

Approved September 13, 2016
Municipal Building
Park Ridge, NJ
July 26, 2016 – 8:15pm

A Regular Meeting of the Mayor and Council of the Borough of Park Ridge was called to order at the above, time, place and date.

Mayor Maguire led those attending in the Pledge of Allegiance to the Flag.

ROLL CALL:

Present: Councilmember Bertini, Councilmember Szot, Councilmember Oppelt,
Councilmember Misciagna, Councilmember Capilli, Council President Bosi
Mayor Maguire

Absent: None

Also Present: John Ten Hoeve, Jr., Esq., Borough Attorney
Kelley O'Donnell, Administrator

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

AGENDA CHANGES

The following Resolution is to be added to the Consent Agenda:

- Res. No 016-228 – Authorize Tax Overpayment Refund

Mayor Maguire: Welcome everyone who came out tonight. There is a lot going on in town and I guess this is the power of social media. So, I am hoping you are here to ask a lot of questions and I will try to answer your questions as best we can. There is really nothing on the Agenda tonight, but we do have with us a special guest this evening who is the Affordable Housing Special Master. We just had a meeting with the Affordable Housing Special Master. As you've all read and this is driving a lot of development and different things in a lot of towns throughout the State of New Jersey as well as nationally. There are requirements for Affordable Housing and if you've been following the papers recently, there has been a lot of court decisions and the Affordable Housing regulations seem to change regularly. We've hired a consultant called E-Consult who worked to develop the obligation and tried to determine what Park Ridge's obligation is. There is another group out there called "The Fair Share Housing Group" and they've come up with even higher numbers of Affordable Housing units that would be required and this is not unique to Park Ridge – this is happening across the State – it is happening nationally. New Jersey is one of the forefront because of a court ruling called "The Mount Laurel Housing Ruling" – so if you are interested in all these things that are going on and driving a lot of things in the different towns, you will hear more about it in a minute here.

I also wanted to make an announcement – if folks read there was a recent Affordable Housing ruling in what they called the *Gap Period* – so there was a period of time where there was an Affordable Housing obligation and it actually was a ruling in our favor in which they eliminated this *Gap Period* of Affordable Housing obligations from our obligations. I bring this out to describe what is a very complex issue and determining the numbers, because everybody keeps asking what is the Affordable Housing number -so there is a Judge – and what has happened is the Council on Affordable Housing was abolished by the Governor. It is now remanded back to the Courts and the Judge has assigned a Special Master to handle the different areas and with us

the evening is a gentleman by the name of Frank Banish. Frank is a well-regarded planner and has been meeting with us and trying to counsel us how to best meet our affordable housing obligation. Frank has agreed – he may regret it - but to speak to us this evening and say a few words about that Affordable Housing obligation. Frank will make a few comments here. He is not going to take any questions but we thought that while he was here it would be beneficial for everyone to hear it from him. Thank you.

Frank Banish: Thank you, Mayor. Good evening everybody. I think the two least favorite words that are ever associated with my job are Special Master. I am not sure what is so special, and I certainly don't want to be anybody's Master, but I'm here to tell you a little about why I'm here and what your Governing Body has to deal with right now which is why I'm here. I am just going to give you a little bit of an overview and try to do it pretty quickly but I would like to make sure that everybody understands the context because what you are being faced with, and every town in New Jersey right now is faced with, is a real challenge. We don't know the full extent of that challenge. We know we have to do something – we don't know what - so the uncertainty – the threat to the status quo is always a big challenge. I can appreciate why people are turning out and wanting to know what is going to happen. Tonight, I am not going to be able to tell you what is going to happen, but I am going to tell you how things will go that will get us to the point where you find out what is going to happen.

The Mount Laurel Doctrine is a series of cases before the New Jersey Supreme Court within which the Court made one really clear basic statement. Towns in New Jersey that were using their zoning as a way to keep out the poor, and more particularly towns that were zoning exclusively for single family housing and not for multi-family housing at all, were found to have an affirmative obligation to provide a realistic opportunity to meet their fair share of the regional need for affordable housing. So it is not just what affordable housing Park Ridge residents might need, it is looking at a housing region of multiple counties. When you take that housing need and distribute it somehow, municipalities get more of an obligation than they would have just within their borders. So that fair share of the regional housing need is the underpinning of what Mount Laurel is all about. When you hear the words Mount Laurel, it is not just a little town in Burlington County, it is this long series of cases.

What was encouraging about the Mount Laurel Doctrine was the Supreme Court said if a town has done what it has to do to meet its obligation, then can do whatever kind of planning they think is appropriate, and the Supreme Court said in fact that planning in New Jersey was very important and they directed the legislature in a couple of different areas where the result was a Fair Housing Act adopted by the legislature that affirmed this Mount Laurel concept, made it part of New Jersey's law, and created the Council on Affordable Housing and they since 1986 have been operating relatively regularly up until the last ten years or so in a way where they were identifying the obligation, establishing rules, and providing a administrative mechanism where a town could not go to court and deal with all the lawyers and planners like me, but go to the Council on Affordable Housing with their plan and have it approved if it met the need. Also, the Mount Laurel Doctrine really spawned the State Planning Act so that New Jersey now has a very serious approach to State Planning that it really didn't have before Mount Laurel. We have a plan that has been reviewed throughout the State by all stakeholders and it provides for different types of areas for different types of growth. Bergen County being heavily developed, happens to be in a primarily in an older developed area that is still intended for more growth and we frequently say, "What do you mean more growth- we already built out – we are developed – what do we need here."

What we are finding now is that the way to meet this affordable housing obligation has been changing over time and as communities change, the Court keeps trying to make sure that part of that change involves affordable housing. What the Supreme Court did in March of 2015 was find that the COAH System was so badly broken, Governor Christie kind of went out of his way to make sure that they couldn't function and they didn't function. They didn't produce the rules they were supposed to produce and the Supreme Court said, "Forget it COAH – if you get your act together, come see us – but until then, the Superior Courts in New Jersey are in charge of adjudicating this obligation" - and what that means is that the Court has to ultimately figure out what your number is, and then look at your plan and tell you if the plan meets the requirements to pass muster, and if it is fair to low and moderate income households. So what my role is in the process that the town is in, and this is not something that your Governing Body went out and looked to find trouble because trouble found them. I always say, "Don't shoot the messenger"

because I am the messenger, but really they are the people that deserve a lot of credit for the hard work that goes into the deal with this very difficult issue.

The three parts of my role are one - to facilitate and to mediate to the extent that I need to so that I understand what both sides are saying, I can explain it to the Judge and I can help the two sides find areas of common ground. The second thing I do is I review the town's Fair Share Plan when they prepare one and I tell the Judge if I think it meets all the requirements or not. If it meets the requirements that means that the town should get a Judgement of Compliance – they did what they had to do - and a ten year repose which means for the next ten years you are good. Nobody can sue you. You have done what you had to do. The third part of my job is I review that plan as well for whether or not it is fair to the low and moderate income household class and they are referred to as “the protected class” and while those of us who have worked very hard to possibly buy a starter home and work our way up through a variety of other housing choices, may sometimes find it very challenging that the Supreme Court decided that we have an obligation to make sure that other people get housing in a different way than we may have acquired it. It really doesn't matter. There is a Supreme Court decision – it is a constitutional obligation. I'm not here because I want to shove something down your throat. I grew up in Park Ridge. I'm here because I want to help these people do the kind of thing they have to do in a way that fits your community as well as possible.

At this point, there are two ways that this case can go as it proceeds forward. A Judge can ultimately at a trial decide what your number is and after he does that the Governing Body and the Planning Board would be given some amount of time to craft a plan that could meet the obligation, or in an alternative universe, you could be moving toward a settlement with the people who have either sued or been debt declared interveners here, and really we are talking about a developer of the Sony property and an affordable housing advocacy group called the Fair Share Housing Center. If the town were to decide to meet their affordable housing obligation in a way that they could resolve with those parties, the developer being satisfied with something the town would agree to, the Fair Share Housing Center thinking it was fair to the low and moderate income people, then the town could entertain a settlement – go through a settlement agreement – get their plan endorsed by the Court and be done with all this court stuff. So one way the judgment day may be down the road – we're not sure how far because the Court matters keep be bandied about so that we are not even arranging any of exactly what rules are going to apply and a settlement in that regard means that you've stop the bleeding of all the expenses of continuing to fight against a number that you are ultimately going to end up with. But I am not here to tell you what to do at all. I'm really here more to make sure people know what your choices are, know why I'm here, and know what the people at the dais are faced with because it is not fun or easy. If there is a silver lining, I have to say that the silver lining comes in the fact that you will qualify for a vacant land adjustment because almost every part of town is built. I remember the Bear's Nest when I was a kid and it wasn't condos. I remember the Glen. There are places in town that are very special and are not supposed to be trampled upon so that we use up every ounce of your town for affordable housing. By the same token, when sites like Sony turn out to be part of what has unfortunately happened to our office market throughout New Jersey and will no longer be a viable office space, that essentially becomes vacant land and in the world of Mount Laurel, it means it is supposed to have an affordable housing set aside as part of what happens there.

The process your Governing Body is going to go through and the planning that has been done downtown, I have to say that I moved away from Park Ridge when I got out of High School and my parents moved right to Rhode Island and it wasn't because we didn't like here- my dad's job moved – and I didn't come back to Park Ridge a lot. I became a planner in Closter about five or six years ago, and before that I sort of left, drove by the house a couple of times but never stopped having that really special feeling about a really great place to grow up. It was a kind of town I wish my kids could have grown up in so I very much relate to what all of you are feeling about threats. There is a threat here. I also realize that the planning that has been done downtown around the train station really rises to the level of the really good kind of planning. If there is going to be change, make it be the kind of change that really makes sense because it puts people where the housing can do the most good – where the access is most available – so we are really talking about on the one hand a really well thought out plan downtown, I believe. I haven't looked at all the particulars but I've watched buildings coming up. I've read the newspapers. I see that some of the parts of Park Ridge that I thought didn't get better looking after I left, are slated to get better looking as the future comes forward and I think you probably

know the commercial strip I'm referring to. When you get this vacant land adjustment as part of your process, you'll only be subjected to so much development that will happen. You'll have a realistic development potential that the Court finds, and then there will be some amount of unmet need that you just can't meet. The part of what you'll have to do in order to get to that point is rezone some properties like the Sony property, especially because of the fact that it is becoming vacant and available for development, and other properties that are likely to redevelop in the future – if you want the Court to approve your plan. The benefit of the Court approving your plan is that you are not subject to a Builder's Remedy lawsuit where the builder comes in, offers to put in 1,000 units – 200 of which will be affordable housing – and the Court gives him permission to do that. These people are trying very hard to make sure that never happens to you. I'm not interested in that ever happening to you, but if they do nothing that is the sort of thing that can happen. So as we all go forward in this, I'm not here to tell you about any plan tonight because there isn't a plan right now. I can't even tell you the number yet. I think what I am trying to do is share with you enough of what I know about where this is going so that we can take some of the uncertainty out of it – that you can understand that the people on the dais are only doing what they're really forced by the Constitution to do. This is not something they decided on a whim would be a great idea, and these changing circumstances, office buildings that have been there for twenty or thirty years as the bedrock of the community, disappearing overnight. All over Somerset County, Morris County – I mean it is a big thing. Park Ridge is lucky that you didn't have fifty of these office parks. But there will be change, and when that change happens if the community can find a way to shape it so that it brings in a great ratable value in the first instance, makes a good part of your community that seems like it is coherent and it fits and makes sense, and brings residents to a community that have lots of money to spend that want to spend it here, you have to begin to think of that aspect of change because right now that empty Sony building, or almost empty, is going to turn out to be something that just becomes a tax drain on every residential taxpayer. My job is really to tell the Court if this plan is fair to the poor people, and if it meets all the rules, and everything else I've said is kind of more information than I needed to offer.

Mayor Maguire: Folks, if you can just try to move in please. I think we are at our limit anyway. I'm sure that Officer Lange is doing a headcount in the back to see if we exceed the fire code in here, but let's just keep moving along folks. If I could ask everyone to settle down. For those of you that just joined us this is a unique opportunity. We didn't plan on all of you coming, but we planned on having Mr. Banish here. Frank Banish is the Special Master for Affordable Housing in Bergen County. He reports to the Judge that has been assigned the Affordable Housing litigation in Bergen County, New Jersey, I apologize for those of you that weren't able to hear his talk, but he described the challenges of affordable housing across the State as well as in Bergen County and as well as Park Ridge. Frank, I don't know if you were wrapping up there?

Mr. Banish: I was, but I could give just one really quick recap. I started out by saying that the term Special Master is never endearing to any of the towns that I go talk to. My job really is to work for the Court to make sure that your affordable housing plan meets the requirements of the law to pass muster under its Constitutional obligation and Park Ridge has a relatively limited exposure to change because you are almost entirely built – so I realize that many people are very concerned about the Sony site and the kind of change that can happen there. You have every right to be concerned. We are not here tonight to talk about what plan might get approved there at all. I'm not here for that and I don't believe Council is. What we are here to talk about tonight is the process that will get you to the point where you never have to worry about a builder suing you and building whatever they want instead of building what you want. My role is to advise the Court about whether your plan passes muster. Their job is to come up with a plan that fits in your town, and the developer comes to the table offering to put affordable housing in a development, and that is where the Governing Body and the developer have to come together and figure out what they're doing. I will be looking out for Park Ridge like I do for every community with an eye on what the Court is appointing me to do and with another eye on what is good for the town. I spend most of my time as a local community planner. I don't work for developers much. I work for about twenty-five towns right now and I do this in fifty towns, and it is painful for me to stand here and tell you all this stuff but the reality of it is the more you understand what this process is and how it works, and the fact that it is not easy to undermine because if you undermine it you may get something way worse than what you thought you were going to get. Working with the Governing Body to try to come to those conclusions, making sure your voice is heard – I know they've asked me to help them

figure out the best ways to outreach and get more information to the public which I will do but at the end of the day they are going to develop an affordable housing plan. It is largely going to follow the Master Plan as it has been amended today with the downtown plan and something happening on the Montvale side of town.

Mayor Maguire: Frank, I just want to thank you personally. I know you didn't plan to speak to such a large group this evening but I do appreciate you taking the time to stay.

Mr. Banish: I am happy to do it, Mayor.

Mayor Maguire: And to try to explain affordable housing. I still think you're too nice of a guy to be the face of affordable housing, but I do appreciate you coming and sharing your thoughts and wisdom with us because we certainly are struggling with this topic, I guess as well as every town across the State.

Mr. Banish: And I would certainly like to help you come to a good resolution with that. Thank you, Mayor.

Mayor Maguire: Thank you. Before I move into the public privilege, there is not a lot on the agenda but I am assuming you are all here tonight to talk about affordable housing and the redevelopment. You just heard probably something that a lot of towns have not had the opportunity to hear, but from a Special Master himself, explaining affordable housing to you. In terms of the downtown redevelopment, there has certainly been a lot of information that has been put out there in general. I'll say this, if you all know this, I apologize, but the downtown redevelopment the genesis of it was a visioning process that was completed probably about ten years ago. We got a group of residents together and we said, "what do we want the downtown to look like" and the area where the waste transfer station is as well as the commuter lot – all those areas were unanimously agreed upon that those were the areas that we wanted to see improvements in. We wanted the waste transfer station gone. We wanted additional parking for the businesses downtown and that was where the Master Plan was then updated to try to facilitate the development there. As you can see, here we are ten years later and nothing has occurred there - so that is when the Council and the Planning Board embarked on the process to start the Redevelopment Plan. We created a Redevelopment Zone which requires certain criteria to create a Redevelopment Zone. After that, we had to create a Redevelopment Plan and then and only then can we now look into doing the financial analysis and that Redevelopment Plan includes a height of 58 ft. Now, we are at the point where we are going to do the financial analysis to determine how many units that are going to go in there, and financially is it viable at 58 ft. or 48 ft. – meaning 48 ft. being four stories or 58 ft. being five stories. There is certainly a financial part of this and that is where we are at right now. We've just begun that process. I'm glad you are all here. I'm looking forward to hearing from you.

I do want to make two other quick announcements. There is a Park Ridge Water Consumer Confidence Report that was mailed to all your homes. I hope you all read that. There is a lot of information in there about regulated and unregulated contaminants. If you have any questions about that, please feel free to follow up with one of the Councilman or myself and we will be able to answer those questions. Also, I wanted to announce some good news - we got a grant from the BCUA – Bergen County Utilities Authority – for the schools. This is an environmental grant that the Green Team worked on and put together with the schools so they'll be getting a grant. The bad news on the grant side is, with the status of the DOT transportation fund, our grant money has been pulled for the Mill Road repaving projects. The Mill Road repaving project is a victim of the transportation fund lack of funding that you hear about in the news right now.

As we said, I'm glad you are all here tonight. We certainly welcome the input. This Council is listening. We hear the concerns. Residents are encouraged to come up and state your opinion. There is a five minute rule that we utilize to allow everyone to speak. This Council and myself have been very flexible in that. Now, when there is such a large audience, we are going to try to allow everyone the chance to speak or the opportunity to speak so we are going to try to invoke the five minute rule and try to give everyone a chance to speak. If after everyone is done speaking there is time left over, we will let folks come back up. This is not to interrogate the Council – if you want to come up we certainly welcome your opinions but it doesn't turn into a dialogue. It is your opportunity to state your opinion and get that on the record and you are

always welcome to contact if you do want to have a discussion or dialogue, please reach out to your Councilman, myself, or the Borough Administrator and we're happy to follow up with you. We do tape a lot of meetings – you've watched them on PKRG-TV and while I have such a large group here we are looking for volunteers. We have several great organizations. I see a lot of familiar faces that you are probably involved in from the Rec Committee to the PKRG-TV station. This is the local cable access channel and we utilize volunteers to actually tape these meetings. This meeting though we weren't able to get volunteers so it is not going to be videotaped but there is an audio recording. We actually are going to be investigating getting the audio recordings up on the website so folks can listen to the audio recordings when we are not videotaping. The meetings are recorded so when you come up, I just ask that you state your name and address for the record.

PUBLIC PRIVILEGE OF THE FLOOR:

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

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

Keri Cooper – 86 4th Street – I just moved. What a great turnout. I hear people are down the street at this point. Many of us have been here for months. For anyone who is not on Facebook, there is a site “*Save our Corporate Site.*” We've been here for months trying to make sure that the Sony property does not get rezoned. We understand the threat of Builder's Remedy suit but we also understand that the people who bought this property bought it knowing it was zoned residential. It needs to stay residential. We know there is neophyte – we know there are other issues. Commercial!! – I'm sorry, commercial. It has been a long week. It needs to stay commercial. We understand there is neophyte – we understand what they are trying to do. We know what this company is about. We've seen what they've done in other towns, but again, I think it is actually almost been a year now that we've been coming to your meetings. It needs to stay commercial, and again, there are people down the street right now.

Mayor Maguire: Thank you, Keri.

George Mayer – 159A So. Maple – Mayor and Councilmembers - thanks for this opportunity. I did not grow up in Park Ridge. I grew old here. I grew up in Hudson County and one of my early childhood dreams was to get out of Hudson County and move up to Bergen County. Here I am now it's sixty years later since I've been Park Ridge and I'm hearing about five story buildings going up on Kinderkamack Road. That is not my idea of why I came here. It was nice to hear about affordable housing and all of that. I appreciate Mr. Banish's comments about that – the explanations – but I'm not here to hear about affordable housing. I'm here to determine does this five story building complex or a series of buildings – is that something we have to live with or is that up to you members of the Board? I'd like an answer to that.

Mayor Maguire: Thank you for your comments.

Ron Berenson – 81 Hawthorne Avenue – I would like to commend the Board for their vision and the applicant for the downtown approval of the Redevelopment Zone. I look at it a little bit differently. I don't call it a Redevelopment Zone – I call it a “Revitalization Zone” because that is just exactly what a town like Park Ridge needs. If you look at the beautiful homes with brand new homes, older homes, in these beautiful streets in Park Ridge, none of that changes. What does change for the better is our downtown, and if we don't do this in a larger scope in the scale as a redevelopment, or as I call it, revitalization, the town really in my opinion simply dies. No one is going to come into this town if you look at the area of the Redevelopment Zone or Revitalization Zone. It is a defunct transfer station. It is a dance studio with a caved in roof. It is already apartment complexes and some other older buildings that will just simply deteriorate over time. When you take that larger track of land or contiguous piece and develop it into something very special for all of us in Park Ridge to enjoy, it is commendable. It is truly commendable. I live in Park Ridge and the one thing that I can't wait – I'm looking to move probably within a year, maybe a year and a half, not out of Park Ridge folks, not out of Park Ridge, but in one of those new beautiful accommodations that will hopefully go up because what

it will attract is additional restaurants, retail, and things. I am not going to be rude to you folks, don't be rude to me. Is that Park Ridge? I don't think so – that is not what we are all about here, right?

Mayor Maguire: Folks, thank you Mr. Berenson. I'm not sure if you were done or not.

Mr. Berenson: Yes, I'm done.

Mayor Maguire: Everyone to this point has been very respectful and I am going to insist on that. I am going to ask you to also hold your applause. At the end if you want to clap that's fine, but I want you to hold your applause in-between and I do ask you to be respectful, otherwise we are going to have to just end the meeting. So, please.

Al Cunniffe – 42 So. Maple Avenue – I live in Park Ridge since 1969. My kids grew up in this town. I think most of the Council know me. My one question is if you build a five story building in the center of town – if I was a good lawyer for Sony – now that you've built in town and if you do lose the fight for the commercialization of the Sony property, you put this town in jeopardy of building five story buildings in the Sony property. If you do that, take into consideration all the various things that you are going to start putting kind of a stress on – your schools, your Fire Department, your water supplies, your traffic through the town. I just ask the Council - yes, the property has to be improved – I agree with that – can it be kept at a three story rather than a five and I implore you to that. Thank you.

Mayor Maguire: Thank you, Mr. Cunniffe, and certainly that has been a lot of the comments we've heard. Everyone wants to see the property revitalized and redeveloped. The question of whether it is three or five stories and the financial impact is what we are investigating right now, so thank you, Mr. Cunniffe.

John Darcy – 35 Victor Hugo Street – I've been in town for thirty-five years. At one time I lived in Hudson County. I agree – five stories starts to look like Cliffside Park, Jersey City, and quite frankly, where I live in the winter time I will have a great view out my back window of a five story building. When I bought my house, it was bad enough - I had to look at the Channel sign. Now, I'm going to have look into the window of somebody's apartment when it is lit up. The other issues are that I would like to know where in the Pascack Valley there are any five story buildings that within a block and a half or two blocks of single family residential housing. I don't think there is any so we will have the first which is not fair to anybody who has housing in the immediate area of that building that is going up. I agree 100% that area needs to be developed. I don't think from a financial standpoint that four stories or five stories – I'm sure at four stories they will make money – at five stories they will make a lot of money. I've been involved in the commercial real estate business for more than forty years. I don't know who is making the commercial evaluation. I don't know what everybody's experience is up here – but I don't think I see anybody up here that I know, and I know most of the people up here who are making the evaluation commercially, I don't think the town Council is in a position to make a commercial evaluation of a piece of real estate or a real estate deal or a development. It really is a commercial developer who is going to make a decision of whether he can do it with four stories. If he walks away from the deal with four stories, then I guess it wasn't commercially viable and we need to find somebody else to do the development. That is the way I feel about it.

Mayor Maguire: Thank you, Mr. Darcy. There is a committee and we've hired professionals. Lerch, Vinci & Higgins has been hired as the Auditor and financial. There is also a professional appraisal organization, McNeery Associates, and we have Special Counsel who is here tonight, Mr. Goldsmith. There is a group of professionals that are evaluating the proposals now. Thank you.

Burton Hall – 98 North Fifth Street – Good evening, Council, Mayor. I am a thirty year resident of Park Ridge. I'm pleased that you had Mr. Banish here because it is important for the people in this town to hear from a true believer. Mr. Banish is a Special Master, which is a person who is called in when the Court says you did wrong. If you have a ruling against you, you get a Special Master.

Mr. Ten Hoeve: That is absolutely untrue. Every municipality in the County of Bergen that has filed a Declaratory Judgement action to try and secure immunity from Builder's Remedy

lawsuits and to continue the immunity that they received under COAH has had a Special Master appointed in their case.

Mr. Hall: So that has changed.

Mr. Ten Hoeve: There are several Special Masters who have been appointed throughout the County. Mr. Banish, I believe, does act in that capacity for other towns – not only Park Ridge, but there are other Special Masters who are acting in other cases. It has nothing to do with any predetermination.

Mayor Maguire: Sorry for the interruption.

Mr. Hall: Because that clarification – at one time if the courts ruled, then they brought in a Special Master.

Mr. Ten Hoeve: No – this is totally, totally different.

Mr. Hall: I'm not saying they brought it in here. I'm saying the role he serves.

Mayor Maguire: In general, o.k.

Mr. Hall: With COAH – his role – he says this town is “built out” – so therefore, sorry, we are just going to make you build up. He blew off Sony because he is here to blow off Sony. Has anybody noticed what Clifton and Nutley did with the Roche property? They just attracted a medical school and what are they going to build? A Corporate Park. The issue here, and let me make this really clear, I do not envy the work of the men of the women up here because they have a really firm hand of the State pushing them. It is so important for them that you are here. I've dealt with COAH before – doesn't make me smart or lucky. Mr. Ten Hoeve has dealt with them. The forces promoting aggressive high density development must be made to understand that Park Ridge is a community united in its commitment to protect its character – that it is led by aggressively pro-community elected officials who enjoy the whole hearted support of residents willing to fight for their town. We are all in this together. We are on the same side. What has to be done is he just blew off Sony – well, it's there. Well, wait a minute. The thing that I find fascinating and deeply troubling for this town Council is they're asked to put up – we want your plan – o.k., what is the number – we are not going to tell you that ----Time out, if that is rigging the game against these people because now we've got to guess to come up with a plan that the Judges who don't know squat about housing, but they sure know how to tell you what to do, are going to give you a number – “*Spin the wheel Vanna*” – you're screwed – they're stuck with this – and I don't mean this in a dismissive fashion – has anybody given you any clue as the number that you're aiming for? Is there any sense of that?

Mayor Maguire: There are multiple numbers – as I indicated they change weekly. Last week the E-Consult numbers changed.

Mr. Hall: So now, we have one of the representatives of COAH coming in, speaking before this Council that is trying to do the right thing...

Mr. Ten Hoeve: Mr. Hall, let me just correct you. He is not a representative of COAH. COAH doesn't exist at all. COAH was disbanded effectively and the New Jersey Supreme Court made a decision that because COAH was not doing its job, the Supreme Court was going to take over all affordable housing litigation and municipalities had to file complaints in the Superior Court in their town and the Judges have appointed Special Masters in that litigation. COAH has absolutely nothing to do with this.

Mr. Hall: I apologize, just all of the activist organizations still have retained the name COAH so I just went with that and not that specific description. So now, they don't know if the units if the number is twenty or two hundred so they now have a development – how many units do we need? So they're shooting blind in the dark. We are stuck here and you want to know what is happening – they want to know what's happening. I would only say this – I've been involved in a done deal before and they were going to put in 280 high density units on the water shed forest in Poplar Road – that was in River Vale. Eight years later, it is a wildlife sanctuary. That was eight years of going to meetings. Now, I'm not saying don't worry it is

going to be no problem – it is going to be a big problem but if this is a unified town – and let me give you a dark side and see if you are up for this – let’s say they go “we are not going to rezone” – I’m making this up but here we go – and it impacts your taxes – is that realistic?

Mayor Maguire: Absolutely.

Mr. Hall: So now, here is your choice. Alright – we can suck it up and I’m going to see it in my taxes and in the short term I am going to yell at these guys because my taxes went up. In the long term, your taxes won’t go up as much because for every dollar you get in taxes from residential development, you pay out more in expenses, and if you don’t believe that, I’ll ask you a question – have we seen explosive development in Bergen County in the last twenty years? Anybody’s taxes go down?

Mayor Maguire: If you could just wrap up – we will give you two extra minutes – because we interrupted you but there are a lot of people that want to speak.

Mr. Hall: I appreciate the time – there are a ton of people. I’ll get down – just realize that there is COAH, that there is State planning that has put us in the same planning area as Newark and Jersey City and it has targeted us for high density development. You have to support a Council that supports you. They’ve spoken about saving Sony. The court version of COAH just looks at that and licks its lips. They don’t have a number. If they had a number, they would have a target and the only question which I can’t figure out is the Council on Affordable Housing or its newest version has been around since the Mount Laurel decision in 1975 and in all those forty-one years nobody has ever had an opportunity to vote for it. Maybe you ought to call your Assembly people – maybe you ought to call your State Senators and maybe you ought to see if there is an amendment and get rid of COAH or whatever we want to call it. Thank you very much.

Mayor Maguire: Thank you, Mr. Hall. Just a couple of quick comments there and I don’t disagree. I think you should reach out to your Assembly and Senate contacts. I think what they will tell you is it’s the Courts. This was a court ruling and it is happening across the country that there is affordable housing obligations in just about every state that you will go to. It is actually a court mandate that is driving it. There were a few other comments there but we will move on.

Sue Delorenzo – 22 West Park Avenue – I’ve been a resident for about close to forty years. The whole thing that Burton just brought up about the environmental impact on the town I just find almost overwhelming. Number one - Are there going to be traffic studies? – and number two – I found it a little interesting that they are talking about green things for the kids in schools and stuff and I’m thinking our town is going so ungreen and where are the environmentalists when it comes to the development in towns? I really have that question – and thirdly - is about I find it reprehensible that we are being told to do things by Judges. Where and when did the Judges take over our lives? I thought we were a representative government. I thought that we voted for people in our town and in our State and our County and now all of a sudden Judges are totally taking over our lives. I mean, it is just amazing. If anybody has any suggestions on how to reach our New Jersey government, I would be willing to take that information and do something with it.

Mayor Maguire: Sure, we can get you the Assembly contacts and Senate contacts.

Ms. Delorenzo: How? Who do we really get to I guess is what I am saying?

Mr. Ten Hoeve: The Mayor’s comment earlier was correct. Legislators haven’t done this. It is a decision by the Supreme Court of New Jersey that said that COAH, which was a legislative creation, wasn’t doing the job that it was supposed to be doing and therefore it took the power away from them and said we’re going to do it ourselves. We are going to make sure that every municipality does what it has to do in order to achieve affordable housing goals. So it was the Courts that have done this and as the Mayor said, “It is not COAH that has done this.” COAH for twenty-five, thirty years, was attempting to achieve affordable housing objectives and it did it in a variety of ways and it allowed towns to pay to have its allotment sent to another town somewhere and there were a variety of different devices that were followed. That’s what was all invalidated by the Supreme Court when it rendered its decision and towns throughout

Bergen County and the whole State of New Jersey are facing this same issue and I'm certain that the majority of the residents in every one of those towns are not in support of the affordable housing obligations that are going to be imposed on them – that is the reality.

Mayor Maguire: There is an HBO mini-series if you get the chance to watch is – it is called “*Show Me A Hero*” and it is about the city of Yonkers, I think in the 1970's, and what the city of Yonkers did was they were putting all the affordable housing onto one side of the tracks and this created as you would image the crime and the bad schools and all the problems that went along with it. They actually were brought into Court – went to the Supreme Court and the Judge ruled against them and started to fine them – an escalating fine day by day and the city of Yonkers fought it. The story goes through and it is about the Mayor of Yonkers at the time going through it so I kind of related to it a little bit and I won't tell you the ending. It is actually not a good ending, for the Mayor that is, and the city of Yonkers either. I mean, the city of Yonkers – the Council fought it – they said, “No way - we don't want those people.” There was segregation and they fought it to the point where Yonkers was on the verge of bankruptcy. It just goes to trying to describe what this affordable housing issue is all about.

You mentioned environmental – I did want to talk about that and what we call “Local Home Rule.” We still have a lot of control. This Council is certainly trying to exert whatever control we have. The downtown redevelopment was one of those methods that we had at our disposal and we are utilizing it to the fullest. It is an environmentally – and you will hear transit oriented development and I know that Burton and I have had conversations about this and disagreed. Transit oriented development is a national phenomenon. It is not something that the State of New Jersey is pushing onto towns. It is essentially common sense planning. You build the residents around the train stations – it is environmentally friendly – it is trying to get people off the roads onto the trains. If you hear those terms, that's what that is all about.

David O'Sullivan – 252 Capri Terrace: I thought that it was great that Mr. Banish was here tonight. While I agree that the downtown is the more appropriate location for mixed-use, including affordable housing, I found it very ironic that Mr. Banish referred to the Sony property as vacant. Right now, that property is just about 90% full. The only reason why it is going to be vacant in March is because their sale leaseback with Sony is expiring and over the last two years that they've owned that property, they have not tried to market that property and that is strategically done by them. Their goal there is to have it vacant so that they can have it included as part of our affordable housing and I hope that someone sort of informs Mr. Banish that the property is not vacant and the only reason why it is vacant is because of Sony's own doing. I think this is the thing that bothers most people – is that these guys are using the affordable housing law under the guise of that to do this and I think it is very unfortunate that this is the kind of developer that we have there. But anyway, I do have two items that I want to discuss. I am going to over a little over five minutes. I hope I get a little bit of latitude. I'm going to be as quick as possible.

First, I would like to thank the Mayor and the Council for selecting me to serve on the Park Ridge Economic Development Committee. I look forward to working on this committee and bringing businesses back to the Corporate Park in Park Ridge, especially potentially the Sony property. One of the first items I wanted to talk about is something that I don't think anybody is talking about is our drinking water. A few months ago it was announced that Park Ridge had detected 1,4-Dioxane in its drinking water. I attended the Park Ridge Utility Board Meeting that is presided over by Mr. George Mehm who is the President of the Utility. Due to the high likelihood of 1,4-Dioxane being a carcinogen and being regulated in the very near future, I had recommended to Mr. Mehm that we hire an Environmental Consultant to conduct an investigation to delineate any potential plume of 1,4-Dioxane. Unfortunately, Mr. Mehm did not think that was the correct course of action and apparently did not hire an Environmental Consultant at that time to investigate this contaminant within our drinking water supply. While 1,4-Dioxane is not currently regulated by the EPA or the DEP, I reminded Mr. Mehm that if this contaminant required remediation in the future, that Park Ridge was not in a position to treat this contaminant. I explained that while the existing remedial treatment system, such as stripping towers and granular activated carbon, that we have Park Ridge are great for treating volatile organic compounds in our drinking water, such as PCE and TCE, which are carcinogens, that these remediation systems would have little impact on removing 1,4-Dioxane from our water supply. Concerned the volatile organic contaminants it is my understanding that one of the major spills affecting the quality of our drinking water, emanates from the spill in Montvale, a

company by the name of Handy and Harmon, apparently these folks were injecting their waste chemicals several hundred feet into the ground which ultimately migrated and contaminated the Park Ridge drinking water. There was a settlement between Park Ridge and Handy and Harmon that apparently included some monies to presumably offset costs of having to treat our drinking water prior to putting our water into our system. These remediation systems were ultimately brought online so that harmful contaminants could be reduced to meet all federal and state regulatory levels. More disturbing is that this chemical or this spill was discovered over thirty years ago and a settlement agreement between Park Ridge and the responsible parties, Handy and Harmon, was entered into approximately fifteen to twenty years ago. The idea behind the settlement should have been to cover the costs by Park Ridge to remediate its drinking water until such time that the plume itself was remediated. In a recent document that I obtained from Handy and Harmon, it would appear that the responsible party has done just about no active remediation to the contaminated plume in Park Ridge. It would appear that the only way our drinking water is remediated is by our Water Department putting the water through a stripping tower and granular activated carbon which they do a great job. The fact that more than thirty years after this plume was discovered that it has not been actively remediated as said commentary on Handy and Harmon's part, to clean up these chemicals from our drinking water, but even more concerning, is the apparent silence from prior Park Ridge administrations and the New Jersey DEP. I know that Mayor Maguire has recently brought this issue out of the shadows and is spearheading an effort with the DEP and our attorneys to assist with resolving this long overdue problem that has been plaguing our drinking water system.

Getting back to the new contaminant 1,4-Dioxane that was recently discovered a few months ago in Park Ridge, the June 2016 Water Report that it was sent to every resident, is noted on the last page of this document that Park Ridge Water Department had to shut down one of our drinking water supply wells because the concentration of 1,4-Dioxane has more than doubled the recommended guideline for drinking water. While this action was not required by the NJ DEP, I agree with the actions of our Water Department that this was a prudent decision. It would appear that it took this unfortunate sampling event from Mr. Mehm to finally authorize our Environmental Consultants to take some action. On July 20th I attended the Park Ridge Board of Public Utilities public meeting. Unfortunately at this meeting I was the only member of the public to attend. I asked Mr. Mehm several questions about the 1,4-Dioxane investigation remediation. One of the questions was – other than the drinking water supply well that was shut down in June 2016, have any of our other drinking water supply wells been impacted by or contaminated by 1,4-Dioxane? His answer was a simple “yes.” I then asked Mr. Mehm – how many drinking water supply wells have been contaminated 1,4-Dioxane, which he responded, “He did not know.” I asked him whether it was one, three, five, or ten wells – but again he responded, “He did not know.” I asked him about the status of the investigation by our Environmental Consultants. Mr. Mehm indicated that the consultants were investigating and indicated that no other information other than he is waiting for the consultant's report. In addition, he indicated that our consultant was working on a remediation system for the drinking water supply well that was shut down. I then asked him whether or not our Environmental Consultant delineated the extent of the 1,4-Dioxane plume, both horizontally and vertically, within our drinking water supply. At this point, he asked me not to put words in his mouth. I indicated that I was not putting words in his mouth but rather asked him a question that I'd like an answer. He again reiterated something about putting a remediation system on the contaminated well. I then asked him, “How much would the remediation system for the 1,4-Dioxane cost?” He answered, “He did not know.” At this point, I made a statement that basically indicted that he hasn't delineated the spill, which means he doesn't know the extent of contamination, which also means he doesn't know the volume of water that would require remediation. He doesn't know how much the remediation system will cost, but according to our June, 2016 Water Report, he indicated that by June, 2017 a remediation system will be in place. He said, “Yes.” After the line of questioning, I asked Mr. Mehm whether or not Park Ridge has other spills within the Borough that have contaminated our drinking water supply. He answered, “Yes.” I asked him, “How many?” He answered, “A few.” I asked him, “How many is a few – one, three, five?” He indicated that he did not know. I then asked him if the responsible parties that caused the spills have been identified. He indicated yes. I asked him if Park Ridge had financial settled these spills with the responsible parties similar to the Handy and Harmon spill? He answered, “Yes.” I asked him about the financial status of the settlement agreements. Mr. Mehm indicated that he did not understand the question. I then broke it down with a hypothetical situation. I basically indicated that if Park Ridge had settled for \$5million with the responsible parties and we currently have half left, meaning \$ 2.5million, are we 50%

done complete with the remediation? I explained to him that I wanted to make sure that based on the settlements entered into Park Ridge, that these financial settlements were good and that we were still within the budget established for us to continue remediating the drinking water at no cost to Park Ridge taxpayers. Mr. Mehm indicated that he did not know the financial status of our settlements. I asked that we have someone look into the settlements that I would interested to know the results. At this point, Mr. Mehm indicated that my five minutes of having the floor was up. I indicated that I had a few other questions concerning the new drinking water supply well in Woodcliff that had recently been installed, which he indicated, that it was installed and that a flow test had been done – but again at this point, Mr. Mehm indicated that my five minutes was up and would not allow me to ask any additional questions. At this point, someone else from the Board reiterated in a disrespectful tone that I had my five minutes and that's it. I indicated that Mr. Mehm had the latitude to provide me additional time and that since I was the only member of the public, they should provide me the additional time. No additional time was afforded to me at which time I indicated to Mr. Mehm that I planned to discuss these issues with the Mayor and Council tonight since he refused to provide me this opportunity. While I don't believe the current concentrations of 1,4-Dioxane poses significant threat to anyone's health, I am concerned about Mr. Mehm's lack of knowledge concerning these major issues affecting our drinking water. I find his inability to answer questions, coupled with several of his responses, as "I don't know" extremely concerning given the seriousness of the issues at hand. I plan to be a regular participant attending at our Board of Public Utilities Meetings and I am very interested in this topic and want to make sure that these issues are handled appropriately going forward. I would ask that you have a conversation with Mr. Mehm to ensure that he is more accommodating to any Park Ridge resident in the future. Our drinking water is a precious commodity that our kids and family members drink and something that none of us should take for granted. Done with that topic.

Mayor Maguire: If you are going to move on to a different topic let me try to address that.

Mr. O'Sullivan: O.k., sure.

Mayor Maguire: I think David has exceeded his five minutes but we will cut him some slack here. We are not going to share time folks. We will give David his time here. I realize here that you are not happy with the answers you got from our volunteer Utility Board. As you said, they do a great job and we all recognize the quality of water we get from the Park Ridge Water Department. This is a volunteer Utility Board and they put a lot of time and effort into it and they'll be the first out there looking at the quality of the water and make sure the water is safe. With that said, if you want to have a dialogue with the Utility Board, we will certainly try to facilitate for that with you. Council President Bosi, who is the Utility Board liaison, can assist with that. In terms of, and I think you said it, right now 1,4-Dioxane is an unregulated contaminant. The DEP just came out with groundwater quality – it is not even drinking water quality regulations – it is groundwater quality regulations. We are testing for it and our consultant is familiar with it – digging into trying to find out why where it is coming from and try to identify the culprit if you will. Happy to try to facilitate the dialogue that apparently you want and you can't do in five minutes at the Utility Board, David. Thank you.

Mr. O'Sullivan: I appreciate that. Concerning affordable housing and developments – I have shorter comments on that. I know that affordable housing is a very difficult subject and something that is very difficult to put your arms around. To make things even more complicated, the New Jersey State Appellate Court just had a decision that the gap period from 1999-2015 did not have to be included within our third round obligations. Recently, I filed an OPRA Request to get the affordable housing plans in Park Ridge. I was provided with these two pieces of paper. I asked where the rest of the report was and I was answered that that was it. Here is a fifty page report from Woodcliff Lake that has a lot of detail and a lot of information concerning how they came up with their affordable housing obligations. Not having the background as far as how we came up with our obligations, I know that the third round in our report indicated that we needed sixty-six units – and I understand it is a moving target – I guess for me the concerning part was Woodcliff Lake had twenty-two units in their first report and it is in negotiations- so if you are going to negotiate – I say start low and don't be tripled your next door neighbor so to speak – but again, I don't know what the background is –

Mayor Maguire: He is over his five minutes already.

Mr. O'Sullivan: I don't know what the background is but I would really like to try to get the rest of our report to try to figure out how it is that we came up with the numbers we did compared to some of our neighboring towns.

Mr. Ten Hoeve: You heard Mr. Banish say that we don't have an affordable housing plan at this time.

Mr. O'Sullivan: Well, I guess with our Declaratory Judgment we did submit what is referred to as I guess a Fair Share Plan and I think most towns did submit some type of plan with that.

Mr. Ten Hoeve: That's what the Borough was attempting to work on right now to come up with a plan that can be submitted to the Judge and submitted to Mr. Banish to try and get approval but that hasn't been done yet.

Mr. O'Sullivan: I understand it is not done and that's what everything is done and I understand it has to do with methodology and formulas and that is what the crux of the matter is right now is how does someone come up with their affordable housing obligations and I think that is what is going back and forth between the State and all the municipalities.

Mr. Ten Hoeve: The State is not really involved.

Mr. O'Sullivan: Well, the Master, yes.

Mr. Ten Hoeve: It is the parties that are involved in the litigation, in our litigation are Hornrock, who is the current owner of Sony, the Fair Housing Council, which is involved in every litigation throughout the State of New Jersey, and there is one other minor party that isn't a really significant party in that litigation. In order to ever resolve that by way of settlement, it is going to be necessary to satisfy all the litigants who are involved in that, otherwise, the Judge will make a determination and fix an obligation or grant relief to any of the people who are litigants there.

Mayor Maguire: And each one of those parties has a different idea of what the number is.

Mr. Ten Hoeve: All much larger than what the Borough's expert has come up with.

Mr. O'Sullivan: I'm sure they are and I think that is the important thing. I couldn't see that in our report so that is why I was concerned. I couldn't try to figure out what our methodology was and...

Mr. Ten Hoeve: Because it hasn't been done.

Mr. O'Sullivan: But they had sixty-six units there so I don't know how...

Mayor Maguire: We hired a consultant called E-Consult and we actually joined a group of other towns, a consortium of other towns, to come up with the requirements and that sixty-six number was their March number – from their March 2016 report. That report came under scrutiny by the Courts. They since have come out with a May report and that sixty-six number and that is the prospective or the future need of units – has now turned in 116 units.

Mr. O'Sullivan: I'll continue. I'm almost there, Mr. Mayor. The problem with these affordable housing obligations was the methodology and formula to calculate these requirements. Currently, Park Ridge has indicated that our third round obligation is to provide sixty-six units which according to our plan can only be accommodated by rezoning the Hornrock Property. The affordable housing that is being generated by the DiBella development and former post office and veterinarian developments cannot be utilized. I would like to understand more about these calculations to determine in the near future and hope that you will be accommodating with providing these documents for me to review. A lot of people I believe came here tonight because of issues associated with proposed developments, whether it be by the DiBella's or Hornrock. I would like to say though that the DiBella development comports with our Master Plan. Our Master Plan which is the Bible for development within our town calls for redevelopment along the Kinderkmack and Park Avenue corridors. I believe that their

development will help revitalize our desperate downtown and help offset our affordable housing obligations. In addition, it should be noted that the DiBellas have come through the front door with their attorneys and professionals trying to work with the town to come up with an acceptable plan. When all is said and done, I believe that the issue of four stories along Kinderkamack with the fifth story reset can be remedied during our Planning Board hearings to ensure an amicable outcome. Again, it is important to note that they did come through the front door negotiating with our Mayor and Council and the residents of Park Ridge in good faith. Let's compare that to Hornrock – they have made it clear that they have no intention of operating the former Sony property as office space. Since their last public meeting in January, 2016 they have not come back to the Mayor and Council in a public session to discuss their plans. It was indicated at prior Mayor and Council meetings that two of its members are having private meetings to discuss affordable housing obligation. Hornrock's track record has shown that they are ruthless and care only about how much money they can make, not our community. They are a group of folks that apparently like to make threats and put folks such as this Mayor and Council in very difficult positions to force a negotiation. I feel very strongly that Hornrock does not have a strong case for rezoning and that we the residents and town of Park Ridge can defeat them. However, Hornrock has joined as a party to our affordable housing litigation. It is no secret that if Hornrock is denied their rezoning request, that they will ultimately file a Builder's Remedy suit to compel the courts to allow them to build a residential development. This is why it is so important to make sure that our affordable housing obligation is kept to a reasonable number so we can meet this requirement without the use of the Hornrock Property. I ask this Mayor and Council to ensure it seeks the most qualified professionals, both planners and attorneys. I believe that we are on the right side of the law and will not only tie this lawsuit up for years in court, but will ultimately prevail. I believe that Hornrock are opportunists that will compromise our community for their own profit.

A few months ago at the Mayor and Council meeting, Mayor Maguire, you indicated that you weren't afraid of a Builder's Remedy suit. Well, many of your constituents feel the same way. We are here tonight to tell you that we will stand shoulder to shoulder with you in our fight against Hornrock and any other developer that would take advantage of Park Ridge.

Mayor Maguire: Thank you, Mr. O'Sullivan. I appreciate your comments and welcome the energy and what you've done to inform yourself of the issues that are going on in town and I certainly welcome you to the Economic Development Committee which recently we formed to try to stimulate or attract businesses to our corporate offices, so thank you for that.

Tom Farinaro – 216 Alberon Drive – I am a forty-six year resident of Park Ridge and it seems for the last twenty years the Mayor and Council are trying to do something with the downtown area and now we finally have something on a plan. We have a redevelopment zone and I am just here to say that I've been a part of this community for a long time. I've coached at the high school level – coached at the Rec level for the last thirty years. I grew up in this town and I'm here raising my family in this town and I am here to support the project in town. I think it is something that this town desperately needs. We need a new downtown area for all the residents and what Mr. O'Sullivan said how it is going to help the Master Plan in Park Ridge – I'm just here to say I'm in favor of the downtown plan that you guys have proposed.

Mayor Maguire: Thank you, Mr. Farinaro.

Jerry Ritz – 16 King Road – I lived in town for fifty years – I was an ex-Councilman.

Mr. Ten Hoeve: One of the reasons this is being done is because there is a transcript prepared of all public hearings and it is all being taped so the transcript is prepared from the tape. It makes it difficult for the transcriber if it is not picked up.

Mayor Maguire: Jerry is a former Councilman. He knows all that.

Jerald Ritz - 16 King Road – I lived in town here for fifty years. Served on the Council as some of you know and I just want to tell you that I commend you on the job you are trying to do. The main thing that I'm concerned about also is will it increase our taxes because according to the number of people that live here, there is some sort of a rule that for every 500 we should have a police officer. Now, we never really had that but with the number of people that are going to come in here under the circumstances here, we may need an additional police officer and also

now we are going up to three stories – there aren't too many three story houses here and I'm just concerned as to whether or not the fire equipment that we have will be able to handle that.

Mayor Maguire: Certainly good questions, Jerry. Thank you – I'll try to address them. Certainly, the Chief, every time I talk to him tries to use that rule of thumb to determine the size of the Police Force. We are absolutely looking into the impact on our infrastructure as well as our emergency services for both of these potential projects and they both have different variables that we are looking at as well. Definitely a concern, so thank you.

Brenda Yanni – 38 Glendale Road – I'm sixty-one years old and I was born in this town though I haven't lived here all of the sixty-one years - I'm back in town. I have nothing against affordable housing. There is nothing against it and I have nothing against developing the downtown so that it will look a little nicer and we get rid of the transit station – transfer station – but I do think that there is absolutely no reason for us to have a building more than three stories or at the very, very highest, four stories – we certainly don't need five. This business about you won't be able to see it from the street is bogus. I don't care if you can see it from the street or not, it is still five stories. It is still going to be a problem and at some point somebody said, "Well, the fifth floor is going to be a roof or something that people aren't going to be living in. Again, that doesn't matter – it is five stories – which sets a precedent for five stories. We don't need five stories and you're talking about trying to figure what is financially viable for the developer – that is not for us to figure out. When the developer comes to you with a plan, then you look at it, and you decide whether or not you want it – it is not our job to figure out whether it is financially viable for the developer. Again, five stories is too much – four stories is probably too much – but it is certainly better than five. I would prefer three - I don't want and I don't think there is a person - maybe more than two people in this room who want five stories. I think you just have to look at that – that is not what this community wants. It is very nice – you can have a very nice redeveloped downtown with three stories. The developer will still make money. You can still affect your affordable housing and you can still have your units. I understand that probably this is some impact on the Sony business which is a big problem and in some ways probably a bigger problem than the downtown. The downtown is in some way the face of this town and it is not good. Even Westwood doesn't have five stories and it is apartment buildings so there is absolutely no reason you can't have what you need to have and keep it to a level which is in keeping with this town and that is your job. I know you've done it before when people have wanted to build three monster houses across the street from my parents – the Planning Board kept it to one – now it is a huge monster house built on a mountain but you managed to say that the fire department couldn't get through and you fought the developer on it – and you won. I'm impressed that the town of Park Ridge did that because most towns don't, but it is your job to continue to fight for those kinds of things and I know you are going to have to fight the person that wants to do Sony and we are all going to try and help you do that but to go back to just the downtown – keep it to three – and it shouldn't be you offering the developer well you can go up to five or you can go up to four – let the developer come to you and then you say "No - you want something lower" and then you fight it out.

Mayor Maguire: Thank you, Ms. Yanni, and rest assured this Council is going to do what is best for Park Ridge. The redevelopment zone is something that is unique in terms of we were trying to encourage that development so someone had to come in and assemble those parcels because they are all individually owned parcels and to create a uniform project here - that is what the idea is behind the redevelopment zone – so that is where the financial aspect comes in and that is why the Borough is involved in doing the financial review. Mr. Goldsmith, did you want to comment on that one in terms of the redevelopment zones?

Mayor Maguire: This is Bob Goldsmith – Bob Goldsmith is Special Counsel that has been retained by the Borough for the downtown redevelopment.

Mr. Bob Goldsmith: The redevelopment will give the Governing Body far more power than it would have in a regular land use situation so it can negotiate height, density, quality of construction, and the benefits that will float to the municipality and those are all items that are on the table for consideration by the Governing Body. There have been no decisions made but it is a good context and it provides a great opportunity for a sensible development in the downtown to help provide life downtown.

Mayor Maguire: In many towns if you read now are using the redevelopment tool to encourage development. Thank you, Bob.

Mr. Goldsmith: You're welcome

Liz McCusker – 3 Webb Court – formerly 75 Madison Street – we moved to Park Ridge fourteen years ago from Hoboken – very tall buildings there – wanted to move to the suburb where we could see grass and trees and raise a family. We moved to 75 Madison Street which is, some of you don't know, is the house right next to the Borough lot. 75 Madison Street was a good compromise coming from Hoboken because we could walk to town still and we had a beautiful new house there. We moved after the train traffic was increased to weekends to include weekends to 3 Webb Court to a cul-de-sac. We also moved because of the transfer station smell that wafted over to our property that we didn't know about – just being honest. We were happy to see that go. I stand here in front of you – my husband grew up in Rockland County – and has lived through some of the changes that have gone on in Rockland County that seem to be emanating towards the Sony property. There is a lot of emotion in our household over the Sony redevelopment. The downtown redevelopment in my opinion is a good thing for the most part but I would agree with most of you that five stories feels more like Hoboken than suburban Park Ridge. However, the bigger concern that I have is the Sony property and what dominos in precedence we are going to be setting long term if we rezone this property from commercial to residential. As we all know, that the Hertz property has also been sold and it concerns our family greatly that after watching Rockland County change over a thirty year period that Park Ridge is next and if this town doesn't think that is what is coming, think again.

Mayor Maguire: Thank you, Ms. McCusker. Intimately familiar with the development going on in Rockland County and I can assure you that will not happen here and the non-taxable uses will not occur on this property.

Janelle Larghi – 52 Third Street – My grandmother went to Park Ridge High School in the thirties. My family has been here for a long time. We've seen a lot of change – change can be good. One area that I find extremely concerning is the schools. Our schools – we have had so much turmoil with – we can't build on to them because there is no sunlight in the inside corridors or whatever. Three years ago when they made full day kindergarten they projected the numbers that were projected were that it would never go beyond two full day kindergarten classes per school. Well, guess what? Three years later we have three incoming kindergartens. Technically, two years ago there should have been three incoming kindergartens but they tried to brush it under the carpet and made the classes too big. We have students in trailers. I don't know if everybody who doesn't have children in the schools in the town knows that there are students in trailers in the winter, in the cold – so where are these projected people and their children going to go to school? Where are we going to put them? That is what as a parent – that is what my concern is – where are they going to play ball – at 10:30 at night they are going to get field time – where the families are concerned – that is a problem so whatever is going to be done, please think about the kids and the schools. Thank you.

Mayor Maguire: Certainly a concern. The Council I think just about everyone up here had kids go through the school systems here in Park Ridge. We just had the Special Master here earlier and that was top of the list was how do you handle a school system like Park Ridge. Some of these other towns have regional school districts and could handle growth like this. Park Ridge is a K-12. I'll share the comment – we had to change our thinking on apartments – that the figures that they have are one child for every fifty units – so that is what Mr. Banish relayed to us and there may be cases where that happened. We did a study and we looked at Park Ridge and we looked at all the apartments that are built in Park Ridge and looked at how many school children were coming out of those units and I believe it was 7% - so those are certainly things we have to look at. Thank you.

Adam Kida – 2 Kyle Court – I'm a stone throw away from the intersection of Spring Valley and Brae and my wife and I moved here a couple of years ago so we haven't been long time Park Ridge residents but our concerns are the same. I guess our biggest concern is the school system and I think everyone has expressed that enough before, but being where I'm located on the corner of Spring Valley and Brae, if you are doing traffic studies to see what the Hornrock/Sony property is going to become – if you are doing traffic studies are you taking studies on what it is

now or what it is going to be because with Mercedes going to change to something similar to what our downtown redevelopment is going to be, and Wegman going to bring what it is going to bring, the traffic today is very different than what it is going to be in two to three years from now and certainly if Sony gets rezoned it is going to be very different – and with no one in Hertz right now or relatively few people in Hertz, that is a lot of traffic not going through right now that is going to be that way in three to four years from now – so I'm just curious how we are taking into consideration a traffic study where the traffic really isn't there right now but will be?

Mayor Maguire: Certainly a good question and I'm trying to recollect the last traffic study that was done there. I can tell you the results of both of those traffic studies came back indicating that there would be no problem with that intersection. You are not surprised by that, right? But certainly a concern this Council has and is something we are looking at. Thank you.

Mr. Kida: I appreciate it.

Bill Timony – 8 Henry Avenue – My wife and I are here thirty-nine years. I was going to say the same thing about the traffic study. Apparently, you know right around at 4:00 or 5:00 in the afternoon – I live on Henry and Henry becomes Madison in Montvale. If I want to get out of my street at 5:00 – I can go to Madison – I can turn right – takes me ten minutes to turn left. The traffic without the train on Grand Avenue is from Kinderkamack Road goes all the way to River Vale Road – every night. The other direction it goes up past the high school and up the hill to Pascack Road – every night. You are going to add to that – Wegman's – and I don't know how many stores there but you are talking on Friday or Saturday you could be talking 1,000 cars in that shopping center. If you build 350 units and Sony – that is probably 700 cars – 500 or 600 at least not including what is going to happen with Mercedes. You are going to have all these things coming in addition to what we already have now. In Park Ridge there is only one way from the east side of town to the west side of town is Park Avenue and you are going to add to that. You are going to build traffic down here – you are going to have more shopping – you are going to have more cars. You are going to have a traffic nightmare. It is just common sense. You put 1,000 more cars in the town – where are they going to go?

Mayor Maguire: Thank you, Mr. Timony.

Pat Hunt – 154 Spring Valley Road - I can assure you nobody in this town is as familiar with traffic that comes out of Brae Boulevard as I am because that is where my front lawn faces right across from and I actually had a guy one night in 2012 drive and practically winded up in my living room. I echo the comments about the traffic – I think it is going to be a serious problem. Nobody has any more problems than I do getting out of my driveway at 8:30 in the morning or 5:00 at night – so the traffic is certainly going to be a problem. I want to state for the record that I don't envy you guys. I know you were elected but you also volunteer to get elected and you're probably questioning some of those decisions once in a while and I don't envy you. We are between a rock and a hard place. I am in favor of redeveloping and revitalizing the downtown area in a sensible fashion and I don't know what that means from a height standpoint but it needs to be done and I'm in favor of it. I think a lot of people are focusing on the downtown area and the downtown area problems will be absolutely nothing compared to what we will be facing down the street from me on the Sony property with Hornrock. We, as a community, have to get behind and I have to echo Burton your statements – we have to get behind this Council and understand that we're going to be in for a dog fight with this entity that we are facing, and me personally, and you may take as a criticism, and I'm sorry, I don't see the Council as preparing for a dog fight, and that is a personal opinion.

I have a couple of questions based on this gentleman, Mr. Banish. I guess has the town Council entered into any types of negotiations with Hornrock?

Mayor Maguire: We've held meetings with them where they have proposed what they want to do.

Mr. Ten Hoeve: The answer is that they've proposed to put up a residential building to replace the commercial building that was there. It is in litigation right now and the Council's position it would be unwise to discuss what the Council's position has been because it could be damaging in the litigation that is ongoing right now. All I can tell you is that they're proposing

putting up an apartment building complex that would hold both regular apartment units and also affordable housing units which is why they are in the affordable housing litigation. Those numbers have varied tremendously. Don't hold me to this, but I think their initial proposal was 550 apartment units. You're asking a question – I'm answering your question. I am not supporting 550 units – I am just telling what their application was.

Mr. Hunt: The gentleman mentioned, and you are a lawyer...

Mayor Maguire: You can take a pause until the fire alarm stops.

Mr. Hunt: Doesn't affect my five minutes.

Mayor Maguire: We'll give you extra time, Pat.

Mr. Hunt: So anybody that has ever been involved with attorneys and proceedings understands that there is a certain amount of negotiation and typically you try and avoid going to trial, so the question in my mind is, and I'm not sure because of litigation or other things you are prepared to answer this – but where is the town going with these kind of decisions? What are they using for a basis? Have we appointed Special Counsel for these negotiations with Hornrock because they have plenty of money and plenty of high priced attorneys and I think that it would be a wise investment to appoint Special Counsel to represent us in this matter?

Mr. Ten Hoeve: That is something that the Council can consider. If you listen to Mr. Banish's presentation tonight, however, I submit that the fundamental point he was trying to get across is that there is an affordable housing obligation that Park Ridge is going to have to meet and that the Sony site is going to be a very significant and difficult issue in part of that affordable housing obligation – whether negotiated, arbitrated, mediated, litigated, it is going to be a major issue.

Mr. Hunt: Yes, I understand that. He mentioned that if you litigate you are afforded a ten year repose on your court decision on any further actions. How would a settlement agreement affect a ten year repose?

Mr. Ten Hoeve: That is the reason that a municipality would enter into some type of settlement agreement so that it could accomplish that.

Mr. Hunt: But who are settling with? You're settling with the developer.

Mr. Ten Hoeve: No, you are settling with - the Judge has to accept the terms of your settlement and the Fair Housing Council, which is even more significant.

Mr. Hunt: So that settlement is made before the Court?

Mr. Ten Hoeve: It has to be made before a Court and only if you try your case and prevail in your trial or enter into a settlement that is accepted by the significant parties, principally the Fair Housing Council, can you secure that immunity from Builder's Remedy litigation.

Mr. Hunt: Another question I have – if the Governor rendered COAH null and void, does that not make these obligations unconstitutional then if Judges are litigating from the bench?

Mr. Ten Hoeve: No, well the answer to that is while.....

Mr. Hunt: Or is there a basis for a constitutional fight?

Mr. Ten Hoeve: A constitutional fight? I can't really answer that question. I can tell you that the New Jersey Supreme Court in several decisions, most recently the one that was entered in 2015, found that municipalities are not meeting their affordable housing obligation – that COAH was not doing the job that the legislature had expected that it would do - and it was taking that power away from the legislature and away from COAH and it was going to enforce it itself by individual litigation.

Mr. Hunt: And is that not unconstitutional?

Mr. Ten Hoeve: The Supreme Court decided it – it is not unconstitutional in the eyes of the New Jersey Supreme Court.

Mr. Hunt: Well, it could be challenged I guess, in essence.

Mr. Ten Hoeve: Not before the New Jersey Supreme Court – they’ve rendered that decision.

Mayor Maguire: Mr. Hunt has the floor.

Mr. Hunt: There sure is a higher Court. Little Park Ridge going all the way to the Supreme Court.

Mayor Maguire: Let Mr. Hunt address the Council please.

Mr. Hunt: Of particular concern to me, there are wetlands directly across the street from me on the corner of Spring Valley Road and Brae Boulevard – that land cannot be built on, correct?

Mr. Ten Hoeve: Correct. There is a portion of the Sony site that is wetlands and it can’t be developed.

Mr. Hunt: Another question I have is – what prevents a person who qualifies for affordable housing from turning and selling that affordable housing at a profit?

Mayor Maguire: I’m sorry....your question was what the income levels?

Mr. Hunt: What prevents a person who qualifies for affordable housing - in other words somebody that purchased that affordable housing from turning around and selling that affordable housing at a profit, is there?

Mr. Ten Hoeve: I’m not sure – do you mean selling an entire project?

Mr. Hunt: No, an individual.

Mayor Maguire: The way the units work are - they deed restricted for thirty years – so that apartment would be rented for thirty years at rents set by the State for people of income levels set by the State.

Mr. Hunt: O.k., thank you.

Rachel Hudson – 73 Mountain Avenue - I have a couple of questions – the number that we submitted for the affordable housing obligation in May – the number 116 – does that include the Sony property?

Mayor Maguire: So that number is the number that E-Consult developed based upon the calculations that the Courts created – so they went through and they look at the size of your town – they look at vacant land – and they have these convoluted calculations and they come out and they say, “Your number of affordable housing units is 116.”

Ms. Hudson: So it nothing that we submitted.

Mayor Maguire: No. We then have to submit and say “this piece of property has affordable housing units – or we plan to build affordable housing here to meet that number.”

Ms. Hudson: O.k.

Mr. Ten Hoeve: And understand that is not a magic number.

Ms. Hudson: Right.

Mr. Ten Hoeve: As Mr. Banish pointed out, there are many, many studies that are out there. That is the most favorable number. The Fair Housing Council would want a higher number – other reports that have been done have higher numbers than that.

Ms. Hudson: I guess what I want to clarify is that we've not submitted anything that has included the Sony property in our numbers.

Mr. Ten Hoeve: Submitted anything –

Ms. Hudson: To be affordable housing.

Mr. Ten Hoeve: There is no final affordable housing plan that has been presented to the Court. There was a preliminary submission that the planner had presented that had some rough proposals but nothing is done.

Ms. Hudson: Of the Sony property.

Mr. Ten Hoeve: No, Sony property was probably included in that in terms of some preliminary estimates, but there is no housing plan that has been formulated and that has to be done in the future.

Ms. Hudson: So, I guess I only speak for myself, but I feel like we are all assuming that all of you up here are unified with us as far as stopping the rezone of Sony, but I would like to ask – are you all in favor of rezoning Sony?

Mayor Maguire: Our real issue is that the Sony property is on the radar screen of the Fair Share Housing Group. This is a group, a statewide organization that has created their version of how many affordable housing units each town should have. They are housing advocates is their role. Montvale – and I see that the Chairman of the Montvale Planning Board is here – they have several corporate offices there that are vacant and the Fair Share Housing Group looks at those and says, “they are perfect for affordable housing” – so if you would have asked us before any of this happened if we would consider having Sony redeveloped for residential for affordable housing – unfortunately these folks have put Sony on the radar.

Ms. Hudson: I understand it is on the radar. I guess I don't understand because it is a commercial piece of property that should never go residential in my opinion, but what I'm asking is are you prepared to fight the rezone or are you prepared to just negotiate with Hornrock and allow it to happen? That is my question.

Mayor Maguire: The Council has to make a decision and it is a risk decision and the risk is we go to Court and we fight them because that is where this is headed.

Ms. Hudson: But I think it is worth the risk is what I'm saying.

Mayor Maguire: Let me tell you the risk so that you understand it.

Ms. Hudson: Worth the risk – it's worth a fight – it really is.

Mayor Maguire: It is important for everyone to understand the risk. The risk is, as I mentioned, that Fair Share Housing Group, our total housing that if you look at the numbers that we've gotten – the best numbers - and this is our obligation starting from in the 80's – is 342 total units. The Fair Share Housing Group is 1,000 units and what will happen is if we go to Court and the Judge says, “Hey, Park Ridge, you haven't met your need” and Sony/The Hornrock Group says, “Hey, we have a perfect spot for your affordable housing” – he is going to say, “Well, you need to put 700 units there.”

Ms. Hudson: But that is what they want to do anyway.

Mayor Maguire: That is the risk.

Ms. Hudson: That's what they want to do anyway so they put 100 less if we negotiate with them. So then let's say that we do fight it and then they come back and the Courts say,

“Well, o.k. you don’t have enough – you could put 300 in” - or what about we say “we are not going to rezone it because you bought it as commercial – it needs to stay commercial and now rent it out or resell it.”

Mayor Maguire: Welcome to our nightmare.

Ms. Hudson: I understand that.

Mr. Ten Hoeve: What you need to understand is the fact that they bought it as a commercial property is irrelevant.

Ms. Hudson: I disagree – it is in a Corporate Park – why is that irrelevant?

Mr. Ten Hoeve: You will have Special Counsel here and I’ll tell you the same thing – in the eyes of the Court that is totally irrelevant.

Mayor Maguire: They will rezone it. The Court will mandate it.

Ms. Hudson: So let them rezone it and get it off of your back. We want to fight this.

Mayor Maguire: We’re looking at – you’re right.

Ms. Hudson: O.k., alright, thank you for your time.

Amara Wagner – 164 Midland Avenue – I understand that Sony is obviously on the radar. Is also the Hertz property on the radar of the affordable housing council?

Mr. Ten Hoeve - One of the objectives if the Mayor and Council were to resolve the Declaratory Judgment affordable housing litigation, would be to prevent further development within the municipality by securing immunity from any builder’s remedies. If you are able to come up with a plan that satisfies a Judge and the Special Master that you have met your entire affordable housing obligation and you secure that immunity in the Declaratory Judgment, then you get that ten year protection from any other builder coming in and forcing you to allow you to do the same thing in that other site. That is one of the objectives that the Mayor and Council will have to take into consideration seriously to prevent it from happening in other locations.

Ms. Wagner: So working with Hornrock would potentially give us ten years to not have a litigation against whomever has purchased the Hertz property – that is our hope.

Mr. Ten Hoeve: I can’t tell you like the specific result that a Judge is going to render but it is certainly and absolutely an objective.

Mayor Maguire: You want to comment, Bob?

Mr. Goldsmith: One of the speakers tonight said something about “start low” but certainly if Hornrock comes in they are going to start high and the likelihood is that at 30 acres, it wouldn’t be crazy for them to ask a Judge to say “30 or 35 units per acre”. So the exposure realistically could be 1,000 units and 15-20% affordable – so that is what the Governing Body has to consider and that is not an out of question possibility. So if you play hardball the results could be potentially devastating, whereas if the Governing Body considers a reasonable resolution, then the Governing Body controls the destiny as opposed to going to Atlantic City and throwing the dice and that is the reality of

Mr. Ten Hoeve: An incurring substantial expenses for attorneys, for professionals, for experts in the litigation as well.

Ms. Wagner: So, I guess what I would like to say and I think it has been said before, but since there are so many people here tonight that the risk of the downfall of the rest of the Corporate Park, whether it is by litigation or just because they can’t sustain a Corporate Park with a huge residential unit – if Marriott goes out of business because we have residential and not corporate – and there is no more Mercedes and we are not actively seeking to create a Corporate Park which is very difficult in this climate – no question – but is being done in other

areas on some scale. I know that the reason – I know Dave is on the committee and I have full faith in Dave and everybody else, but I'm really wanting to make sure that everybody realizes that the potential slippery slope that we have with our other - it's not just a Sony property – there is Hertz and Marriott there as well, and if those businesses say that they can't sustain as a business, we are looking at a huge, huge, huge, change in our town. This is not about three or four stories at this point.

Mayor Maguire: Couldn't agree more and I'm hoping that the Economic Development Group is able to help. We are going to meet with State and County and Corporate Real Estate folks to try to make sure we can lease up those properties but you are absolutely right.

Brian Strack – 47 South Third – As far as I'm concerned the Sony property – the writing is on the wall there. What I don't know if you can even answer to or not, and I know we all express our concerns about the schools and our children, which I have three of my own, where will the kids go? How will the schools adapt to that kind of numbers? How? The answer is – they can't. Right? I'm sick of just expressing concern – where are they going to go? They are in trailers now like Janelle said. Where are they going to go? I'm looking for an answer.

Mayor Maguire: The assumption is that is absolutely right. The courts would assume new schools would be built.

Mr. Strack: Who?

Mayor Maguire: The taxpayers.

Dawn McPartland – 85 River Vale Road – Sony Property also sits a portion is on Woodcliff Lake and the other portion in Montvale. What are we doing to bring those towns in to possibly help us because there are going to be apartments, houses, whatever they want to do in Montvale as well? I mean that is part of the thing right there. The other thing to say that the DEP because there are wetlands we are not going to build on there – they just recently allowed in another town, I can't remember off the top of my head, to allow a portion of wetlands to be built on so I don't think we can rely on the DEP helping us.

Mayor Maguire: Certainly – Sony Property is thirty-seven acres – seven acres of it is in Montvale. I don't know if there is any portion in Woodcliff Lake but it does touch in the one corner the Woodcliff Lake property. Right now, Hornrock is dealing with us because we are the majority of the property. We've certainly talked to the other Mayors and they are aware of the issue as well and they have the same issues in their town.

David Haisband – 160 Morningside Avenue – When Mr. Banish came here, I'm an attorney, but I was a little bit, I didn't quite realize when he first said that he is a Special Master. He is appointed by the Court. He tried to come here and say that he grew up in Park Ridge and then he moved away and how much he loves Park Ridge. He is a representative of the Judge and Judges in my experience love nothing more than settlements and so Mr. Banish said, "Well, the choice here is settle or go to court and have a Judge impose this on you." Well, the other option of course is if you lose in court, you can appeal, and you can appeal again after that. A couple of people question why do these Judges have all this power. Well, because the State legislature has let the Judges have this power, right. This Mount Laurel decision came down- the New Jersey Supreme Court in its wisdom decided to interpret the State constitution. The only people who can change that are us. We can put pressure on our State legislature to try to change the State constitution – to try to overrule that decision. As I thought about who is Mr. Banish – he is from the Court. He doesn't represent Park Ridge. His goal is to get us to cave and to settle.

Mayor Maguire: That is exactly who Mr. Banish is. He is a representative of the Court. We felt it was appropriate that you hear from Mr. Banish himself. You had a unique opportunity to hear from the Special Master that is handling the affordable housing cases in Bergen County tonight so thank you.

Ted Lettie – 1 Evelyn Street – The thing I don't understand is how can we make a deal if not willing to walk away from the table – why can't we get tough and say, "You're not getting a

deal” – let them sit with the empty building, pay the taxes to the town – you have to make a decision – you can’t make a deal if you are not going to be tough. We are holding all the cards – seems like they got a grasp on us and it is ridiculous.

Mayor Maguire: It’s a good point, Ted, and it is certainly something that this Council has been wrestling with and we’ve hired Special Counsel and we have our planners and professionals supporting us so we are digging in and we are fighting and doing the right thing.

Mr. Lettie: But is that not true? Can’t we just walk away?

Mayor Maguire: Certainly the affordable housing litigation is not helping in negotiating.

Mr. Lettie: But the affordable housing group is another private group, right? It is not a governmental agency.

Mayor Maguire: The problem is multiple litigants involved in this so that is why we met with the Special Master today.

Mr. Lettie: Thank you.

Mr. Ten Hoeve: The answer is you can’t walk away – you are in litigation – you have no choice.

Bob Brennan – 93 Louville – I’m a little confused because if the developer of Sony has this plan of the thirty acres – thirty-seven acres – and he is proposing 200 some odd units which will satisfy our obligation – we go to court the risk is that it could be 1,000. Do you really think he is going to develop that property with 1,000 affordable housing? How is he going to make any money? And the second thing is – don’t we have requirements that they have to adhere to in terms of height and dimensions? Can’t we use some Green Acre funds and make parks and put some of the housing up there?

Mayor Maguire: The regulations include what they call “set asides” – and it is a certain percentage. In general, they are utilizing 15%, so 15% percent of the units will be set aside for affordable housing and there are two reasons for that.

Mr. Brennan: That’s the max.

Mayor Maguire: Well, it could go up to 20% as well, but in general it is 15%, but the thought process around it was what they call “inclusionary housing” that they wanted the affordable housing to be a part of market rate housing so it wasn’t that the affordable units were all built over here on this side of the tracks and the market rate are built over here – so they purposely have it set up so it is a percentage of the market rate units.

Mr. Brennan: And are they proposing something that would require variances in terms of height and building structures?

Mayor Maguire: We haven’t gotten that far.

Mr. Brennan: But you can stop it from it from that point can’t you?

Mr. Ten Hoeve: No, you can’t stop it at all for that reason.

Mr. Brennan: So if they say they want to put up an apartment building at seven stories – that’s o.k.?

Mayor Maguire: After the court.

Mr. Ten Hoeve: Here is how it works – the whole concept is that a builder will come in and say, “I want to put up a building that doesn’t comply with your current zoning in this area – I want to put apartments in and you only allow single family residences – or I want to put apartments in and you only allow commercial uses – and I want the Court to override that zoning and give me the power to do that because I will put in as part of this development affordable

housing that doesn't exist in the municipality and the municipality has an obligation to provide it." That is the basic Builder's Remedy concept. It means that the builder will come in and yes, he is not doing it because he is concerned about providing affordable housing in Park Ridge, he is doing it because he wants to make money. That is the reason the developer comes in to do that but the court says, "O.k." – because there isn't enough affordable housing. If we had a piece of property as some towns have done, they would put up individual 100 unit – 150 unit affordable housing buildings that only have affordable housing units on it on municipally owned property that the town would pay for, but you have to have vacant land to do it and it costs the town a lot of money, and then you have a building that is fully affordable housing occupants as opposed to a building that has 15% of the units occupied by affordable housing units.

Mayor Maguire: An example of that – that is one of the things we did. I guess it was in the eighties, we built Lehman Gardens. Lehman Gardens is it one of the first 100% handicap facilities but that was built to help meet our affordable housing obligation.

Mr. Brennan: So if I understand correctly, then here are our choices. We can let them go do it and do 200 units, and in the long run have the potential of increased taxes because we will need schools and all the support, or we are going to look at another type of bill where we are going to have to fight this and maybe try to tie it up in courts for a long time so the developer just walks away. I don't know – it sounds like we are damned if we do, damned if we don't, but I think we are damned if we don't try. Just one other note – that parking lot that we are talking about – the five story building – the one person that couldn't be here tonight is literally fighting for his life and he lives across the street from there and he came in here when we were doing whatever you want call it – the transit hub or whatever – and his biggest concern was he is a homeowner – he lives across the street – it is a residential area – you put a five story building up across the street from him – how can you do that? That is not the character of the community. He is not able to come here tonight – but I think you really need to take a hard look at that. You have a lot of hard choices and it is not easy, but from what I'm hearing the crowd will support it 100% to fight. We are not going to lay down so if there is anything we need to do, somehow, somehow, you have to communicate back to us and say, "This is what we need to do." If your hands are tied, we understand that, but public voice has a lot more power than anybody can ever even imagine and that is the only way that things are going to change. We can't sit around – we can't make decisions because we're doing a financial study. Everybody in this room cares about this community and you've been to enough meetings - most of the people only come when it is their neighbor across the street, down the block. I mean that aggravates me but now you have a whole community because you have a couple of projects. We stood behind you when we elected you – we will stand behind you when you fight – but you've got to fight.

Mayor Maguire: Thank you, Mr. Brennan. Certainly communication is key and I do want to again thank you all for coming out tonight and giving us your input and hopefully you understand what is going on here and a little bit more about affordable housing. We are, and I did, I don't know if you've read the newsletter – we tried to get the word out there in terms of what is going on with affordable housing and the downtown redevelopment. We are looking at various way to try to get more of the information out there because honestly I've been dealing with affordable housing for too many years and it is still the craziest process that I've ever dealt with and I'm an engineer, and none of it makes sense to me. I could imagine you all hearing this all tonight. It all just sounds crazy and you are absolutely right so thank you for bearing with us.

Maureen Conroy – 8 King Road Thank you. Just a question with the redevelopment down in the downtown – if we do up to four or five, which I do not support, because I do think it will change the character of the town – would we be able to meet our affordable housing if we do go higher and we put most of our affordable housing? I know the number is going back and forth but would we be able to satisfy if we go higher?

Mr. Ten Hoeve: I think the planner will tell you that under no studies would the affordable housing units that are going to be provided as part of the redevelopment project, even if four or five stories will enable us to come close to the affordable housing obligation.

Mayor Maguire: The numbers are that high, yes.

Ms. Conroy: O.k., and I just hope and a number of people were talking about it – you guys are all volunteers and we thank you, but I hope that tonight because I know that you guys

are always going to these meetings, that you are impressed upon that the town really does want to fight and that we don't want developers to come in and change the character. I hope that you guys do support it and fight and use social media to get more people involved because I'm sure you would love every Council meeting, or maybe you wouldn't, to be this crowded and to be this vocal but I hope you get everybody involved and thank you for all your time.

Mayor Maguire: Appreciate it.

David O'Sullivan – 252 Capri Terrace – I guess my question has to do with the affordable housing obligations – does vacant land play a factor in the calculation for that?

Mayor Maguire: Absolutely. Two quick points – the Special Master, one of things he indicted was we probably will get a vacant land analysis, and just so folks understand what that means, when they develop the numbers the Court decided that if they look at green areas – that is vacant land and it can be developed. At one point, Councilman Oppelt's backyard was included as vacant land that was available for affordable housing. They had strips of the Garden State Parkway that were included as vacant land and part of that required then the Borough to go and fight and say, "Hey, wait a minute – that really is not vacant land that is developable" – The other point, and I should have brought it out earlier, but when Mr. Banish – for the purposes of affordable housing they treat Sony as vacant land.

Mr. O'Sullivan: That is exactly where I was going at and I think one of the reasons why our number may get artificially high is because that is exactly what Sony is trying to do. They are trying to treat that thirty-seven acre property as vacant to drive that number up north.

Mayor Maguire: It is not Sony – that was what I was trying to point out. It is the Court that views that as vacant land.

Mr. O'Sullivan: Why Sony and not Marriott or Hertz – just out of curiosity?

Mr. Ten Hoeve: Because they are not litigating in this case and because they are not a party that is seeking to provide that development. Hertz is currently planning to develop it as a commercial office use. Marriott is planning to continue a hotel as far as anybody knows. It is only Sony that is proposing affordable housing development – that's why that gets considered as vacant land.

Mr. O'Sullivan: So if anybody were to come forward and say that they wanted to join as a party to litigation, our numbers are just going to continue to increase expedientially?

Mr. Ten Hoeve: No, the number is still going to be the same. It is the ability to meet the number and Sony is providing that ability which is why it has such a significant impact on the court.

Mr. O'Sullivan: Maybe I'm not understanding – I just asked a question if vacant land had an effect on the number of affordable housing obligations and I thought the answer was yes.

Mr. Ten Hoeve: Let our planner answer that. She can do a better job than I can.

Mr. O'Sullivan: Sure.

Brigette Bogart: We can go through a process called the "Vacant Land Adjustment" which reduces our number and I've been working with the Council trying to reduce our number. Obviously you heard – we have a whole bunch of numbers issued through various reports and we are trying to come up with the most logical number for the municipality and one way to do that is through the Vacant Land Analysis. In that Vacant Land Analysis we are not considering Sony as vacant land. We are taking the pure vacant land parcels and using that as our calculation to reduce our number. But the reality is when the courts look at how do we address our number - they are going to consider Sony as an appropriate place to address our number. So, unfortunately, the Governing Body has a process to go through to figure out what is our lowest number, how do we reduce it to as low as possible, and what is the most appropriate move to meet that number so that we have a plan in place that is solid and that can't be attacked by any other parcels or parties involved including Hertz, the Marriott, and so on. Sony is just identified

as a mechanism to address that number – not as vacant land to reduce that number or to increase that number. Does that make sense?

Mr. O’Sullivan: I got you. I guess what I was thinking when the first answer come out was that if it was vacant land that it was going to increase that number. So I guess what you’re saying is - it being considered vacant is not driving that number north?

Ms. Bogart: No, and I think the Special Master identified it as considered vacant meaning that the court consider it ready to be developed or redeveloped and that is what I think he meant by vacant.

Mr. O’Sullivan: As part of this process, I know that Cushman & Wakefield recently released a report and they reported that all Class A office buildings in northern Bergen County are now 90% full. I mean, the Sony building now is almost 70% full. The building now is currently almost 90% full. Doesn’t that come into factor at all – does anybody look at that and say, “Hey, you guys are strictly – you are not even looking to get tenants in there.” I mean, is there any argument to be made legally to try to fend that off as far as that being a viable property?

Ms. Bogart: Unfortunately, not from an affordable housing perspective because we currently have what the courts consider a ready, willing, and able developer to develop affordable housing for the municipality. We have the courts and various sub-consultants that we’ve hired ourselves saying we have an affordable housing obligation. So you put the two of them together – the Courts and Court Master – and they say this is the perfect marriage – so I feel like our job is to make sure that number is as low as possible, that this perfect marriage in the Court’s eyes is not so perfect, and that we are creating a development within the downtown, in the appropriate locations, to provide for affordable housing, to provide our obligation while not serving the developer.

Mr. O’Sullivan: I understand what you are saying. I guess my question would be as part of the analysis, I guess they would have to look at some of the negative or detrimental effects of putting that type of development there and I think that if you are looking at traffic as one, and some sort of life safety issues as far as the number of vehicles that would be on the road – I mean is there any way to make that type of argument to say that this would have a such a negative impact on the community –that this is something that we wouldn’t move forward with?

Ms. Bogart: That typically is not taken into consideration when you get to the court level. It is our job as a municipality to come up with a solid plan to say that it is going to have such a substantial impact in this area – we want to include it downtown but we’ve created a plan that addresses our obligation.

Mr. O’Sullivan: As far as another consideration, I mean, I know the DiBellas are looking at doing the development now that consists of 13 parcels – have we looked at looking at the rest of Kinderkamack Avenue and maybe doing a little bit of the same where we try to keep it to maybe three stories – and again, I know we have ten years so that if we were able to expand the development there which I think most people in that industry would rather see I think the affordable housing in the downtown and not on the outskirts of town, because it is closer to transportation – it is in the center of town. I think it is a more appropriate location. Have we looked at that as a potential remedy so that we don’t have to do the Sony development?

Ms. Bogart: I have mentioned that to the Council and explained to them that possibly is an option particularly since because we have Transit Village status – all those parcels that if we do put affordable housing there, we get additional credits for them so it is appropriate but I don’t think it will ever eliminate the need for the Sony rezoning because we’ll never reach that number.

Mr. O’Sullivan: I just think it is something we ought to – I’m glad you’re looking at it. I would really like to see it. I think you do get one a half times the credit for doing it.

Ms. Bogart: 1.33

Mr. Ten Hoeve: We don’t have ten years.

Mr. O'Sullivan: I guess just for next round, right?

Mr. Ten Hoeve: We only have ten years if we prevail in the Declaratory Judgment action.

Mr. O'Sullivan: Understood, understood. Thank you very much.

Mayor Maguire: Thank you, Mr. O'Sullivan

Brenda Yanni – 38 Glendale Road - There is something I forgot before. I wanted to know when they set the affordable housing numbers which of course nobody is willing to set because they want you to have as many as you have, do they count the fact that this town has a lot of senior citizens? People like me who don't have incomes of any support and even though I'm living in a single family home, that home is an older home and isn't worth huge amounts of money – and can't the town in some way create some kind of zoning that says that these older homes need to remain and you can't build huge homes and so that will keep our affordable limit lower? Plus, we have housing by the Atrium and other places with many senior citizens – doesn't that count? What about those people that are living above Cash's and up and down the street – we have people – we have areas already with affordable housing. Where does this count?

Ms. Bogart: From the State perspective, it doesn't count unless it is deed restricted but the one benefit that we have – so that you would have to have a deed restriction on your house for twenty to thirty years identifying that it will remain affordable housing.

Mr. Ten Hoeve: You could never sell it unless it was being sold subject to that limitation which drives the value down.

Ms. Yanni: But you could do that - people in this town if they wanted the town to stay as it was.

Mayor Maguire: Right.

Ms. Yanni: If I chose, I could put a deed restriction on my home that said that my home can't be sold for anything that is going to be huge.

Ms. Bogart: Yes, that can be done – but actually if you were to do that there is actually additional benefits that because in addition to these numbers that we've all been discussing, the municipality also has a rehabilitation proponent - so we have money in our affordable housing trust fund. We created a program that we can utilize to give to residents to rehabilitate their homes if they are willing to deed restrict them as long as they meet certain income qualifications – so that not only would it be deed restricted, not only would we get credit for it, but you would also get some funds to rehabilitate your home.

Ms. Yanni: Oh, that's nice. I like that idea.

Mayor Maguire: There are so many components to this affordable housing – it is amazing.

Burton Hall – 98 North Fifth St. - Quickly, and it will be quickly - the point that Mr. Ten Hoeve made, and I think it is really important, basically everything we've heard here – I've dealt with COAH, makes no sense and it is true and now the Judges have it and there is only one way and that can be changed – and it is the people who have ducked this for decades and that is the legislature. If the legislature act, because the Courts have always said – you have not taken this over – so therefore, we'll take care of it – but if you talk to your Assembly people, your State Senators, and this isn't just in Bergen County – it is through the State and now people are realizing - here is a town that is built out and for ten years, and help me with this, at the end of ten years if we do everything right, then they come back to table again, don't they? So if you think about that, where is the vector going in this town? It is going straight up – we already are built out – so you can only build up and any place if you have a 70%-90% occupied business, and that is open space, the only way you are going to get relief – and I'm fighting for this and I'll be here the whole time – is you have to get your legislator to say this is wrong. Look at us here – we go...they're being honest – and you go when I fought this the last time they were going to

clear cut the forest protecting our water supply. I went down to meet with the head of COAH and I went, “Do you want to be known, your legacy, as the major weapon used by developers to destroy the last open space? Are you kidding – no clue. Now, not only is it they have no clue, they don’t care. Mr. Banish is the enemy. Don’t you think for one second that he isn’t the enemy. Well, yes, that might be the problem but we are going to do it and that is always going to be his answer – “We’re going to do it” and the only way you can empower these people is to burn up the phones to your legislature because that’s the only way you are going to take it out of the hands of the Judges and they’ve got their hands around your neck. Thank you.

Mayor Maguire: Thank you, Mr. Hall. The lawyers can tell me I’m way off base here...but we all read recently Governor Christie announced, I think, the School Fairness Act, where each student was going to fund it at \$6,500 per student across the board rather than the Abbott districts that are currently in place in the cities – so they send more of your tax dollars to the schools in the city and it was going to require a constitutional amendment. Well, those Abbott districts were created just like affordable housing by a court case. So as much as I think Governor Christie, I agree with it because for you folks – that would be about \$2,000 a year in savings on your taxes if that ever came to fruition, but my legal experts tell me that Governor Christie doesn’t have a chance because that was a court case that was decided to create those Abbott districts in Newark in Camden and all the cities to funnel the money into the city schools rather than to the suburban schools. I don’t know if it a similar thing here, but you’re right, contacting your legislator is a good approach, Burton, but I don’t know if a constitutional amendment is going to help here.

Barbara Uhl – 14 Windsor Drive – It sort of a question – I think that gentleman over there asked it before in terms of like what are we going to do with the kids? It seems like we are just looking at this in a bubble. We’ll put 200 units there, however many units. I mean, where are they going to fit and I know you said we’ll just build a school but what’s the timeframe like? It seems like no one cares and no one is thinking of the big picture. We’ll do the housing, we’ll fix the kids...

Mayor Maguire: I hope we didn’t give you the impression that no one cares.

Ms. Uhl: No, not you guys, but in terms of the court.

Mayor Maguire: We certainly had those discussions...affordable housing courts, sure. They just assume you can get it done. We’ve certainly had discussions and it started off with the downtown redevelopment and we looked at the different studies as to how many kids will be generated from that and it was fifteen to twenty-seven kids was the range that would be generated by that development. We’ve met with the School District and they certainly understand what we are trying to do in the downtown. Sony would be a different story for them. What they would have to do is add classrooms or do that and that’s what the court, to your point, the court just assumes that is what you will do to accommodate it.

Ms. Uhl: It just seems like there is no fore thought that is going to happen.

Mayor Maguire: It is the same with the sewers, the water - there is something is place – they would accommodate you until you could build it but they assume that you are going to build it.

Ms. Uhl: Who would?

Mayor Maguire: The courts and the Judge, yes. Thank you.

John Yarenis – 73 Ann Terrace – I have a couple of questions – one with the development of downtown on Kinderkamack – is there any thought been put in regarding a ripple effect from the downtown area being five stories and then people that in the adjoining areas saying “I see five stories here, I’ll put a three story building down a couple of block over, and a couple of blocks over there” and then you have the domino effect. Is that being considered or thought of or discussed?

Mayor Maguire: I’m glad you asked that question so we could make it clear. We created a redevelopment zone. In order to create a redevelopment zone – because this has been going on

for probably a year this process and we've had dozens of meetings to create the redevelopment zone to allow a developer to come in – so we are just at maybe halfway through the process here in creating this redevelopment zone - but the redevelopment zone is specific. There is criteria and there are all these hurdles to go through to create it and it actually delineates an area. The area is from Berthoud to Madison and that is the area that we are deeming the redevelopment zone and trying to encourage the development. Outside of that, there is no chance that they could come in and do what we just created in this redevelopment zone.

Mr. Yarenis: Is there a possibility or is there the likelihood?

Mayor Maguire: There is no precedent – there is no precedent set. It is a redevelopment zone. I mean, if the Council wanted to and the Planning Board created another redevelopment zone and then rezoned that property, that is something that possibly could happen but it is not something that would be automatic as part of this. This is very delineated, very specific to the area that is bounded by the train tracks and Berthoud, and Madison, and Kinderkamack.

Mr. Yarenis: My other question is related to the school system itself. There recently has been information published on the town website about a resource study – three year and five year – school resource study. Is this potential development being considered as part of the resources study for the schools?

Mayor Maguire: Is this the Board of Ed study?

Mr. Yarenis: Yes.

Mayor Maguire: The Board of Ed is aware of the downtown redevelopment. The way the Board of Ed determines the class size is they look at birth rates and then they try to forecast out the school population so I don't know exactly what is in those numbers.

Mr. Yarenis: Thank you.

Corinne Murphy – 226 Doxey Drive – I just wanted to say that I've been to many of these meetings and you guys are doing a wonderful job and I appreciate that you guys want the same things that we want as the constituents of the town. I just had two questions – restricted deeds were brought up. I was questioning this about the affordable housing – how would affordable housing in several areas of our town affect single home property values? For the restricted deeds – the same question – what is the general rate in Bergen County homes that have restricted deeds on their homes in like local towns – northern Bergen County?

Mayor Maguire: Let me try to answer that. I think you are asking the question is if there is an affordable housing unit next to you does it affect your market?

Ms. Murphy: Not even necessarily next to me. If we have on Kinderkamack if we are having affordable housing that's east side and if we are having it possibly over at the Sony side – now it is like all sides of town have this affordable housing – so how would it affect the single family homes' property values when they go to sell?

Mayor Maguire: I'm not sure how to answer that. Let me try it this way. In order to qualify for these homes or for these apartments rather, there are income levels and there are different categories. You can either be low, or moderate, or very low. The low is 50% of the average income, median income in the area. For moderate it is 80% of the average income in the area. So, at some point I think we looked at it and it was a person making \$65,000-70,000 would qualify for a moderate income. I've been dealing with this way too long - that depending on the number of persons in the household so there is this whole calculation - that type of person, honestly, I wouldn't mind living next to and I don't think it is a bad thing for your area.

Ms. Murphy: I don't have any objections to affordable housing but my question is – does it negatively affect the property values?

Mayor Maguire: Oh, she is asking are they assessed at market rate.

Mr. Ten Hoeve: The entire project would be assessed by the Tax Assessor in town and he would take into consideration the rentals that would be expected to be received and obviously they are lower rentals that are going to be received from the affordable housing unit. Several people have asked about taxes. I don't think any study that has been done by the people involved in the redevelopment district or affordable housing district has resulted in a determination that it is going to cost the taxpayers money. If anything, I think it is going to save the taxpayers a tremendous amount of money. There are experts, including the Tax Assessor, the Auditor for the municipality, and the Appraiser who does most of the tax appeal work in the municipality that are being done to confirm that fact right now.

Ms. Murphy: Thank you very much.

Mayor Maguire: Thank you, Corinne.

Ms. Murphy: Have a good evening.

Mayor Maguire: Thank you.

Sue DeLorenzo – 22 West Park Avenue – Two questions – One – can somebody just buy any commercial property on Kinderkamack Road and do a Builder's Remedy there? It almost sounds like they can buy any property anywhere and then play the game?

Mr. Ten Hoeve: At this point they can't because the litigation that is pending has provided municipalities with temporary immunity from Builder's Remedy litigation. If you don't prevail in that litigation, the answer is yes.

Ms. DeLorenzo: Then another quick question – the affordable housing – how can you kind of focus – is there or can you kind of go towards housing for the elderly versus families which would bring the kids in and that kind of thing – is there any ability to do that or is that considered a no, no from the Judge's point of view? Elderly, veterans' homes, any of that kind of thing – but I think everybody loves and would love to have here – more disabled.

Mayor Maguire: Certainly something we've brought up because they bring less children as well. Not a bad thing, right?

Ms. Bogart: Again, the state regulations set a CAP at 25% of our overall affordable housing to be specialized housing with regard to veterans, seniors. We have a number of group homes that we are trying to get credits for so we are trying to balance that to make sure that we don't exceed that 25% CAP – that is in all within play in these calculations.

Mayor Maguire: Thank you.

Al Cunniffe – 42 South Maple Avenue – I just have one question – is there any height restriction for the Sony property for the affordable housing? In other words, would our three story limit affect that or do they need any special permission to go to five or have that rezoned if they wanted to change it from commercial to affordable housing and families?

Mayor Maguire: That is presently in the ORL District but all that gets thrown out if they are successful in court.

Anonymous: If you settle then you can control that. If you don't settle then it is fully within the courts.

Mayor Maguire: That is true too.

Mr. Cunniffe: So they could put five, six, seven or whatever storied buildings they want in there. Am I correct?

Mayor Maguire: Correct, yes.

Mr. Cunniffe: O.k., thank you.

Lisa Muller – 244 Ellin Drive – Having seen family members, friends, neighbors lose their jobs not only from Sony but some of the other commercial properties, it is obvious that the balance between residential and commercial, mercantile, educational is all being upset all these properties moving out. Have we tried to negotiate with Sony as far doing like a mixed-use or reduction in taxes to try to keep it commercial because we need somewhere to work?

Mayor Maguire: No, it is something we certainly encourage the new owner of Sony to try to market the place. In addition, they have three years of pending tax appeals. You brought up the market value of these properties – that building sold for half of what it was assessed at so it is a pretty significant hit. It is a big issue.

Ms. Muller: Can we negotiate with them to try to make that go away or reduce the taxes if they keep it commercial?

Mayor Maguire: I'm sure they would be willing to negotiate if we were willing to change the zone.

Ms. Muller: That's not the point though.

Mayor Maguire: Yes, exactly. Thank you.

Forde Prigot – 26 Henry Avenue – If you have an apartment development four or five stories – do we have the fire equipment to handle buildings that tall or do we have to go out and get new equipment for that? Second question has to do with a parking garage – Right now, you have a lot that is used for commuter parking – how tall would that parking garage be? Is that also going to be a three, four or five story deal? Are people that are commuters going to be using part of that as well as anybody else who wants to park in there? And third is –Kinderkamack Road is a disaster already – anybody trying to make a left hand turn on either side runs into problems and Park Ridge is not the only one that is developing and trying to get ratables, so you are going to get more traffic coming up and down that road not just from Park Ridge's redevelopment or whatever.

Mayor Maguire: Thank you, Forde, I'll try to hit all three of them. In terms of the fire apparatus, I think we've checked that and we're good because of the Marriott I think is that same height so the fire apparatus would be o.k.

Mr. Prigot: The same height as what – five story?

Mayor Maguire: Yes.

Councilman Oppelt: According to the Chief, Forde, the truck will reach five stories.

Council President Bosi: The truck ladder is 105 ft. extended.

Mr. Prigot: What about the parking garage?

Mayor Maguire: The parking garage – this is all conceptual and it was kind of a back and forth with the majority of the property owner to say what does the Borough want to see? Right now, there are ninety some odd parking spaces there. We are also looking at could we create some community spaces there – namely a senior meeting place and/or the other suggestion was an indoor basketball court.

Mr. Prigot: Well, you have a senior meeting place downstairs don't you?

Mayor Maguire: The Community Center – right now, the seniors meet at the Elks.

Mr. Prigot: For their lunches and stuff like that.

Mayor Maguire: These were concepts that were thrown around so if you were to include the basketball court and a meeting space for the seniors, you are looking at a three story parking

deck which would give you those amenities as well as I think 180 parking spaces – so double the existing commuter lot.

Mr. Prigot: One last fast question – I know this affordable housing situation is going to be worked on *ad nauseam* - what I'm curious about is you are required to put up twenty-four affordable housing units, can you request or demand that the builder put up let's say fifty – so that he becomes a partner in meeting the affordable housing requirement for this town?

Mayor Maguire: It is a financial equation – so certainly for the developer it is a losing proposition.

Mr. Prigot: Of course, but he is going to look very embarrassed when the town says, “Hey, we would like fifty out of you – figure out how to do it because otherwise we will just publicize that you are not being a very good neighbor.”

Mayor Maguire: So then they would say “Well, we need to build more market rate units to offset the cost of the affordable.”

Mr. Prigot: Once you get the agreement of how many units are going to be there then you state “100 units” – you are putting in your required twenty-four affordable housing – we want forty out of that.

Mayor Maguire: We have some pretty tough negotiators here so we'll push that.

Mr. Prigot: I hope so.

Mayor Maguire: Thank you.

Pat Hunt – 2 Mader Place – I'm in town about forty-seven years.

Mayor Maguire: Sorry to interrupt you. Just a heads up folks – we are going to wrap up at 11:00pm so if there are any last questions. Thank you.

Mr. Hunt: It sounds like Hornrock is going to be great neighbors.

Mayor Maguire: We shall see.

Mr. Hunt: And one of the things that somewhere along the line we discussed tonight if this building goes up our taxes would possibly be subsidized or stay the same or could there be a tax advantage. If we have to build a school I don't see how that could possibly be. We are going to have to build a school if you put 500 units in there. We are going to have to build a school – and that's not even part of the equation. I think taxes have to go up.

Mayor Maguire: At this point, it is not. They certainly would have to look at that and the school would have to adjust and add classrooms like they've done to East Brook and West Ridge over the years or trailers.

Mr. Hunt: It will look like a truck terminal over there by the time we get done. Are these low income or affordable housing whatever we choose to call them – are they subsidized in any way or is that the builder? He builds them and how he makes his money on it -it's on me – full price.

Mayor Maguire: The market rate units – they are not subsidized. No.

Mr. Hunt: I can't, although I look to try to change it – our State Legislature is in such disarray that they can't agree on the time of day. Collectively, put all their brains to the crows but it would fly backwards. They can't agree on the gas tax – for twenty years they don't raise the gas. The whole thing is ludicrous.

Mayor Maguire: And our Transportation Trust Fund is hostage as well. Thank you, Mr. Hunt.

Stacy DellaVolpe – 11 Sturms Place – We actually just moved here about four or five years ago and the small schools, the small district, the small town feel is what brought us here so whoever said that we are not bringing in people that is completely false. People are dying to come in here. I know people who are trying to buy homes to stay in the town who can't find the homes. It sounds like everybody here wants a fight but it sounds like you guys have kind of thrown up your hands and are ready to surrender because the risk might outweigh the benefits, but I agree with everybody else here that if we don't try, we are going to outweigh our property taxes are not going to matter because our property values are going to go down the toilet. When this area is overcrowded, the schools are overcrowded. They have trailers – they have music class in the kitchen at East Brook because we don't have the space. We are going to need schools. Somebody said, "Where are they going to go" - we don't have the space to put these schools. It just sounds like there are so many outs and so many ways that we can fight this even if we drag it out for a couple of years, they might change the litigation. They might change the laws. If we throw up our hands now and we say, "O.k. go ahead" and they start putting these things – we can't stop it but the longer we try to delay it, the more we try to fight --- and we are all behind you because this is our lives – these are our property values – this is our hard earned money that we pay to live here and we don't want to surrender and it sounds, I hate to say it – it sounds like you guys already have. Well, let's just kind of meet them in the middle but I don't think that is the right way to go. I think we should fight them and I think that the longer we try to draw it out, o.k. you want us to put these affordable housing – o.k., courts – where are the schools going to go – who is going to pay to build them – because we don't have the space and they want to say that this property, the Sony properties are vacant. They're not and if they're deeming them as vacant already, I can't see how legally they can do that when they have tenants in there even if they want to go ahead and say, "Oh, we can't get people" – there are people there now.

Councilman Capilli: Ms. Dellavolpe, I hear you. I fully understand whatever everybody here has been saying. I have a daughter in Kindergarten. You are absolutely right – East Brook is packed. There is no doubt about it. My son isn't even there yet. I hear what you are saying. The attorney may yell at me. I get it and if that was the impression that was given to you...

Ms. DellaVolpe: Not by all. I should qualify that. I don't believe you all have.

Councilman Capilli: I don't think that the Mayor gave that impression.

Mayor Maguire: It is my calm demeanor.

Councilman Capilli: It's his calm demeanor.

Mayor Maguire: There are a bunch of fighters up here, believe me.

Councilman Capilli: I fully get what you guys are saying. We hear it and if you look up here we are all at different points. I'm living it the same way you guys are living it and my fear with some of this is equally shared. I've sat here quietly but I have to be honest. All of those concerns are absolutely legitimate concerns.

Ms. DellaVolpe: And I do apologize because I don't mean to lump you all together but I can tell...

Mayor Maguire: Thank you.

Ms. DellaVolpe: And I can tell and I think everybody hear can kind of tell a little bit but I don't think that we should just give up. I don't think we should just meet with them. I don't think we should negotiate with them because that is negotiating with a bully.

Mayor Maguire: Thank you and I'm sure if I let each Councilmember that they would certainly tell you the same thing. We've taken very prudent steps to address this and you can rest assure that we are taking every step to do what is right for Park Ridge. With that said, it is at the 11:00pm hour. I do want to thank you all for coming tonight and hanging in there. Hopefully, this has been informative and we can maybe do it again soon but thank you all for coming tonight. Have a good night.

ORDINANCES – INTRODUCTION

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-018**

**AN ORDINANCE AMENDING CHAPTER 23, ARTICLE II
OF THE CODE OF THE BOROUGH OF PARK RIDGE
ENTITLED “CROSSING GUARDS”**

Mayor Maguire asks for a motion to introduce on first reading Ordinance No. 2016-018, An Ordinance Amending Chapter 23, Article II of the Code of the Borough of Park Ridge Entitled “Crossing Guards”.

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

Mayor Maguire asks the Clerk to read the Ordinance by title.

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-018**

**AN ORDINANCE AMENDING CHAPTER 23, ARTICLE II
OF THE CODE OF THE BOROUGH OF PARK RIDGE
ENTITLED “CROSSING GUARDS”**

WHEREAS, the Mayor and Council of the Borough of Park Ridge have determined to provide Crossing Guards within the Borough with an additional holiday, specifically Labor Day, at such times as the school year begins prior to the date designated for Labor Day,

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

SECTION ONE: “ Article II of Chapter 23, Section 23.8 of the Code of the Borough of Park Ridge is hereby amended to read in its entirety as follows:

§ 23-8 Holidays.

Crossing Guards shall be paid on the following holidays if schools are closed and if scheduled to work the week of the holiday. Paid holidays shall include Dr. Martin Luther King, Jr. Day, President's Day, Good Friday, Memorial Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, Christmas Day, July 4th provided summer camp is in session and the Crossing Guard is scheduled to work during summer camp, and Labor Day provided that the public school year commences for student attendance prior to Labor Day."

SECTION TWO. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION THREE: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION FOUR: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.”

Mayor Maguire asks the Borough Attorney to give a brief description of this Ordinance.

Mr. Ten Hoeve: It is just an ordinance that gives an additional holiday some days for crossing guards depending upon when school starts and when Labor Day falls.

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

There was no one.

Mayor Maguire asks for a motion to pass this ordinance on the first reading by title and it Be published in full in The Ridgewood News with notice of Public Hearing to be held on August 9, 2016.

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

ORDINANCES – PUBLIC HEARING

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-009A**

**AN ORDINANCE AMENDING CHAPTER 67 OF THE CODE OF THE BOROUGH OF
PARK RIDGE
“Hawkers, Peddlers and Solicitors”**

Mayor Maguire asks for a motion to open the Public Hearing on Ordinance No. 2016-009A, An Ordinance Amending Chapter 67 of the Code of the Borough of Park Ridge, “Hawkers, Peddlers and Solicitors”

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

Mayor Maguire asks the Clerk to read the Ordinance by title:

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-009A**

**AN ORDINANCE AMENDING CHAPTER 67 OF THE CODE OF THE BOROUGH OF PARK RIDGE
“Hawkers, Peddlers and Solicitors”**

WHEREAS, Chapter 67 of the Code of the Borough of Park Ridge establishes rules and regulations governing solicitation within the Borough; and

WHEREAS, the Mayor and Council wish to amend said Chapter to include provisions permitting the creation of a non-solicitation list of those residential premises where owners wish to prohibit solicitation; and

WHEREAS, the Mayor and Council believe that it is in the interests of the residents of the Borough to amend said Ordinance to provide for the creation of a non-solicitation list,

NOW, THEREFORE, 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 provisions of Chapter 67 of the Code of the Borough of Park Ridge are hereby amended to include the following additional provisions:

SECTION ONE: Chapter 67-2 of the Code of the Borough of Park Ridge is hereby amended to replace the definition of the term Solicitor with the following definition:

"SOLICITOR- A person selling, to the general public, goods by sample or by taking orders for services, home improvements or alterations to be furnished, done or delivered at a future date, with or without accepting an advance payment for the goods, wares or merchandise sold or contracted for, or offering to provide any service, or offering to purchase any real or personal property or soliciting any contribution or donation. The term SOLICITOR shall not include any person acting on behalf of a charitable organization recognized as such by the State of New Jersey or the Internal Revenue Service."

SECTION TWO: Chapter 67 of the Code of the Borough of Park Ridge is hereby amended to include the following additional provisions:

"Section 67-22 - Non-solicitation Posting and Non-solicitation List.

A. The Borough Clerk shall collect, prepare and maintain a list of addresses of those residential premises where the owner and/or occupant has notified the Borough Clerk that soliciting and canvassing for the sale of goods or services or other sale or purchase of any item is not permitted on the premises. To be included on the non-solicitation list, residents shall complete a form supplied and maintained by the Borough Clerk, without cost to the resident. With the adoption of this Section, the Borough Clerk shall make the form available to all property owners requesting said form. Residents who apply to be placed upon the list shall be issued a notice to place on the door of their property providing notice to solicitors that soliciting and canvassing are prohibited at the location.

B. The Borough Clerk shall distribute said list to the Park Ridge Police Department twice each year. The Police Department shall distribute the non-solicitation list to all applicants seeking a license to solicit or canvass. The applicants shall be required to acknowledge in writing receipt of this list as part of the application process. The licensee shall not solicit or canvass at any address on the non-solicitation list.

C. The Police Department shall keep a list of organizations or individuals who violate this section and shall deny permits to any organization or person who violates this section.

D. Any resident property owner or occupant shall also be entitled to post a sign the premises owned or occupied by said resident notifying any person or entity that solicitation is not permitted on the property. No individual or entity shall solicit on any property on which notification of non-solicitation has been posted.

SECTION THREE: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION FOUR: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.”

Mayor Maguire asks the Borough Attorney to give a brief description of this ordinance.

Mr. Ten Hoeve: It is an ordinance that allows residents to register with the municipality so that residents of the municipality can sign up for a list so that solicitors can't come to their homes.

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

There was no one.

Mayor Maguire asks for a motion to close the Public Hearing on this ordinance and that it be adopted with notice of final passage to be published in The Ridgewood News.

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-016**

**AN ORDINANCE AMENDING CHAPTER 109
OF THE CODE OF THE BOROUGH OF PARK RIDGE
Board of Health Fees**

Mayor Maguire asks for a motion to open the Public Hearing on Ordinance No. 2016-016, An Ordinance Amending Chapter 109 of the Code of the Borough of Park Ridge, Board of Health Fees.

A motion was made by Council President Bosi and seconded by Councilmember Bertini to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

Mayor Maguire asks the Clerk to read the Ordinance by title:

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-016**

**AN ORDINANCE AMENDING CHAPTER 109
OF THE CODE OF THE BOROUGH OF PARK RIDGE
Board of Health Fees**

WHEREAS, the Board of Health and the Mayor and Council of the Borough of park Ridge have determined that the fees charged for various licenses and permits are not sufficient to cover the costs of the Board of Health and Borough incurred in administering and monitoring the various aspects of the entities requiring licenses; and

WHEREAS, the Board of Health and the Mayor and Council have determined that it would be appropriate to increase certain fees to address said insufficiencies;

NOW, THEREFORE, 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 provisions of Chapter 109-3(B) of the Code of the Borough of Park Ridge are hereby amended to read as follows:

SECTION ONE: Fees of “Chapter 109-3(B) of the Code of the Borough of Park Ridge is hereby amended to read as follows:

B. The following businesses and enterprises conducted within the Borough of Park Ridge shall be required to secure a license to operate and shall pay the appropriate fee as set forth:

Type of Establishment	Annual License and Renewal Fee
Supermarket	\$750
Prepackaged candy counter	\$35
Miscellaneous retail food establishment	\$150
Bakery	\$250
Convenience food store	\$300
Delicatessen	\$250
Mobile concession Food	\$150
Ice Cream	\$75
Restaurant	
Seating capacity 1 through 50	\$300
Seating capacity over 50	\$450
Rooming or boarding house	\$150
Cattle and horses	\$75
Pet shop/dog grooming	\$75
Nursery school/day-care center	\$100
Nursery school/day-care center/camp that prepares and serves food	\$200
Hotel/motel	
1-50 rooms	\$300
Over 50 rooms	\$1,000
Swimming pool	\$50
Skilled nursing home	\$500
Group home	\$500
Vending machines, per location	
First machine	\$25
Each additional	\$10
Temporary retail food establishments	
1 to 3 days	\$50
4 to 7 days	\$75
Agricultural market/farmstand	\$250
Truck dispensing dairy products, retail	\$25
Registrar fees:	
Marriage license/domestic partnership/civil union	
State fee	\$25
Borough fee	\$3

Burial permits	\$5
Transcript of vital statistics, per copy	\$10
Inspection, license or license renewal not specifically set forth in this chapter	\$10

Note: Fees will be waived for nonprofit organizations.

C. As provided in §75-6B of the Code of the Borough of Park Ridge, charitable, religious, civic, educational and non-profit corporations, associations and institutions shall be exempt from the payment of licensing fees; provided, however, that said organization shall be inspected and meet all the requirements of the Board of Health.

SECTION TWO: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION THREE: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.”

Mayor Maguire asks the Borough Attorney to give a brief description of this ordinance.

Mr. Ten Hoeve: It is an ordinance that just amends some of the fees for licenses that were recommended to the Mayor and Council by the Board of Health.

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

There was no one.

Mayor Maguire asks for a motion to close the Public Hearing on this ordinance and that it be adopted with notice of final passage to be published in The Ridgewood News.

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-017**

**AN ORDINANCE AMENDING CHAPTER 52 OF THE
CODE OF THE BOROUGH OF PARK RIDGE TO BAN
THE SALE OF DOGS AND CATS BRED IN PUPPY
AND/OR KITTEN MILLS**

Mayor Maguire asks for a motion to open the Public Hearing on Ordinance No. 2016-017, An Ordinance Amending Chapter 52 of the Code of the Borough of Park Ridge to Ban the Sale of Dogs and Cats Bred in Puppy and/or Kitten Mills

A motion was made by Council President Bosi and seconded by Councilmember Misciagna to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

Mayor Maguire asks the Clerk to read the Ordinance by title:

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2016-017**

**AN ORDINANCE AMENDING CHAPTER 52 OF THE
CODE OF THE BOROUGH OF PARK RIDGE TO BAN
THE SALE OF DOGS AND CATS BRED IN PUPPY
AND/OR KITTEN MILLS**

WHEREAS, according to the Humane Society of the United States (“HSUS”) inspection records show that many USDA-licensed breeders breed dogs or cats in inhumane conditions. These breeders are commonly referred to as “puppy mills” and “kitten mills” and documented problems include: over-breeding; inbreeding; veterinary care that doesn’t meet the same standards as other breeders; relatively poor quality of food and shelter; lack of human socialization; and overcrowded cages; and

WHEREAS, dogs and/or cats bred in puppy and kitten mills are more likely to have behavior and/or health problems and, according to the America Society for the Prevention of Cruelty to Animals (“ASPCA”), fearful behavior and lack of socialization with humans and other animals are common characteristics of dogs from puppy mills and cats from kitten mills; and

WHEREAS, N.J.S.A. 4:19-15.8 contemplates municipal approval as a prerequisite to the establishment of a kennel for the retail sale of dogs and cats; and

WHEREAS, the Mayor and Council of the Borough of Park Ridge (“Mayor and Council”) find that, in addition to State and Federal laws, the Borough has a local responsibility to promote animal welfare and encourage best practices in breeding and purchasing of dogs and cats; and

WHEREAS, although the Mayor and Council recognizes that not all dogs and cats retailed in pet shops are products of inhumane breeding conditions and would not classify every commercial breeder selling dogs and cats to pet shops as a “puppy mill” or “kitten mill”, it is the Mayor and Council’s belief that puppy mills and kitten mills continue to exist in part because of public demand for the sale of dogs and cats in pet shops; and

WHEREAS, the Mayor and Council believes that a ban on the retail sale of dogs or cats bred in puppy mills or kitten mills in Park Ridge will encourage pet owners and prospective owners to research breeding establishments prior to purchasing a dog or cat, or to adopt needy dogs and costs from animal shelters, thereby saving animals’ lives and reducing the cost to the public for sheltering such needy animals; and

WHEREAS, the Mayor and Council believe that a ban on the retail sale of dogs and cats bred in puppy and kitten mills from kennels located in the Borough of Park Ridge will provide community awareness of animal welfare, and, in turn, will encourage a more humane environment in Park Ridge and will be in the best interests of the public health, welfare and safety and be in the best interests of the dogs and cats of Park Ridge; and

WHEREAS, the Mayor and Council believe that a ban on the retail sale of dogs and cats bred in puppy and kitten mills from kennels located in the Borough of Park Ridge should apply to licenses issued on or after July 1, 2016.

NOW, THEREFORE, 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 Chapter 52 of the Borough Code is hereby amended to include the following new sections:

“ARTICLE IV – PUPPY AND KITTEN MILLS”

SECTION 52-60: DEFINITIONS

A. PUPPY OR KITTEN MILL – A puppy or kitten mill is a commercial dog or cat-breeding facility in which the health of the dog or cat is disregarded in order to maintain a low overhead and maximize profits.

And a new definition, “Pet Shop Operator”, shall be adopted, as follows:

B. PET SHOP OPERATOR – Means a person who owns or operates a pet store, or both.

SECTION 52-61: PROHIBITED ACTIONS WITH REGARD TO SALE OF PUPPIES OR KITTENS.

A. No Pet Shop Operator shall sell, offer for retail sale, barter, auction, or otherwise, dogs or cats bred in puppy or kitten mills. Every kennel will comply with the provisions of N.J.S.A.56:8-95 (or as same may be amended) requiring the owner or operator offering dogs or cats for sale to post in a conspicuous location on the cage or enclosure for each dog or cat the following:

1. The date and place of birth of each dog or cat, and the actual age, or approximate age as established by a veterinarian, of the animal;

2. The sex, color markings, and other identifying information of the animal, including any tag, tattoo, collar number or microchip information;

3. The name and address of the veterinarian attending to the animal while the animal is in the custody of the kennel, and the date of the initial examination of the animal;

4. The first and last name of the breeder of the animal, the full street address of where the breeder is doing business, an email address, if available, by which to contact the breeder, the breeder's USDA license number, and, if the breeder is required to be licensed in the state in which the breeder is located, the breeder's state license number;

5. If the broker is different from the breeder, the first and last name of the broker of the animal, the full street address of where the broker is doing business, an email address, if available, by which to contact the broker, the USDA license number of the broker, and, if the broker is required to be licensed in the state in which the broker is located, the broker's state license number; and

6. The statement "Know Your Rights" in bold type face and no less than 12 point type, followed by the statement in no less than 10 point type, "State law requires that every shop offering dogs or cats for sale post in a conspicuous location on or near each dog's or cat's cage or enclosure the USDA inspection reports for the breeder and broker of each dog or cat for the two years prior to the first day that the dog or cat is offered for sale. If you do not see a required inspection report, please request the report from the shop. If you have any concerns, please contact the New Jersey Division of Consumer Affairs, 124 Halsey St., Newark, NJ 07102, (973) 504-6200. You may also view these and other USDA inspection reports for the breeder and broker of each dog or cat on the USDA Animal and Plant Health Inspection Service (APHIS) website. You are entitled to receive additional information from APHIS about the breeder's or broker's history through the federal Freedom of Information Act."

SECTION TWO: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION THREE: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law."

Mayor Maguire asks the Borough Attorney to give a brief description of this ordinance.

Mr. Ten Hoeve: This is an Ordinance that will ban the sale of puppies or kittens that are raised or produced by kitten mills. Other towns have adopted similar Ordinances. This is very similar to some of the Ordinances adopted in other municipalities.

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

Susan Delorenzo – 22 West Park Avenue – I think some of you received a little email from me. I hope you had a chance to read it. I just would like going forward – this sounds really great and everything but there is a lot of laws and everything already in place that covers this kind of thing. I think that we are going to have to be very careful about using HSUS statistics and there are animal rights people versus animal welfare. You have to be very careful about doing these ordinances. We can't necessarily enforce them and we have to be very careful with how we legislate and I would just ask you to consider that going forward. I'm not against the sale of puppies from puppy mills but this is again to me over-legislating. This is a kind of non-necessary thing to do.

Mayor Maguire: I do agree with that. Thank you. This Council certainly believes in less government if you will and I do know at the State level they are looking into some legislation that would probably override this but your note was well taken and good input so thank you.

Ms. DeLorenzo: Thank you.

Mayor Maguire asks for a motion to close the Public Hearing on this ordinance and that it be adopted with notice of final passage to be published in The Ridgewood News.

A motion was made by Council President Bosi and seconded by Councilmember Oppelt to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

CONSENT AGENDA:

Mayor Maguire asks if any Councilmember would like to have any resolution removed from the Consent Agenda and placed under New Business.

There was no one.

Mayor Maguire asks if any Councilmember would like to abstain from voting on any resolution on the Consent Agenda.

There was no one.

Mayor Maguire asks for a motion to accept the Consent Agenda.

A motion was made by Council President Bosi and seconded by Councilmember Misciagna to confirm.

AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

RESOLUTIONS:

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016-223**

AUTHORIZING LONG TERM DISABILITY POLICY

The Standard Insurance Company

WHEREAS, the Borough of Park Ridge provides for a long term disability insurance policy for all full time employees; and

WHEREAS, the Borough's insurance consultant has solicited proposals on the Borough's behalf; and

WHEREAS, The Standard Insurance Company has provided a proposal for three years; which provides a greater benefit to the employees at a savings over the existing plan; and

WHEREAS, the Borough Administrator and Chief Financial Officer have discussed the details of the policy with the Governing Body at their regularly scheduled meeting of July 12th; and

WHEREAS, the Governing Body concurs with the recommendation to contract with The Standard Insurance Company to provide the Long Term Disability Insurance for the Borough employees; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that effective August 1, 2016 the contract for providing Long Term Disability Insurance be awarded to The Standard Insurance Company.

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Park Ridge that the Mayor, Borough Administrator, and Borough Treasurer are authorized to execute all documents related to this contract and that a true copy of this resolution shall be sent to The Standard Insurance Company within ten (10) days of adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016-224**

**REFUND DUPLICATE PAYMENT OF 2016 POOL FEE
KAYE ZBONACK**

WHEREAS, the Montvale Swim Club did not open this year but collected fees from its residents for the 2016 season; and

WHEREAS, the Montvale Swim Club and the Park Ridge Pool Commission entered into an agreement to host the paid Montvale residents for the 2016 season with the Montvale Swim Club transferring the collected fees to the Park Ridge Pool Commission; and

WHEREAS, those Montvale residents that had not paid the Montvale Swim Club were allowed to sign up and pay the Park Ridge Pool Commission directly for the 2016 season; and

WHEREAS, KAYE ZBONACK residing at 4 Williamsburg Way Montvale, NJ 07645 paid the Montvale Swim Club \$195.00 and erroneously paid a duplicate \$195.00 to the Park Ridge Pool Commission for the 2016 season; and

WHEREAS, the Park Ridge Pool Commission has determined that a refund of \$195.00 is due to KAYE ZBONACK from the Park Ridge Pool Commission; and

WHEREAS, the Park Ridge Pool Commission has agreed to refund \$195.00 to KAYE ZBONACK;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Borough Treasurer is hereby authorized to issue a refund check of \$195.00 from the Swim Utility Checking Account to KAYE ZBONACK at 4 Williamsburg Way, Montvale, NJ 07645.

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016-225**

AWARD CONTRACT FOR LEASE OF WATER TOWER SPACE

New Cingular Wireless PCS, LLC (ATT&T)

WHEREAS, upon recommendation of the Park Ridge Board of Public Work the Borough of Park Ridge advertised for the receipt of bids for the lease of water tower space for the purpose of housing cellular communications equipment; and

WHEREAS, pursuant to the Notice to Bidders, duly advertised, one bid was received on July 12, 2016 as follows:

New Cingular Wireless PCS, LLC (AT&T)	<u>Year</u>	<u>Annual Rent</u>
One AT&T Way	1	\$93,730.00
Bedminster, NJ 07921	2	\$93,730.00
	3	\$93,730.00
	4	\$93,730.00
	5	\$93,730.00

WHEREAS, the bid amount is within the minimum allowed in the bid specifications; and

WHEREAS, said firm did include exceptions to the contract for the insurance requirements; and

WHEREAS, the Borough Attorney have review the exceptions submitted; and

WHEREAS, the Borough Attorney has recommended the award of the bid with the condition that the insurance language exception will be modified in the final municipal contract in accordance with the recommendations of the Borough Risk Manager; and

WHEREAS, the Board of Public Works has recommended that the Mayor and Council accept the bid of New Cingular Wireless PCS, LLC by ATT&T Mobility of Morristown, NJ for the leasing of water tower space for the purpose of housing cellular communications equipment, subject to the final supplemental municipal contract to 2be drafted by the Borough Attorney.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Park Ridge that the contract for the lease of water tower space for the purpose of housing cellular communications equipment be awarded to New Cingular Wireless PCS, LLC by ATT&T Mobility located at One AT&T Way, Bedminster NJ 07921, subject to review by the Borough Attorney.

BE IT FURTHER RESOLVED that a true copy of this resolution shall be sent to New Cingular Wireless PCS, LLC by ATT&T Mobility located at One AT&T Way, Bedminster NJ 07921 within ten (10) days of adoption.

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016 – 226**

PAYMENT OF BILLS - BOROUGH

BE IT RESOLVED, by the Mayor and Council of the Borough of Park Ridge that the following bills in the sum of \$3,745,017.44 have been approved and that the Mayor, Clerk and Chief Financial Officer are, hereby authorized and directed to issue warrants in payment of same.

FUND	PAYMENT OF BILLS	AMOUNT
	July 26, 2016	
CURRENT FUND	SEE ATTACHED 8 PAGE DETAIL	\$3,721,307.56
CAPITAL FUND	SEE ATTACHED 1 PAGE DETAIL	\$7,011.14
SWIM UTILITY	SEE ATTACHED 2 PAGE DETAIL	\$2,865.48
ANIMAL CONTROL	NO ATTACHMENT	\$0.00
ESCROW	SEE ATTACHED 2 PAGE DETAIL	\$13,152.76
COAH	NO ATTACHMENT	\$0.00
MUNICIPAL OPEN SPACE	NO ATTACHMENT	\$0.00
AGENCY	NO ATTACHMENT	\$0.00
PAYROLL FUND	NO ATTACHMENT	\$0.00
GOLDEN AGE CLUB	SEE ATTACHED 1 PAGE DETAIL	\$250.00
UNEMPLOYMENT	SEE ATTACHED 1 PAGE DETAIL	\$430.50
TOTAL		\$3,745,017.44

July 26, 2016
12:57 PM

BOROUGH OF PARK RIDGE
Check Register By Check Id

Page No: 1

Range of Checking Accts: 01CURRENT FUND to 01CURRENT FUND Range of Check Ids: 144010 to 144079
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
144010	07/26/16	AAAEM010 AAA EMERGENCY SUPPLY CO., INC.			4820
		16-01108 SCBA AIRPAK, BUCKLES, BATTERIE	166.36		
144011	07/26/16	ACCLA010 ACCLAIM INVENTORY			4820
		16-00523 FIXED ASSET INVENTORY	2,800.00		
144012	07/26/16	AMERI005 AMERIHEALTH INSURANCE OF NJ			4820
		16-01069 D. LIU PREMIUMS (JUL-DEC)	2,750.68		
144013	07/26/16	AMERI230 AMERICAN WEAR, INC.			4820
		16-01249 JUNE UNIFORM SERVICE - DPW	740.50		
144014	07/26/16	AQUAR010 AQUARIUS SUPPLY, INC			4820
		16-01113 TREE GATORS	58.40		
144015	07/26/16	ARCTI005 ARCTIC FALLS SPRING WATER, CORP			4820
		16-01075 KEURIG MACHINE & COFFEE - PD	100.86		
144016	07/26/16	ATT00010 AT&T			4820
		16-01102 MONTHLY BILLS (JUN-DEC)	63.55		
144017	07/26/16	BENSH020 BEN SHAFFER RECREATION, INC			4820
		16-00483 LITTER RECEPTICALS & LIDS	3,658.40		
144018	07/26/16	BERGE150 BERGEN COUNTY MUN JOINT INS. F			4820
		16-01234 2016 3RD QTR JIF	52,205.27		
144019	07/26/16	BERGE240 BERGEN COUNTY TREASURER			4820
		16-01228 2016 COUNTY TAX - 3RD QTR	1,194,198.41		
144020	07/26/16	BERGE360 BERGEN MUNICIPAL EMP BENEFIT F			4820
		16-01236 INSURANCE - JULY 2016	8,380.00		
144021	07/26/16	BOROU062 BOROUGH OF PARK RIDGE-AGENCY			4820
		16-01237 SHBP JULY BILLING	110,088.86		
144022	07/26/16	BRAEN010 BRAEN STONE INDUSTRIES, INC.			4820
		16-01020 FABC & FILLIN	1,020.65		
		16-01081 RIP-RAP STONE	136.08		
		16-01095 FILLIN TIX 470022	450.00		
		16-01150 TACK COAT & FABC	449.70		
			<u>2,056.43</u>		
144023	07/26/16	BRIGE010 BRIGETTE BOGART, LLC			4820
		16-01291 COAH STATUS SUMMARY	75.00		
		16-01292 SONY REZONING - JUNE	1,602.50		
			<u>1,677.50</u>		
144024	07/26/16	BROCK010 BROOKER ENGINEERING, P.L.L.C.			4820
		16-01276 ZONING BD MEETING 6/21/16	200.00		

July 26, 2016
12:57 PMBOROUGH OF PARK RIDGE
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
144025	07/26/16	CAROU010 CAROUSEL INDUSTRIES OF NORTH			4820
		16-00613 MAINTENANCE TBR (MAR-DEC)	550.69		
144026	07/26/16	CERTI020 CERTIFIED LABORATORIES			4820
		16-01052 CUT THRU ASPHALT RELEASE AGENT	640.19		
144027	07/26/16	COUNT040 COUNTY OPEN SPACE TRUST FUND			4820
		16-01227 2016 COUNTY OPEN SPACE 3RD QTR	12,052.68		
144028	07/26/16	DEUNI010 D & E UNIFORMS			4820
		16-00813 TRAFFIC VESTS	931.00		
144029	07/26/16	EREVI010 EREVIVAL LLC			4820
		16-01190 ELECTRONICS RECYCLING 6/29/16	750.00		
144030	07/26/16	FASTE010 FASTENAL COMPANY			4820
		16-00486 ITEMS FOR VENDING MACHINE	123.25		
144031	07/26/16	FEDERO10 FEDERAL EXPRESS CORP.			4820
		16-01267 FEDEX ENVELOPE - NED BARBER	29.26		
144032	07/26/16	FORCE010 FORCELLATI BROS., INC.			4820
		16-01195 JUNE INVOICES	184.00		
144033	07/26/16	GOOSE020 GOOSETOWN COMMUNICATIONS, INC			4820
		16-00571 2016 MAINTENANCE TBR 2-4TH QTR	1,185.00		
144034	07/26/16	GREEN030 GREENBAUM, ROWE, SMITH & DAVIS			4820
		16-01197 REDEVELOPMENT MATTERS 2653/1	2,887.50		
144035	07/26/16	HIGHW010 HIGHWAY TRAFFIC SUPPLY			4820
		16-01128 GREEN U-CHANNELS	190.86		
		16-01199 STOP SIGNS	294.30		
			485.16		
144036	07/26/16	HVACD010 H.V.A.C. DISTRIBUTORS, INC.			4820
		16-01198 VARIOUS FILTERS	135.12		
144037	07/26/16	INDUS020 INDUSTRIAL POWER CLEAN INC			4820
		16-01231 HVAC SYSTEM WEST SIDE BORO HAL	2,985.00		
144038	07/26/16	INTER125 INTERSTATE WASTE SVC, INC			4820
		16-01188 TIPPING FEES - JUNE	4,277.80		
144039	07/26/16	JOHNE020 JOHN E. TEN HOEVE, JR., ESQ.			4820
		16-01193 JUNE LEGAL SERVICES	1,866.00		
144040	07/26/16	JOHNN010 JOHNNY ON THE SPOT, INC.			4820
		16-01192 PORTABLE TOILETS 6/24-7/2116	380.80		
144041	07/26/16	LAMERO10 LA MER BEACHFRONT MOTOR INN			4820
		16-01209 HARBOR ROOM FIREMEN'S CONVENTI	637.00		

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
144042	07/26/16	LERCH010 LERCH, VINCI, & HIGGINS LLP			4820
	16-01275	2015 ANNUAL AUDIT & JUNE SVCS	14,645.00		
144043	07/26/16	LIFES010 LIFESAVERS, INC.			4820
	16-00968	DEIBRILATOR PADS	145.76		
144044	07/26/16	MAGL0010 MAGLOCLN			4820
	16-01147	MEMBERSHIP FEES 7/1/16-6/30/17	400.00		
144045	07/26/16	MARSH005 MARSH & MCLENNAN AGENCY LLC			4820
	16-00217	2016 2nd, 3rd & 4th QTRS	10,500.00		
144046	07/26/16	MGLPR010 MGL PRINTING SOLUTIONS			4820
	16-01091	1000 REQUISITION FORMS	253.00		
	16-01161	TAX ENVELOPES	<u>564.00</u>		
			817.00		
144047	07/26/16	MICHA020 MICHAEL BABCOCK			4820
	16-01251	ROOM AT TROP AC POLICE EXPO	97.50		
144048	07/26/16	MUNIC025 MUNICIPAL CLERKS ASSOC OF NJ			4820
	16-01282	ASSOCIATE MEMBER DUES - FRANCE	75.00		
144049	07/26/16	MUNIC110 MUNICIPAL RECORD SERVICE			4820
	16-00967	CASH BAIL RECEIPTS	194.00		
144050	07/26/16	NATIO090 NATIONAL FIRE PROTECTION ASSN.			4820
	16-01127	NFPA 2YR RENEWAL EXP 8/31/18	315.00		
144051	07/26/16	NETW0010 NETWORK BILLING SYSTEMS, LLC			4820
	16-00564	MONTHLY BILLS (APR-DEC)	625.55		
144052	07/26/16	NEWHO010 NEW HORIZON COMMUNICATIONS COR			4820
	16-00550	MONTHLY BILLS (MAR-DEC)	911.50		
144053	07/26/16	NORTH070 NORTH JERSEY MEDIA GROUP			4820
	16-01271	LEGAL ADS - JUNE ADMIN/CLERK	3,435.12		
144054	07/26/16	PAAUT010 P&A AUTO PARTS, INC.			4820
	16-01204	MONTHLY INVOICES - JUNE POLICE	325.82		
	16-01205	MONTHLY INVOICES - JUNE FIRE	183.59		
	16-01206	MONTHLY INVOICES - JUNE - DPW	<u>213.45</u>		
			722.86		
144055	07/26/16	PALIS020 PALISADES SALES CORPORATION, I			4820
	16-01165	NETGEAR PROSAFE 5 PORT SWITCH	72.00		
144056	07/26/16	PARKR090 PARK RIDGE BOARD OF EDUCATION			4820
	16-00794	2016 SCHOOL TAXES PAYABLE	1,131,387.00		
144057	07/26/16	PARKR130 PARK RIDGE OWL BOOSTERS			4820
	16-01207	2016 FOOTBALL BOOSTER AD	250.00		

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
144058	07/26/16	POWER050 POWERTECH MOTION CONTROL			4820
		16-01131 BACK-ORDERED VEHICLE PARTS	348.19		
144059	07/26/16	PSEGG010 P S E & G			4820
		16-01288 MONTHLY BILLS 6/16	124.40		
144060	07/26/16	RICCI010 RICCIARDI BROS HILLSDALE, INC			4820
		16-01116 LATEX TRAFFIC PAINT	521.65		
144061	07/26/16	RUGGE010 RUGGED OUTFITTERS, INC.			4820
		16-01252 REDWING BOOTS - EVERETT SAYERS	181.99		
144062	07/26/16	SPEC0020 SPECTROTOL INC.			4820
		16-00616 MONTHLY BILLS (APR-DEC)	2,440.62		
144063	07/26/16	SPOTL010 SPOTLESS AUTO DETAILING			4820
		16-01110 FULL DETAIL SUV & EXPEDITION	390.00		
144064	07/26/16	STAPL010 STAPLES			4820
		16-01284 2 REAMS OF LEGAL COPY PAPER	22.12		
144065	07/26/16	STAPL040 STAPLES ADVANTAGE			4820
		16-00989 OFFICE SUPPLIES & COFFEE PD	374.60		
		16-01024 AA BATTERIES & COFFE - FPRV	50.74		
		16-01033 HP 12A TONER- JULIE	54.06		
			<u>479.40</u>		
144066	07/26/16	STATE020 STATE LINE FIRE & SAFETY, INC.			4820
		16-01258 SURVIVOR BANK CHARGERS & LED	761.00		
144067	07/26/16	TEXAS010 TEXAS CANVAS COMPANY			4820
		16-01060 VINYL TOPS WITH GROMMETS	240.00		
144068	07/26/16	THEST020 THE STANDARD INSURANCE CO.			4820
		16-01255 AUG PREMIUM - JULY 15 INVOICE	120.58		
144069	07/26/16	THYKR010 THYSENKRUPP ELEVATOR			4820
		16-01163 ELEVATOR MAINT (3RD & 4TH QTRS	466.36		
144070	07/26/16	TONIE010 TONI EMBROIDERY CO.			4820
		16-00976 POLICE CAP CHIEF FOR A DAY	18.00		
144071	07/26/16	UNITE015 UNITED HEALTHCARE			4820
		16-01243 AUG PREMIUM - TROJANS	158.00		
144072	07/26/16	UNUML010 UNUM LIFE INSURANCE COMPANY			4820
		16-01235 DISAB INSURANCE - JULY	1,920.20		
144073	07/26/16	VALLED40 VALLEY PHYSICIANS SERVICES			4820
		16-01250 2ND QTR 2016 DOT TESTING - DPW	171.00		
144074	07/26/16	VANWED10 VANWELL ELECTRONICS INC.			4820
		16-01133 REPAIRS & STATION MONITOR - PD	1,448.00		

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
144075	07/26/16	VERIZ030 VERIZON WIRELESS			4820
		16-01280 MONTHLY BILLS (JUL-DEC) ROADS	157.44		
144076	07/26/16	HWGRA010 W. W. GRAINGER, INC.			4820
		16-01054 CUPS, SOAP, CLEANERS, ETC	466.13		
144077	07/26/16	ZZCOL010 BARBARA COLEMAN			4820
		16-01242 GREEN TEEM SUPPLIES REIMBURSE	313.22		
144078	07/26/16	ZZDUT010 KYLE DUTCHER			4820
		16-01253 TUITION REIMBURSEMENT - SUMMER	2,928.96		
144079	07/26/16	ZZPAR010 GWEN PARDI			4820
		16-01240 REIMBURSEMENT HOSE/PLANT FOOD	60.53		
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	70	0	2,587,576.75
		Direct Deposit:	0	0	0.00
		Total:	<u>70</u>	<u>0</u>	<u>2,587,576.75</u>
					<u>Amount void</u>
					0.00
					0.00
					0.00

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Range of Checking Accts: 01CURRENT FUND to 01CURRENT FUND Range of Check ids: 144003 to 144003
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
144003	07/13/16	TREAS110 TREASURER, STATE OF NEW JERSEY			4796
		16-01225 REMEDIAL ACTION PERMIT - DPW	940.00		
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		checks:	1	0	940.00
		Direct Deposit:	0	0	0.00
		Total:	<u>1</u>	<u>0</u>	<u>940.00</u>
					<u>Amount void</u>
					0.00
					0.00
					0.00

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10:00 AM

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Check Register By Check Id

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Range of Checking Accts: 01CURRENT FUND to 01CURRENT FUND Range of Check Ids: 144005 to 144005
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
144005	07/18/16	MAPLE020 MAPLE DIRECT, INC			4802
	16-01233	POSTAGE FOR TAX BILLS	1,403.81		
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	1,403.81	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	1,403.81	0.00

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Check Register By Check Id

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Range of Checking Accts: 01CURRENT FUND to 01CURRENT FUND Range of Check Ids: 144009 to 144009
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
144009	07/26/16	PARKR090 PARK RIDGE BOARD OF EDUCATION			4810
	16-00794	2016 SCHOOL TAXES PAYABLE	1,131,387.00		
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	1,131,387.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	1,131,387.00	0.00

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Range of Checking Accts: 04CAPITAL to 04CAPITAL Range of Check Ids: 140238 to 140240
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
140238	07/26/16	ACTI0030 ACTION TARGET INC			4819
	15-02238	GLASS PANEL FOR RANGE	3,333.83		
140239	07/26/16	PALIS020 PALISADES SALES CORPORATION, I			4819
	16-01148	SMART UPS & WATCHGUARD T10	1,998.00		
140240	07/26/16	ROGUT020 ROGUT MCCARTHY LLC			4819
	16-01277	JAN-JUN BOND COUNSEL SERVICES	1,679.31		
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	3	0	7,011.14	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	3	0	7,011.14	0.00

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Range of Checking Accts: 09 SWIM UTILITY to 09 SWIM UTILITY Range of Check Ids: 140254 to 140254
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
140254	07/15/16	TOMBA011 TOM BAUER			4799
		16-01232 REPLENISH PETTY CASH	249.23		
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	1	0	249.23
		Direct Deposit:	0	0	0.00
		Total:	<u>1</u>	<u>0</u>	<u>249.23</u>

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Range of checking Accts: 09 SWIM UTILITY to 09 SWIM UTILITY Range of Check Ids: 140501 to 140502
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
140501	07/26/16	BIRCH010 BIRCH COMMUNICATIONS			4818
		16-01285 BILLING 6/6-7/5/16	16.25		
140502	07/26/16	LERCH010 LERCH, VINCI, & HIGGINS LLP			4818
		16-01275 2015 ANNUAL AUDIT & JUNE SVCS	2,600.00		
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	2	0	2,616.25
		Direct Deposit:	0	0	0.00
		Total:	<u>2</u>	<u>0</u>	<u>2,616.25</u>

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
2694	07/26/16	ASHLE005 ASHLEY ARROYO			4817
	16-01273	TIPS FOR BUS DRIVERS PINOTS PA	40.00		
2695	07/26/16	BRIGE010 BRIGETTE BOGART, LLC			4817
	16-01257	B250 L6 KNOLL BB 1686	675.00		
2696	07/26/16	BROOK010 BROOKER ENGINEERING, P.L.L.C.		07/26/16 VOID	0
2697	07/26/16	BROOK010 BROOKER ENGINEERING, P.L.L.C.			4817
	16-01256	SUB-B1006 L6 BR 119346	270.00		
	16-01259	B1406 L6 MADISON BR 119345	180.00		
	16-01260	SFDR B2005 L20 BR 119344	180.00		
	16-01261	SFDR B241 L3 BR 117319	360.00		
	16-01262	SFDR B 1006 L6 BR 119355	180.00		
	16-01263	SFDR B 717 L8 BR 119351	360.00		
	16-01264	PLOT PLAN B708 L2 BR 119349	360.00		
	16-01265	SFDR B1006 L6.02 BR 119348	319.00		
			<u>2,209.00</u>		
2698	07/26/16	DAIRY010 DAIRY QUEEN			4817
	16-01269	DAY CAMP 7/7/16 & 7/19/16	1,160.92		
2699	07/26/16	DANIE070 DANIEL BEER			4817
	16-01289	TENNIS CAMP INSTRUCTOR	120.00		
2700	07/26/16	FIREW010 FIREWORKS EXTRAVAGANZA			4817
	16-01156	POSTPONEMENT FEE FROM PICNIC	295.00		
2701	07/26/16	GRAPH010 GRAPHICALLY SPEAKING			4817
	16-01151	DAY CAMP T-SHIRTS	1,870.00		
2702	07/26/16	MONTV060 MONTVALE LANES			4817
	16-01247	7/6 CAMP TRIP	1,428.00		
	16-01248	7/13 CAMP TRIP	1,404.00		
	16-01274	CAMP TRIP 7/20/16	1,338.00		
			<u>4,170.00</u>		
2703	07/26/16	NATAL005 NATALIE REHAK			4817
	16-01279	REIMBURSE FOR DAYCAMP PLANTING	200.00		
2704	07/26/16	NORTH070 NORTH JERSEY MEDIA GROUP			4817
	16-01272	LEGAL ADS - JUNE BD ADJUSTMENT	9.84		
2705	07/26/16	PINOT010 PINOT'S PALETTE			4817
	16-00423	DAY CAMP - JULY 11, 2016	1,081.00		
	16-00424	DAY CAMP - JULY 18, 2016	1,127.00		
			<u>2,208.00</u>		
2706	07/26/16	ZZSHA010 CHERYL SHAW			4817
	16-01245	TIPS FOR CAMP BUS TRIPS	195.00		

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
2706		CHERYL SHAW			
Report Totals					
				Continued	
			<u>Paid</u>	<u>Void</u>	
	Checks:		12	1	
	Direct Deposit:		0	0	
	Total:		12	1	
			<u>Amount Paid</u>	<u>Amount Void</u>	
			13,152.76	0.00	
			0.00	0.00	
			<u>13,152.76</u>	<u>0.00</u>	

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
151509	07/26/16	ZZSCR010 DOUGLAS SCRIVANI			4816
	16-01254	DJ FOR SENIOR LUNCHEON 6/28/16	250.00		
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		1	0	250.00	0.00
Direct Deposit:		0	0	0.00	0.00
Total:		1	0	250.00	0.00

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
140013	07/26/16	STATE394 STATE OF NEW JERSEY			4815
	16-01241	2015 CATASTROPHIC ILLNESS FUND	430.50		
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		1	0	430.50	0.00
Direct Deposit:		0	0	0.00	0.00
Total:		1	0	430.50	0.00

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016-227**

PAYMENT OF BILLS- UTILITY

BE IT RESOLVED, by the Mayor and Council of the Borough of Park Ridge that they are in receipt of the following Board of Public Works Utility bills in the sum of \$ 784,440.39 which were previously approved and authorized for payment by the Board of Public Works Certifying Officer on July 20, 2016.

PAYMENT OF BILLS		
July 26, 2016		
WATER	SEE ATTACHED DETAIL	\$71,116.40
ELECTRIC	SEE ATTACHED DETAIL	\$56,935.77
ELECTRIC-Purchase of Current	SEE ATTACHED DETAIL	\$472,073.06
ELECTRIC-Water Transfer	SEE ATTACHED DETAIL	\$184,315.16
UTILITY TRUST	SEE ATTACHED DETAIL	\$0.00
TOTAL		\$784,440.39

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Range of Checking Accts: 05WATER to 05WATER Range of Check Dates: 07/07/16 to 07/20/16
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check # PO #	Check Date	Vendor Description	Amount Paid	Reconciled/Void	Ref Num Contract
05WATER		WATER-ORITANI			
141930	07/11/16	STATE070 STATE OF NEW JERSEY P W T			4793
		46-00657 2ND QUARTER WATER TAX	1,332.60		
141931	07/20/16	AMER230 AMERICAN WEAR, INC.			4804
		46-00656 CLOTHING MAINTENANCE/JUNE	661.80		
141932	07/20/16	AQUAP010 AQUA PRO-TECH LABORATORIES			4804
		46-00660 WATER ANALYSIS	1,068.00		
141933	07/20/16	BAUER020 BAUER PRECISION, INC.			4804
		46-00152 T HANDLES VALVE KEYS	1,100.00		
141934	07/20/16	BERGE150 BERGEN COUNTY MUN JOINT INS. F			4804
		46-00668 3RD QUARTER JIF PAYMENT	34,803.51		
141935	07/20/16	BERGE360 BERGEN MUNICIPAL EMP BENEFIT F			4804
		46-00647 JULY BILLING	1,800.40		
141936	07/20/16	BOROU062 BOROUGH OF PARK RIDGE-AGENCY			4804
		46-00648 JULY BILLING	15,696.23		
141937	07/20/16	BRAEN010 BRAEN STONE INDUSTRIES, INC.			4804
		46-00559 SHOULDER STONE	440.46		
141938	07/20/16	CABLO020 CABLEVISION			4804
		46-00661 JULY BILLING	44.95		
141939	07/20/16	FEDER010 FEDERAL EXPRESS CORP.			4804
		46-00640 SHIPPING/ NJDEP WATER SUPPLY	19.33		
141940	07/20/16	FELDM010 FELDMAN BROTHERS ELEC SUPPLY C			4804
		46-00663 ELECTRIC SUPPLIES	623.31		
141941	07/20/16	HDSUP010 HD SUPPLY WATERWORKS			4804
		46-00571 GASKETS, RODS/HYDRANTS	3,885.50		
141942	07/20/16	LERCH010 LERCH, VINCI, & HIGGINS LLP			4804
		46-00565 BONDS/NOTES TRUCK AQUISITIONS	500.00		
141943	07/20/16	MIRAC010 MIRACLE CHEMICAL CO.			4804
		46-00626 SODIUM HYPOCHLORITE	225.60		
		46-00655 SODIUM HYPOCHLORITE	158.40		
			<u>384.00</u>		
141944	07/20/16	NORTH060 NORTH JERSEY MEDIA GROUP			4804
		46-00639 PUBLIC NOTICE/ WATER TOWER LS	63.32		
141945	07/20/16	PAAUT010 P&A AUTO PARTS, INC.			4804
		46-00635 VEHICLE/SHOP SUPPLIES	131.28		

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Check #	Check Date	Vendor	Reconciled/Void	Ref. Num
PO #	Description	Amount Paid	Contract	
05WATER		WATER-ORITANI	Continued	
141946	07/20/16	PARKP010 PARK PIZZA 46-00650 LUNCH/TRAINING 6/10/16	72.39	4804
141947	07/20/16	QUADT010 QUAD THREE GROUP 46-00644 WELL 10 CARBON REPLACEMENT	1,744.00	4804
141948	07/20/16	RAPI0010 RAPID PUMP & METER SERVICE CO. 46-00634 BOOSTER 3 FUSEHOLDER	670.33	4804
141949	07/20/16	RDIC0010 ROI CONTROLS LLC 46-00664 DIGI & ANALOG OPTO BRAIN BOARD	552.13	4804
141950	07/20/16	RINBR010 RINBRAND WELL DRILLING CO. 46-00658 WELL 18 SERVICE/CHLORINE VALVE 46-00659 FILTER TANK 1& 2 SERVICE	1,530.20 520.00 2,050.20	4804
141951	07/20/16	SAFET030 SAFETYLINE, INC. 46-00545 MESH SAFETY VESTS	253.19	4804
141952	07/20/16	SICOM010 WESLEY/SICOMAC DAIRY FOODS 46-00638 DAIRY FOODS / JUNE	61.81	4804
141953	07/20/16	SPEC0020 SPECTROTEL INC. 46-00672 JULY BILLING	160.56	4804
141954	07/20/16	STAPL030 STAPLES ADVANTAGE 46-00556 COPY PAPER, REPORT COVERS	104.01	4804
141955	07/20/16	SWIFT020 SWIFTRACH NETWORKS INC 46-00642 SWIFT SUBSCRIPTION FEE/JUNE	202.50	4804
141956	07/20/16	TREAS050 TREASURER, STATE OF NEW JERSEY 46-00671 2016 ANNUAL WATER OP FEE	1,580.00	4804
141957	07/20/16	UNUML010 UNUM LIFE INSURANCE COMPANY 46-00649 JULY BILLING	533.59	4804
141958	07/20/16	VALLE040 VALLEY PHYSICIANS SERVICES 46-00670 2ND QUARTER DOT TESTING FEE	154.00	4804
141959	07/20/16	WAKEF010 WAKEFIELD GRAPHICS COMPANY 46-00578 SS POCKET T-SHIRTS	324.00	4804
141960	07/20/16	WEEDS010 WEEDS, INC. 46-00653 WEED CONTROL 15 SULAK LN	99.00	4804

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Check #	Check Date	Vendor	Reconciled/Void	Ref. Num	
PO #	Description	Amount Paid	Contract		
05WATER		WATER-ORITANI	Continued		
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	31	0	71,116.40	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	31	0	71,116.40	0.00
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	31	0	71,116.40	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	31	0	71,116.40	0.00

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Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
WATER UTILITY OPERATING	6-05	67,096.96	0.00	0.00	67,096.96
	W-06	4,019.44	0.00	0.00	4,019.44
Total Of All Funds:		71,116.40	0.00	0.00	71,116.40

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Range of Checking Accts: 07ELECTRIC		to 07ELECTRIC		Range of Check Dates: 07/07/16 to 07/20/16	
Report Type: All Checks		Report Format: Condensed		Check Type: Computer: Y Manual: Y Dir Deposit: Y	
Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
07ELECTRIC		ELECTRIC-ORITANI			
141640	07/08/16	BETTS010 BETTS & HOLT			4791
46-00091		LEGAL SERVICES DEC-JAN	415.68		
141641	07/20/16	AMER140 AMERICAN POWERNET MANAGEMENT L			4805
46-00029		MANAGMENT/ LOAD FORCASTING FEE	3,400.00		
141642	07/20/16	AMER150 AMERICAN PUBLIC POWER ASSOC,			4805
46-00479		POLE ATTACHMENT WORKBOOK	85.50		
141643	07/20/16	AMER230 AMERICAN WEAR, INC.			4805
46-00656		CLOTHING MAINTENANCE/JUNE	265.75		
141644	07/20/16	BERGE150 BERGEN COUNTY MUN JOINT INS. F			4805
46-00668		3RD QUARTER JIF PAYMENT	29,002.93		
141645	07/20/16	BERGE360 BERGEN MUNICIPAL EMP BENEFIT F			4805
46-00647		JULY BILLING	1,930.60		
141646	07/20/16	BETTS010 BETTS & HOLT			4805
46-00646		LEGAL SERVICES - FEB-JUNE	100.11		
141647	07/20/16	BOROU062 BOROUGH OF PARK RIDGE-AGENCY			4805
46-00648		JULY BILLING	10,566.69		
141648	07/20/16	CABL0020 CABLEVISION			4805
46-00661		JULY BILLING	44.95		
141649	07/20/16	LERCH010 LERCH, VINCI, & HIGGINS LLP			4805
46-00565		BONDS/NOTES TRUCK AQUISITIONS	500.00		
141650	07/20/16	MCMAS010 MCMASTER-CARR SUPPLY COMPANY			4805
46-00588		WASHERS, HEX SCREWS & NUTS	778.34		
141651	07/20/16	PAAUT010 P&A AUTO PARTS, INC.			4805
46-00635		VEHICLE/SHOP SUPPLIES	230.74		
141652	07/20/16	PARKP010 PARK PIZZA			4805
46-00650		LUNCH/TRAINING 6/10/16	72.39		
141653	07/20/16	PUBLIO40 PUBLIC POWER ASSOC. OF NEW JER			4805
46-00680		JUNE BILLING	8,115.37		
141654	07/20/16	SICOM010 WESLEY/SICOMAC DAIRY FOODS			4805
46-00638		DAIRY FOODS / JUNE	61.82		
141655	07/20/16	SPEC0020 SPECTROTEL INC.			4805
46-00672		JULY BILLING	160.56		

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Check #	Check Date	Vendor	Reconciled/void	Ref. Num
PO #		Description	Amount Paid	Contract
07ELECTRIC		ELECTRIC-ORITANI	Continued	
141656	07/20/16	STAPL030 STAPLES ADVANTAGE		4805
		46-00556 COPY PAPER, REPORT COVERS	104.01	
141657	07/20/16	SWIFT020 SWIFTRACH NETWORKS INC		4805
		46-00642 SWIFT SUBSCRIPTION FEE/JUNE	202.50	
141658	07/20/16	THEST030 THE STATE CHEMICAL MFG CO.		4805
		46-00634 WASP/HORNET SPRAY	129.06	
141659	07/20/16	UNUMLO10 UNUM LIFE INSLRANCE COMPANY		4805
		46-00649 JULY BILLING	532.77	
141660	07/20/16	VALLE040 VALLEY PHYSICIANS SERVICES		4805
		46-00670 2ND QUARTER DOT TESTING FEE	137.00	
141661	07/20/16	WEEDS010 WEEDS, INC.		4805
		46-00653 WEED CONTROL 15 SULAK LN	99.00	
Checking Account Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks: 22	0	56,935.77
		Direct Deposit: 0	0	0.00
		Total: 22	0	56,935.77
Report Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks: 22	0	56,935.77
		Direct Deposit: 0	0	0.00
		Total: 22	0	56,935.77

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Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
ELECTRIC UTILITY OPERATING	5-07	207.84	0.00	0.00	207.84
ELECTRIC UTILITY OPERATING	6-07	56,727.93	0.00	0.00	56,727.93
Total Of All Funds:		56,935.77	0.00	0.00	56,935.77

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Range of Checking Accts: 07ELECTRICWIRES to 07ELECTRICWIRES Range of Check Dates: 07/07/16 to 07/20/16
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check # PO #	Check Date Description	Vendor	Amount Paid	Reconciled/void	Ref Num Contract
07ELECTRICWIRES	ELECTRIC WIRES				
752	07/08/16	PJMIN010 PJM INTERCONNECTION LLC			4786
46-00539	PURCHASE OF CURRENT/JUNE		60,924.34		
753	07/08/16	BOROU040 BOROUGH OF PARK RIDGE(UTILITY)			4792
46-00652	TRANSFER TO WATER 7/1-7/8/16		105,882.26		
754	07/15/16	PJMIN010 PJM INTERCONNECTION LLC			4800
46-00662	PURCHASE OF CURRENT/JULY		49,167.44		
755	07/15/16	BOROU040 BOROUGH OF PARK RIDGE(UTILITY)			4801
46-00675	TRANSFER TO WATER 7/11-7/15/16		78,432.90		
756	07/20/16	PSEGE010 PSEG ER&T			4803
46-00666	PURCHASE OF CURRENT/JUNE		121,658.88		
757	07/20/16	TALE0010 TALEN ENERGY MARKETING LLC			4803
46-00667	PURCHASE OF CURRENT/JUNE		240,322.40		
Checking Account Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		6	0	656,388.22
	Direct Deposit:		0	0	0.00
	Total:		6	0	656,388.22
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		6	0	656,388.22
	Direct Deposit:		0	0	0.00
	Total:		6	0	656,388.22

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Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
ELECTRIC UTILITY OPERATING	6-07	656,388.22	0.00	0.00	656,388.22
Total of All Funds:		<u>656,388.22</u>	<u>0.00</u>	<u>0.00</u>	<u>656,388.22</u>

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 016-228**

AUTHORIZE TAX OVERPAYMENT REFUND

WHEREAS, as a result of a duplicate payment in accordance to R.S. 54:4-21; there has resulted in the overpayment of taxes.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Park Ridge that the Borough Treasurer is hereby authorized and directed to return the following second quarter 2016 tax overpayments:

B 1516/L 1 C056F Robert Hickman \$1004.11
4 Farm Cross Way
Goshen, NY 10924-1245

COMMUNICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

APPROVAL OF MINUTES

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

Closed and Work Session Minutes Dated July 12, 2016

Public Hearing Minutes dated June 14, 2016 and June 28, 2016

A motion was made by Council President Bosi and seconded by Councilmember Szot to confirm.

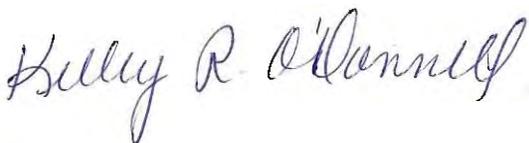
AYES: Councilmembers Bertini, Szot, Oppelt, Misciagna, Capilli,
Council President Bosi

ADJOURN

A motion was made by Council President Bosi and seconded by Councilmember Misciagna to adjourn the regular Mayor and Council meeting.

Meeting adjourned at 11:07 p.m.

Respectfully submitted,



Kelley R. O'Donnell, RMC
Borough Clerk/Administrator