NOW, THEREFORE BE IT resolved by the Mayor and Council that the Borough Administrator is authorized to execute a purchase order and pay for the phone system as set forth on the attached bill and voucher, and a sum not to exceed Eighty-four Thousand Five Hundred Dollars and No Cents (\$84,500.00);

BE IT FURTHER RESOLVED that this expense shall be forwarded to the two other Tri-Borough communities, the Borough of Montvale and the Borough of Woodcliff Lake, for their contribution as part of the Tri-Borough Agreement.

**BOROUGH OF PARK RIDGE
RESOLUTION**

WORKMAN'S COMPENSATION PAYMENT

WHEREAS, Margaret Varvara, a Crossing Guard for the Borough of Park Ridge, was injured while on duty 6/18/07; and

WHEREAS, since she was paid hourly, no payroll checks have been issued since the date of the accident;
and

WHEREAS, the Borough has received the Workman's Compensation checks for her allocated rate in the amount of \$226.63 per week which from 12/28/07 thru 1/24/08 totals \$906.52.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Park Ridge, that the \$906.52 be remitted to Margaret Varvara.

**BOROUGH OF PARK RIDGE
RESOLUTION**

AUTHORIZE UNEMPLOYMENT CLAIM REIMBURSEMENT

WHEREAS, beginning in 1978 municipalities were required to set aside funds to reimburse the State of New Jersey for unemployment benefits paid to former employees or part time employees of that municipality; and

WHEREAS, the Division of Unemployment and Disability Insurance of New Jersey Department of Labor and Industry had submitted a bill in the amount of \$4254.00 as the borough share of unemployment claims made during the 4th quarter of 2007; and

WHEREAS, the borough's portion of said claim by employees is as follows:

EMPLOYEE	POSITION	PERIOD COVERED	AMOUNT
Kelly Conway	Crossing Guard	10/13/07-12/01/07	\$1370.00
John Maresca	Crossing Guard	9/22/07-12/22/07	\$2884.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Borough Treasurer be and she is hereby authorized and directed to make said payment to the New Jersey Division of Unemployment and Disability Insurance.

**BOROUGH OF PARK RIDGE
RESOLUTION
APPOINTMENT OF SPECIAL GRANT ENGINEER**

WHEREAS, the Mayor and Council want to explore the potential opportunities for grants for various projects in the Borough; and

WHEREAS, the Mayor and Council have received a presentation from T&M Associates which in part of the presentation they indicated their expertise in the procuring of grants; and

WHEREAS, the Mayor and Council have approved certain improvements to the Park Ridge Railroad Station and believe those improvements may be eligible for grant funds.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Park Ridge hereby appoint T&M Associates as Special Grant Engineer for the purpose of procuring grants for the construction of improvements to the Park Ridge Railroad Station. The Mayor and Clerk are authorized to execute a contract with T&M Associates approved as to form and content by the Borough Attorney which shall be in accordance with the attached proposal and in an amount not to exceed \$1,500.00; and

BE IT FURTHER RESOLVED that a true copy of this Resolution shall be sent to T&M Associates within ten days from the date of adoption;

BE IT FURTHER RESOLVED by the Mayor and Council that a notice of this action shall be published in the newspaper within ten days from the date hereof adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION
AUTHORIZING THE BOROUGH OF PARK RIDGE
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Westwood, hereinafter referred to as the "Lead Agency" has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on February 12, 2008 the Mayor and Council of the Borough of Park Ridge, County of Bergen, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE, BE IT RESOLVED as follows this resolution shall be known and cited as the Cooperative Pricing Resolution of the Borough of Park Ridge. Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Mayor and Clerk are hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

BE IT FINALLY RESOLVED, the Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) and all other provisions of the revised statutes of the State of New Jersey.

**BOROUGH OF PARK RIDGE
RESOLUTION
AUTHORIZATION TO SEEK BIDS
FOR THE LEASE OF THE CONCESSION AREA
AT THE PARK RIDGE POOL**

WHEREAS, the Park Ridge Pool Commission wishes to seek bids for the Lease of the Concession Area at the Park Ridge Pool; and,

WHEREAS, the Mayor and Council have been advised that the amount of such lease exceeds the threshold amount which requires a public bid;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Park Ridge Pool Commission is hereby authorized to advertize for public bids and take such bids for the Lease of the Concession Area at the Park Ridge Pool.

**BOROUGH OF PARK RIDGE
RESOLUTION
CANCEL MUNICIPAL ALLIANCE BALANCE**

WHEREAS, in 2007 the Borough of Park Ridge anticipated \$11,500 in Municipal Alliance funds reimbursement, and

WHEREAS, only \$10,800.70 was spent; therefore that was the amount reimbursed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Park Ridge that the \$699.30 shortage be cancelled of record.

**BOROUGH OF PARK RIDGE
RESOLUTION
AWARD OF BID FOR THE MAINTENANCE, SERVICE AND REPAIR OF POTABLE WATER
STORAGE, TREATMENT, PUMPING AND DISTRIBUTION SYSTEM FACILITIES**

WHEREAS, upon the recommendation by the Borough of Park Ridge Board of Public Works, the Mayor and Council did authorize the receipt of bids for the Maintenance, Service and Repair of Potable Water Storage, Treatment, Pumping and Distribution System Facilities; and

WHEREAS, pursuant to the Notice to Bidders, duly advertised, three bids were received on February 5, 2007; and

WHEREAS, the bid of **Universal Electric Motor Service, Inc.**, 131 S Newman St., Hackensack, NJ 07601 is the lowest responsible bid; and

WHEREAS, said company has complied with the requirements of the bid proposal.

WHEREAS, the Borough Attorney has reviewed the bids and would recommend Universal Electric Motor Service, Inc. is the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the bid for the Maintenance, service and Repair of Potable Water Storage, Treatment, Pumping and Distribution System Facilities be awarded to Universal Electric Motor Service, Inc.;

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized to execute a contract approved as to substance and form by the Borough Attorney with Universal Electric Motor Service, Inc; and

BE IT FURTHER RESOLVED, that a true copy of this resolution is sent to Universal Electric Motor Service, Inc. within ten (10) days of adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION**

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PARK RIDGE, IN THE COUNTY OF BERGEN, NEW JERSEY, COVENANTING TO COMPLY WITH THE PROVISIONS OF THE INTERNAL REVENUE COSE OF 1986, AS AMENDED, APPLICABLE TO THE EXCLUSION FROM GROSS INCOME FOR FEDERALTINCOME TAX PURPOSES OF INTEREST ON OBLIGATIONS ISSUED BY THE BOROUGH OF PARK RIDGE AND AUTHORIZING THE AMYOR, ACTING BOROUGH CLERK, DIRECTOR OF FINANCE AND OTHER BOROUGH OFFICIALS TO TAKE SUCH ACTION AS THEY MAY DEEM NECESSARY OR ADVISABLE TO EFFECT SUCH COMPLIANCE AND DESIGNATING A \$2,300,000 BOND ANTICIPATION NOTE, DATED FEBRUARY 8, 2008, PAYABLE FEBRUARY 6, 2009 AS A "QUALIFIED TAX-EXEMPT OBLIGATION" PURSUANT TO SECTION 265 (b) (3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

WHEREAS, the Borough of Park Ridge, in the County of Bergen, New Jersey (the "Borough") from time to time issues bonds, notes and other obligations the interest on which is excluded from gross income for Federal income tax purposes and desires to take such action as may be necessary or advisable to establish and maintain such exclusion; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), contains provisions with respect to the exclusion from gross income for Federal income tax purposes on obligations, including provisions, among others, which require issuers of tax-exempt obligations, such as the Borough to account for and rebate certain arbitrage earnings to the United States Treasury and to take other action to establish and maintain such Federal tax exclusions; and

WHEREAS, the Borough desires to designate a \$2,300,000 Bond Anticipation Note, dated February 8, 2008, payable February 6, 2009 (the "Note"), as a "qualified tax-exempt obligation" pursuant to section 265 (b) (3) of the Code;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Park Ridge, in the County of Bergen, New Jersey, as follows:

SECTION 1. The Borough Council hereby covenants on behalf of the Borough, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on the Note be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Code.

SECTION 2. The Mayor, Acting Borough Clerk, Director of Finance and the other officials of the Borough are hereby authorized and directed to take such action, make such representations and give such assurances as the deem necessary or advisable to effect compliance with the Code.

SECTION 3. The Note is hereby designated as a "qualified tax-exempt obligation" for the purpose of Section 265 (b) (3) OF THE Code.

SECTION 4. It is hereby determined and stated that (1) the Note is not a "private activity bond" as defined in the Code and (2) the Borough and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of tax exempt obligations (other than private activity bonds) during the calendar year 2008.

SECTION 5. It is further determined and stated that the Borough has not , as of the date hereof, issued any tax-exempt obligations (other than the Note) during the calendar year 2008.

SECTION 6. The Borough will, to the best of its ability, attempt to comply with the respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265 (b) (3) of the Code; however, said Borough does not covenant to do so, and hereby expressly states that a covenant is not made hereby.

SECTION 7. The issuing officers of the Borough be and they hereby are authorized to deliver a certified copy of this resolution to the original purchaser of the Note and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2008 dated as of the date of delivery of the Note.

SECTION 8. This resolution shall take effect immediately upon its adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION
APPROPRIATION TRANSFERS**

WHEREAS, certain 2007 Budget Appropriations are in excess of requirements; and

WHEREAS, other 2007 Budget Appropriations are insufficient to pay expenditures contracted before the end of the fiscal year and are payable at this time.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the following appropriation transfers be made:

<u>FROM</u>		<u>TO</u>	
S/S O/E	\$2,200.00	Police O/E	\$2,200.00
Legal O/E	500.00	Police Reserves O/E	500.00
Legal O/E	500.00	Buildings & Grounds O/E	500.00
S/S O/E	200.00	Mayor's Social Comm.	200.00
S/S O/E	6,000.00	Electricity	6,000.00

**BOROUGH OF PARK RIDGE
RESOLUTION
ADOPTING TEMPORARY CAPITAL BUDGET**

WHEREAS, the Borough of Park Ridge desires to constitute the 2008 Temporary Capital Budget of said manuscripts by inserting therein the 2008 Road Resurfacing Program

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

SECTION 1. The 2008 Temporary Capital Budget of the Borough of Park Ridge is hereby constituted by the adoption of a schedule to read as follows:

Project No. M-1					
Temporary Capital Budget of the Borough of Park Ridge					
County of Bergen					
Projects Scheduled for 2008					
Method of Financing					
<u>PROJECT</u>	<u>EST. COSTS</u>	<u>BUDGET</u>	<u>CAPITAL</u>	<u>CAPITAL</u>	<u>GENERAL</u>
	<u>APPR.</u>	<u>IMP. FUND</u>	<u>SURPLUS</u>	<u>BONDS</u>	
M-1 Road Resurfacing	\$275,000	---	\$13,100	---	\$261,900

SECTION 2. The Clerk be and is authorized and directed to file a certified copy of this resolution with the Division of Local Government Services, Department of Community Affairs, State of New Jersey, within three (3) days after the adoption of these projects for 2008 Temporary Capital Budget, to be included in the 2008 Permanent Capital Budget as adopted.

BOROUGH OF PARK RIDGE
RESOLUTION

APPROVAL OF BANNER REQUEST

BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that it hereby approves the following request, subject to the availability of space and other conditions which may occur that would not permit banner to be hung at this location:

Banner:

Egg Hunt
Park Avenue at Borough Hall
March 10- March 18

BOROUGH OF PARK RIDGE
RESOLUTION

REFUND FIRE PREVENTION FEE

WHEREAS, the owners of the Ridgemont Shopping Center did not renew the Ridgemont Stationery lease, and had to vacate by January 31, 2008

WHEREAS, Sally Mania, owner of the Ridgemont Stationery Store paid the Fire Prevention Fee of \$80.00 for 2008 in December,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the \$80.00 fee be returned to Sally Mania, 3 Conklin Avenue, Hillsdale, NJ 07642.

BOROUGH OF PARK RIDGE
RESOLUTION

AUTHORIZE CONTRACTED EXTRA-DUTY EMPLOYMENT RATES

WHEREAS, the services of law enforcement officers of the Park Ridge Police Department are requested for contracted extra-duty employment; and

WHEREAS, the Borough of Park Ridge must bill the contractor for reimbursement,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the following rates be established for 2008

Rate of Compensation:	\$72.00/Hour
Vehicle Usage	\$10.00/Hour

COMMUNICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS OF GOVERNING BODY

**Councilmember Ciannella –
Shade Tree Committee**

- Will continue our work on the ordinance for the trees in the Borough.
- We have a draft which has been discussed and should be finalized soon.

Downtown Beautification –

- Has met and identified different areas in town that we would like to include in the plan, you will be hearing more about that shortly.
- DPW is busy working on the snow tonight.
- The state had their auction for electricity and it went up 10-17% so I just want to remind everybody that we are lucky to have our own electric.

Mayor Ruschman asked the status of the tree on North Maple that is rotting.

Councilmember Ciannella stated that it has been taken down.

**Councilmember Brouwer –
Fire Department**

- The contract for the truck is out to Pierce, arrangements are being made to take care of that.
- Date has been set for the Chief's Dinner – March 14th.

Board of Education –

- Met with Dan Brown tonight
 - the major topic was shared services;
 - communication networks, fiber optic and telephone systems, also discussed Swift Reach (reverse 911) and they would like to part of it.
- With the Technology Committee newly formed, Dan Brown has expressed interest in being a part of and asked the Mayor to please consider. The Mayor mentioned that Cathy Timpone would like to be included as well.
- Next Meeting March 11th.

**Councilmember Wells –
Planning Board**

- very happy to see the Height Ordinance introduced.
- Project at 39 Park Avenue – site plan hearings concluded.
- Garretty subdivision – new 7 lot subdivision was approved.

Safety Committee –

- attended a meeting run by Bill Beattie, very interesting.
- Our Insurance Carrier noted that they are very impressed with the Borough's effort to keep the workforce environment safe, and that was a direct quote.

Chamber of Commerce –

- met a couple of weeks ago and were asked for input on parking that has been offered to the Mayor and Council and
- they have been encouraged by the Vision Plan Committee to find out what the business owners needs are to help make them more successful.
- Input we thought would be valuable.
- Please encourage any businesses not already involved to get involved.
- They meet the last Monday of every month.
- What will make the Chamber strong is more members.

Vision Plan Committee –

- Council members Ciannella and Henning also serve.
- We had a wonderful meeting last week.
- We had a visit from a representative from the County Planners office who helped us go through some of our strengths and weaknesses and some of the things we should look for in creating a Vision Plan.
- Very successful meeting.
- Our Next meeting February 25th we will have a representative from the State. This should help us with the Master Plan.

**Council President Henning –
Vision Plan Committee –**

- still have a long way to go which we knew.

- There should be a meeting with the key stake holders in town to formulate a plan for the future. Need to define what their interests are; what the community should look like, what the downtown should look like, what kind of a community we are looking to build, i.e. types of stores.
- I shared with Councilmember Wells what Rockland County did only 8-9 months ago with regard to the area around the Tappan Zee Bridge.

Councilmember Maughan – No report at this time.

Councilmember Levinson –

- Just a few dates to let everyone know about:
 - 2/21 – Library will have a Children’s Program at 3:00 pm
 - Recreation Committee has been busy reorganizing and forming committees.
- The Egg Hunt Committee has scheduled the Egg Hunt for Saturday 3/15.
- Email sent with new officers.
- Every Event will be handled by a committee.
- DARE Graduation on Thursday, March 20th at the High School
- Pool Concession – Resolution authorizing the Committee to go out to bid

Kudos to the management team at the Police Department, I too have noticed a change in morale of the few people I have interacted with.

Happy Valentine’s Day!

APPROVAL OF MINUTES

Mayor Ruschman asks for a motion to approve the minutes as follows:

Public Meeting minutes dated December 27, 2007, January 2, 2008 (Sine Die and Reorganization), and January 8, 2008.

Closed and Work Session Minutes dated January 8, 2008 and January 22, 2008.

A motion was made by Councilmember Levinson and seconded by councilmember Wells to confirm. Motion carried unanimously with Councilmember Maughan abstaining from the minutes of the December 27, 2007 Meeting and Council President Henning abstaining from the minutes of the January 22, 2008 meeting.

A motion was made by Councilmember Levinson and seconded by Councilmember Ciannella to adjourn the regular Mayor and Council meeting.

Meeting adjourned at 9:30 p.m.

