

Approved, March 23, 2021  
Municipal Building  
Park Ridge, NJ  
March 10, 2020 - 8:15 P.M.

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.

Montvale Planning Board Chairman, John DePinto, led those attending in the Pledge of Allegiance to the Flag.

**ROLL CALL:**

**Present:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz, Mayor Misciagna

**Also Present:** Julie Falkenstern, Borough Administrator  
Durene Ayer, Chief Financial Officer  
Dan Eichhorn, Esquire  
Scott Reynolds, Esq., Special COAH Attorney  
Joe Burgis, Borough Planner - Burgis Associates, Inc.  
Erin Yoeli, Esq.

**Council President Mintz Reads Compliance Statement**, as required by Open Public Meeting Act, P.L. 1975, Chapter 231.

**SUSPEND THE REGULAR ORDER OF BUSINESS**

Mayor Misciagna calls for a motion to suspend the regular order of business to **Administer the Oath of Office to Jessica Mazzarella to the position of Municipal Tax Collector**

A motion was made by Councilmember Farinaro and seconded by Councilmember Ferguson to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

**Mayor Misciagna asks Council President Mintz to join him at the Podium and then invites Jessica Mazzarella to join them to administer the Oath of Office as Tax Collector**

---

**OATH OF OFFICE**

**PARK RIDGE TAX COLLECTOR  
JESSICA MAZZARELLA**

---

**Mayor Misciagna:** I would like to thank Jessica for all the work that she does for us. I think anybody that knows her, would say she is way too nice to be a Tax Collector. She is wonderful and she is big part of our “Park Ridge team”. We appreciate everything that she does for Park Ridge and we wish her very well. So, thank you, Jess!

**AGENDA CHANGES**  
**NONE**

**Mayor Misciagna:** **Affordable Housing:** We are going to ask our Special Attorney, Scott Reynolds, to speak about our court case. For those of you that are here, thank you for coming out. One of the things that we pledge to do is to be very transparent about what is going on. We’ve gotten some mixed messages in the past week and we have a trial coming up. All this happened within the last week, just prior to our court date on March 16<sup>th</sup>. I am going to defer to our Affordable Housing Attorney, Scott Reynolds and he will give a presentation:

**SCOTT REYNOLDS ESQ. – AFFORDABLE HOUSING UPDATE**

**Scott Reynolds:** Good evening everyone, my name is Scott Reynolds and I also have my colleague Erin Yoeli, and our Borough Planner Joe Burgis. A general background, to get everyone acquainted:

This case started in 2015 – A part of all the affordable housing cases that were started in New Jersey, where COAH was shuttered and courts directed municipalities to file actions in the Superior Court to determine their affordable housing obligations and compliance. So, after Mr. Banish was appointed as the Master, and the Master’s role whose acquainted with that. Frank Banish is a Planner, a licensed Planner in New Jersey. He does work for both private and public clients, but he also does work as a Special Master. A Special Master’s job is created through the court system.

And in some cases, where they are particularly complex, there are other issues that lend themselves to the judge having essentially his own expert witness; that's essentially what Frank Banish is. He's like the judge's expert witness. He'll help the judge understand some of the more challenging complex issues in the case. The Master's preferences, in his opinions and recommendations that he makes to the judge occurs essentially. The judge is not going to disregard those. You will have to give him a very good reason why he shouldn't follow what his Master suggests. One thing we did when we were preparing this Plan, in March of 2018, was to ensure that we reached out to the Master to make sure that some of the more litigious issues, that which might be involved in the Plan, are cleared through the Master, so we wouldn't have any issues going forward. So, we prepared a Plan. I am going to give you a brief just summary of what the Plan is. If you have any questions, I would ask that you hold them till the end as Mr. Burgis is going to speak also and he might be able to answer some of your questions. The components of the Plan were that the municipalities invoke on what's called a vacant land adjustment. There's essentially two ways you can satisfy your housing obligation. One is to totally satisfy it. It means that you have to build an affordable housing unit, a dwelling for each obligation you have. We have 247 – that's the total obligation for the third round, for the municipality, as calculated in the Plan initially, back in March of 2018. We decided that it was in the best interest of the town to invoke a vacant land adjustment, because there were only 3.86 developable acres in the borough. The law in New Jersey provides for a different path for municipalities that are land for lack of obligation of usable developable land, and that path is the vacant land adjustment. So, it allows you to satisfy a portion of your overall obligation, and not have to do all of it, because the acknowledgement that you lack the land to build the necessary housing, to fulfill the obligation. Part of that process involves determining your realistic development potential "RDP". That RDP, of 81 units, is what we calculated in the Plan, that's the number that you have to hit. Those 81 units are all affordable units and each one of them has to be built within the third round. The third round has been going on for five (5) years, you got five (5) years left, it ends in 2025. One thing we did in the Plan, was to deal with the Sony property. Obviously, that was kind of front and center. One of the things the municipality has to do, when it prepares a Plan like this, is to determine the density; how many dwellings per acre are going to be built at the site, potentially, or how much housing can the site absorb. And so, we engage in a theoretical discussion essentially, which is that if we assign twelve (12) units per acre, to each developable acre at the Sony property, which is about 30 acres total, and about 18 of that are developable. You would build them 12 units per acre, on each developable acre. When we did that analysis, the Sony property is about 45 units. So, 45 of the 81 come right out from Sony. Again, this is a theoretical exercise, but what the law allows you to do in New Jersey, is for the municipality looking to make a land adjustment, you can put a parcel in your vacant land inventory. You are not required to build affordable housing on that piece of vacant land, if you can satisfy your obligation through another way. What our Plan did was to try to achieve that goal. Before I even got involved, the Park Ridge Transit Village was already under way. That provided a good number of units, but we were also able to negotiate a 100 percent affordable housing project on Fifth and Brett. That project is targeted to have about 50 affordable units. It's all affordable. That helps minimize the impact this type of development can have on a community, keeping in mind that for every one affordable, you generally have 4 marketable units. So, every time you see 1 affordable unit, it's likely that you will have 4 market rates to come along with it. We also were able to negotiate deed restrictions at The Atrium Assisted Living facility.

It has a bunch of rooms, but 28 of them they have agreed to maintain just for Medicaid waiver recipients. Those qualifying within the regulations, as affordable housing, so we can take advantage of those credits, and we did that. We also have some group homes and some other mechanisms to satisfy that RDP. The remainder of the obligation, above the RDP, that is called unmet need. This is an aspirational goal. It's not liked the standard under the RDP, it's a less exacting standard, you just have to aspire to create these units, but you don't have to have that realistic opportunity. Some of the ways that we did this was to construct surplus credits that came off of the RDP and having overshot it. We then decided to modify the Business (B-3) Zone. So, moving on from the Plans: July 8th, the borough filed a large motion to determine the municipality's affordable housing obligation. The parties in these cases - the municipality has their own expert; Fair Share Housing Center has an expert and Hornrock has an expert. Each one of them has given an opinion on what they think the affordable housing obligation should be in the borough. We filed a motion in July, it was not ruled upon until February, for reasons I can't explain to you. But, it did take awhile and we were able to prevail on that. The obligation was set at 225 units, which was really the number we were pushing for and hoping it would be applied. In February, the court set a March 16<sup>th</sup> trial date, so that's fastly approaching, on Monday. On March 3rd, just a few days ago, the Special Master issued a report. It has several main findings and recommendations, but there is really four that I want to discuss with you tonight. These were understood, by us, having conferred with the Master, previously, that these were issues that he was going to rule favorably to us. One of his recommendations to the judge is that the municipality of Park Ridge should not be entitled to a vacant land adjustment. The next, is he disagrees with the densities that we selected at Sony, and instead of 12 per acre, the Master has recommended to the judge that he apply density of 35 units per acre, which drastically changes the amount of housing that gets developed within this town, and specifically, potentially, at that site. He made a determination that there are less wetlands than we initially believe there is. We did our own analysis, Mr. Burgis's firm does it, and we made a determination there are 18.5 acres - Frank Banish comes up with a little bit different number. But, it has a big impact - that alone, that difference in developable land area, makes up about 160 dwellings. So, it's a big issue. What the Master ultimately recommended that happens at the Sony property, if the Master had his way, is to build 165 affordable housing units there, for a total of 825 units. What has made this process difficult, as I mentioned before, we cleared these issues with the Master earlier. One of the issues was to determine whether or not the Master had any problems with the municipality invoking the vacant land adjustment. Frank Banish had previously made statements about municipality's entitlement to a vacant land adjustment and he was in favor of it, acknowledging that the municipality was almost all built out. There is not even 4 acres of vacant land in our inventory so, we felt good about that. From 2016 to 2019, the Master repeatedly told me, that if we had selected a density at the Sony site, between 12 and 15 units per acre, that the Master would not quibble with that. So, that fell within our comfort area as a number that we thought was correct, too. So, we moved forward with a Plan on that. The next issue is that the Master, he never raised any issues about having a different interpretation of certain aspects of the regulations that apply to this case - that has an impact. And, then again, this issue of the amount of usable land up at Sony; this dispute just raised a week ago, I don't even have the back-up or whatever information Frank Banish used to try to make that determination, of which I am trying to gain access to it. So, this next slide I thought would be helpful to contrast the differences between where we were headed with our Plan and where the Master is now headed with his recommendation.

You can see that he has rejected our request for a vacant land adjustment or entitlement to it. He then is disagreeing with us about the appropriate new and presumptive density at that site, increasing it from 12 to 15 range up to 35. The basis for that, in Frank's report, is he sights to a development in Montvale, on the other side of the boundary line on the Sony property, there is a 7-acre parcel located in Montvale, and Montvale is building 185 units on that site. And then again, we had some unfavorable interpretations, and we are looking at a recommendation by the Master of a very large number of units to be built up at Sony, in order to satisfy this enlarged obligation. To make matters a little bit more challenging, Hornrock and Fair Share are going to be moving to lift the borough's immunity from builder's remedy suits. That Motion will be heard on March 16th, the day of trial. We are dealing with that, but right now our main focus is the Master's report and how we go from here.

**Mayor Misciagna:** Thank you, Scott. I would like to start by telling everybody, that we are all on the same side of this issue. What's happened in the last week has blindsided us, we were getting nothing but positive feedback for two years. We've spent, in my opinion, a tremendous amount of money and time trying to mount a successful case. I am not sure exactly why this happened, but it is damaging to our case. We did not expect it, but we will have to deal with it. So, what we are trying to determine right now, one of the things they did to us also, is that they gave us a very limited amount of time to respond. We got this information just a few days ago, our trial date is set for March 16th, our case that Scott and Erin has so capably set up for us, is based on facts and criteria that have been changed in the last couple of days – it's a difficult situation. I personally think this is a message to any town that has the nerve to do what we did. We have made it clear that we feel that the zoning portion of this should be home rule. We should be able to determine - we will make good on our obligation, we plan on making good on our obligation – but I personally, feel like they rearranged the table when we were just about to be done. We are all upset here – we are digesting the information here; we've had a couple of meetings about it. I want to welcome anybody to get up; there are some very knowledgeable people in the audience. We will talk about this as a Council. We haven't had an Affordable Housing Committee meeting because every time we had a meeting with the court, there was nothing but positive feedback, we thought we were moving in the right direction; we figured we would button it up and then we would talk. With this that happened, we will try to figure out our direction. We will have a meeting with the Affordable Housing Committee and discuss it with them. I would like to open the microphone to the Public portion of the meeting. We have Joe Burgis here, who is a very knowledgeable Planner, who helped put this thing together. He is also a Special Master. He knows the insides and out of what Frank Banish does, so if anybody wants to ask him a question or has a comment – please go right ahead.

#### **PUBLIC PRIVILEGE OF THE FLOOR:**

Mayor Misciagna 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.*

**Speaker #1 – Ron Vradenburg – 26 Lakeview Avenue:** Having followed this for years, Frank Banish's name comes up regularly, obviously, because he is a Special Master involved in a lot of settlements that have been occurring – over what, 300 municipalities I think have settled. And, in almost every case, Fair Sharing Housing Center and Banish – they almost seem to work as a team. I'm sorry, but I know that you all (Council) has been putting everything behind this effort, as well as a lot of money, as you said Mayor. What annoys me is, it seems like Fair Share Housing Center and Banish, and anyone else down at the State Legislature, are doing everything they can to get over on every town. We are taking this to the one-yard line and for them to do this, it's not right. How far can we take this? Can we take this to the Supreme Court?

**Mayor Misciagna:** If they would choose to hear it. If we went to Court and lost, the scary things are: you would lose your immunity; that's what petrifies everybody. Otherwise, we would say – I'm not saying we've made any decisions at the moment, but we have some serious issues to discuss. You lose your immunity, it takes away all of your zoning for the entire town. We don't have say on the zoning. The Special Court Master reviews our zoning. So, if we were to go to Court and lose, and then to appeal (which I've told Scott to be prepared for an appeal) if need be, and he has done a very good job preparing it. And, we have some reasons to think that there are appealable things that happened to us. The report came out of left field, along with some of the comments that were said. So, there are certain items that we feel that would give us a fighting chance to appeal, but I have to tell you, they change the table, just like I said, just before we were about to sit down. I don't know what's going to happen at the next step.

**Ron Vradenburg:** The thing that keeps beating in the back of my mind, is that it's sort of a conspiracy. Murphy throws Walsh in to be the Controller, Walsh is the guy in the backbone of Fair Share Housing Center – Walsh has repeatedly, even when he was on stage with Holly Schepisi, shown a complete disregard for the community's health and the quality of life. He doesn't care – he just wants to push forward – I don't know what his whole idea is. It just doesn't make any sense. Is there approach to show that they are just teaming up to do this to towns for some reason, that yet to be discovered? Other than helping the helpless, either a powerplay, I don't know. I just think that it seems too obvious, that at this point, and I agree, all the news up to this point has been very positive and the nightmare down at Kinderkamack Road that I was very opposed to, but figured, alright – lose the battle, win the war. If we are going to roll over and take that now, and now have to get taken over on this, I just really feel....

**Mayor Misciagna:** Well, first of all, nobody said we are rolling over. Nobody said anything about that. What I said was, I am going to give everybody in town the information that we are dealing with. I think everybody knows, this isn't easy. We did, and I've talked about this ad-nauseum – the downtown - nobody up here, or anywhere, was thrilled about that. But we did that to give us a fighting chance. I could tell you this would have been over two years ago, up there. They put obstacles in front of us and our team answered those – it's just that the shame of the matter, Ron is, that we got to the point where we are going in feeling really good – and then they changed the density to 35. I sat right there about 5 years ago – I said, "why are we talking about 6 per acre like Bear's Nest"? And he said, "you better get used to 15" and now it is 35. It's a point of frustration for all of us. All of these things we've done – it's not my development – that's not something that I advocated for – but I thought that that helped us get to where we needed to be to fight the most offensive one – this big development up there.

**Ron Vradenburg:** I 100% agree! And, I changed my tune when that was brought up. I was opposed to it originally, and then I agreed, it was the right thing to do – because it is right where it should be. That's where you should have affordable housing.

**Mayor Misciagna:** Frank Banish told me, before it seemed to change his mind, on the following Monday - as I just told this to the Council, everything seemed to change. I don't know if he had a meeting over the weekend, but on Thursday, he told me we were doing the right thing. We put a Plan in that showed the density should be in the downtown area. I know people don't want density anywhere. But, I could look at every resident in this town, in their eyes, and say it belongs down there - because I think we could all agree, if we are going to grow the town, it should be from the center out – not having a high-rise over at one side of town, a high-rise over here...in the town. I said that when I knocked on doors and I believe it to my core. Frank told me we were doing the right thing. He told me that Thursday - and on Monday, they changed. Maybe they had other fish to fry, sort of speak – Saddle River settled - maybe they were able to focus more on us. But, I could tell you the feedback that I got, was that we were doing the right thing. This is why it is so upsetting to me. We can see this through, but I want everyone in the room to know that if we see it through - what the potential is.

**Ron Vradenburg:** So, what you are basically saying is, is that if we lose the immunity, that then means that we don't have a commercial office space zone – it all becomes overlay.

**Mayor Misciagna:** Everything, all of that. It is all up in the air – it comes out, they take that power away.

**Ron Vradenburg:** And then, if Hornrock files a builder's remedy lawsuit, in addition to building whatever they want to build, it doesn't really have to comply as closely to a lot of the normal standards.

**Mayor Misciagna:** I'll have the attorney address that.

**Ron Vradenburg:** Under a builder's remedy, if we lose a builder's remedy suit, don't we pay their legal fees too? And have to give money to Fair Share too?

**Mayor Misciagna:** I'll be honest with you - that was the least of my worries. I'm here because I said I would fight this thing. I thought it was winnable, I'm not 100% sure anymore based on the feedback. That's not for a lack of trying from the people here. We are here to put this out there - to let people understand. We still have to determine what we are going to do. They gave us no time. The trial starts Monday. The good news is, Scott has been prepared for a trial since last summer, so he is ready to go. But, they just changed the numbers. So, there are now a number of things he has to address – it's going to be very difficult.

**Ron Vradenburg:** Didn't Judge Padovano agree to our number, as opposed to the 466? Didn't he judge in our favor in terms of our established number was what it would be. So, what's the difference between the number of 227?

**Scott Reynolds:** 225 is the number that was established in the Methodology which was created by Judge Jacobson. That's where we based our number on.

**Ron Vradenburg:** So, with the 51-unit affordable housing, the 40...something credits and all that combined, what do we get? And what balance does that leave, that we have to get out of Sony? Couldn't we just say to Sony to put 100 apartments up there in total?

**Borough Planner - Joe Burgis:** We settled at a 225-unit obligation, but we knew that Park Ridge should be entitled to a vacant land adjustment. As you heard Scott mention earlier, when we did our analysis, when you take all the vacant land in town and then apply all these environmental constraints over that land, we only have a little less than 4 acres of vacant developable land. You base your adjusted number on that acreage. And, on top of that, it also is supposed to look at those sites that may have redevelopment potential. We picked 3 sites that have redevelopment potential. From purely the vacant developable land, we said our obligation should only be 10 units. But, then when we added in 3 sites that have redevelopment potential, that added an additional 71 units – so we are up to 81 units. That we could still deal with, but the problem was Fair Share Housing Center's Planner had argued for greater than 225, and we settled at the 225. And they say we can still meet that number, simply by boosting up the density on the Sony property, from our 12 units to the acre to their 35 units to the acre. When you do the math, you end up with about 175 units on that site; 20% which would be affordable units and it has a multiplier domino affect that Frank Banish suggests, in that way, by boosting up all the densities, you could end up meeting the 225-unit obligation. I am also a Court Master and we also represent approximately 50 municipalities throughout the State, where we prepare housing plans. I have never, ever, seen that kind of adjustment factor used to boost up densities to show that a town like Park Ridge, that only has less than 4 acres of vacant developable land and where a Planner can conclude that we are not entitled to a vacant land adjustment. The problem is, all too often the judges rely on their Court Special Master's to a very, very significant degree and as I said to the Council earlier this evening, I could count on one hand the times that a judge went against their Special Master. And, in only one instance, was it of some significance. The other instances were just minor with picky little details that they didn't agree with. Recognizing that, and recognizing what a negative outcome could be, is what this Council has to wrestle with in making their determination as to what in the end they are going to do. And, I think that's what we need to hear from the public, without "rolling the dice" and seeing what you can do, or get. But, that is really in the end what this discussion is really all about. Because we can deal with 81 units, our housing plan deals with 81 units, in a way that makes sense. It's all concentrated in the downtown. Even the realistic development potential, of the Sony site, based on 12 to the acre, we could take that number of units and transfer it elsewhere in the downtown where it should be. The problem is, as the Mayor had said, Frank sat here and told us that that is the place where to put higher density housing - and that we were doing the right thing. And then at the last moment, everything changed.

**Ron Vradenburg:** Has anybody asked him what made him change his mind?

**Joe Burgis:** He has said his report speaks for itself. Basically, he looked at the adjoining property, the 7 acres of the former Sony tract that's in Montvale, and said they have a site plan at



26.5 units to the acre, and that should be the starting point for calculating the density on the Sony site. He also did something, that I think is unusual, on terms of what the regulations actually say. He seemed to have a number in mind, to back into, when the regulations don't call for that. Beyond that, the regulations don't say you look at the adjoining property, they actually say, you look at the area in which the site is located. Well, we do have the adjoining property in Montvale at 26 to the acre, but we've got about 1,400 linear feet, along the Woodcliff Lake border, that is zoned and developed at one-half acre development. For whatever reason, he chose not to look at that. He didn't look at the Bear's Nest which is right down Brae Boulevard and that's developed at 3 1/2 to the acre – he didn't look at that either. But his report, as Scott said earlier, doesn't explain any of his basis or rationale for why he did what he did and didn't look at the other things that I'm bringing up. So, these are the kind of things that we can bring up in court. But again, I fall back on the concern how Special Master's reports carry a lot of weight with a judge.

**Ron Vradenburg:** My last point is: as much weight as his opinion would carry in a formed report, shouldn't what he said leading up to that carry just as much weight, because it guided us in how we proceeded forward.

**Joe Burgis:** I think that is more of a legal determination, but I will say that what he said here, would carry only so much weight in contrast to sworn testimony in a court of law.

**Mayor Misciagna:** Just one last thing with what Joe was saying, this is why I am furious about it, the report mentions Montvale's density. And then it actually says, "no residential - bordering Park Ridge". But they leave out the entire town of Woodcliff Lake, which makes up the majority of the southern-end of that property. It appeared that it was almost left out on purpose because it didn't serve his point. It is supposed to be an unbiased point – if you're going to say something like that, address the Woodcliff Lake – they are single family homes there. The majority of the property line doesn't abut Montvale, it abuts Woodcliff Lake, but he mentions the density over there but doesn't mention the other.

**Speaker #3 – Stacy Dellavolpe – 11 Sturms Place:** So, it does sound like we do have a little bit, hopefully, that maybe we can use in our favor with some of things that you just brought up, as well, and some of the history in this. But, I've been involved with this, as all of you know, since way before in the very beginning – some quick questions: Two plus years ago, when we were on the path to settling, and that was where we were going - what exactly was the number of units we were looking at up the Sony property?

**Mayor Misciagna:** That's a complicated answer because there was Pilot involved, there was a higher number, I think it was 675, but then they talked about the use of a Pilot to bring it down to 465 or 485, but that was with the use of a Pilot to try to lower their cost. But, yes, it was somewhere in that ballpark - it was originally 675 without a Pilot.

**Stacy Dellavolpe:** So, we were looking at somewhere around 500 units? So, approximately two years ago, when we first started this, before we spent all this money, that's kind of where we were at. We heard about all the things that Banish did not agree with in our Plan. Was there anything in our Plan that he did agree with?

**Scott Reynolds:** There are some things that he hasn't challenged and that he accepts, but nothing that moves the needle in one direction or the other - like the categories that I mentioned.

**Stacy Dellavolpe:** Okay, so none of the things or the approaches that we tried to take with building the 100% affordable - all of the things that we did in good faith - none of that really was brought up or discussed at all?

**Scott Reynolds:** He recognized in his report that we are planning to build a 100% affordable project, and all he said about it was that he needs to see the documentation proving what his basis was.

**Stacy Dellavolpe:** I know we are going to court on Monday. What exactly happens on Monday, and is this the start of the trial where it can go on for a considerable amount of time? Or, are we going to walk in on Monday and they are going to make some type of mandate that we have to take some type of action towards settling?

**Scott Reynolds:** Generally, it's typical for a judge to try one last time to settle a case before a trial begins. So, I would anticipate some type of attempt - but how Judge Padovano handles his trial's, I don't know.

**Stacy Dellavolpe:** I will speak for myself to say that, "I don't think we should walk in on Monday and settle anything - but, I am definitely not the professionals here. I am still willing to fight because quite honestly, I know we are talking about losing our immunity, and things of that nature, but with everything going on downtown, if we are stuck putting 500 units down at Sony we are going to be in real sad shape as a town. So, losing our immunity - I don't know how much worse it could get. I know we saw this on the Plan, in some of the notes that you had, there was unmet need, there's what we are actually committed to building - was it 200 or 100 what was it, between what we are putting out, and what we have already agreed to with the 100% affordable housing - where do we stand versus where they think we should be with the unmet need?

**Scott Reynolds:** It's hard to answer. But, the Plan we put forward satisfied the RDP, but it did not fully satisfy the obligation. The numbers will change depending on what scenario they're discussing. I can't give you a better answer, I'm sorry.

**Stacy Dellavolpe:** One last question: As Ron said, we've been watching a lot of what is going across New Jersey, and one of the things that we've always noticed is that, in these settlements and these discussions, everybody always comes back with an unmet need. Nobody comes and meets their need 100%. I think we are very close, and I would be really hard pressed, if any other town, that has come this close to meeting their actual unmet need, without having to settle, without having to go to litigation by doing the things that we have done. I don't know if that is possibly a statistic that maybe could weigh in our favor? To say, based on the percentage of other towns, most people are within 10%, 20%, 25% of their unmet need - here, I can't imagine that we would not be one of the only towns in the area that would be that close to our unmet need.

**Joe Burgis:** Actually, you are correct! We did a study and found that – typically towns settle at 15-30% of unmet need. Unfortunately, Frank Banish's report indicates that we don't have any unmet need, because he says we should meet the entirety of our obligation, all 225 units. So, there is no unmet need – and that's the difficulty. The greater difficulty is that if we lose our immunity, anybody can come along and say "I want to see my property redeveloped with 20 units of multi-family housing", and we would have no control over stopping that – that's the problem. And then, whether its 225-unit obligation or any other number, it won't matter because we are just left with developers coming in and piling on, so to speak.

**Stacy Dellavolpe:** Okay, well, I think we started this and one of our things was that going down this path, we could potentially fight and we could lose our immunity. I feel like its been 2 years, we put together a great fight, it sounds like we still have more fighting to do and potentially more legs that we could stand on. So, my opinion, losing our immunity is something that we are not facing for.

**Speaker #4 – Will Fenwick – 5 Mae Court:** One thing that was mentioned was the dispute regarding the acreage of wetlands up in that area. If you look at any State DEP map, the entire place is littered with wetlands. Is the town planning on attempting to file any sort of complaint with the State DEP concerning the wetlands up there - to preserve that area against development? Administrative action is sometimes an alternative to fighting the Superior Courts. And, if the State itself is spending the money to fight on our behalf, we are saving money too.

**Mayor Misciagna:** I think what Scott brought up was that there was some disagreement on the amount of acreage there. I think our numbers are correct and we have been dealing with that. Obviously, they would be unable to develop any of the wetlands and the buffers that are required. But, other than the 3, 4 or 5 acres that they misjudged, which, I think we could correct, it still doesn't change the real problem which is the density for that area, and the removal of a vacant land adjustment. That's what every town gets and that was what we were told that we were going to get.

**Will Fenwick:** Along the same lines, the Montvale portion of the development, if you look at DEP maps as well, also has wetlands that spill over onto it. And, even in areas that aren't wetlands, what would be the buffer zone – from the Park Ridge wetlands – spills across the border into that area. Are you planning on attacking Mr. Banish's reliance on that Montvale figure using the wetlands argument, as applied to Montvale to say, "those calculations from Montvale are not in essence genuine because they were settled out between Montvale and Fair Share Housing"?

**Mayor Misciagna:** The Community Group has already contacted the DEP and we are exploring that they have been for a while. It's strange, because it is not clear exactly. They have to do an evaluation. It is based on some odd things like what is growing there, etc. But, yes, that's something that we have been aware of. When it comes to the Montvale portion, we are limited to what we should be doing over there, as a borough, because they have an obligation that they have to meet. But the Resident's group has been involved with the DEP in regards to that tract to make sure that it conforms.

**Will Fenwick:** Okay. One final question: We have heard the arguments that our calculations are correct and the methodology – are there any other arguments that we are planning on raising at trial, that are not necessarily related to what we've discussed tonight? I know of one instance where Fair Share Housing was in essence defeated in a Summary Judgement Motion because the town argued that they were naturally compliant in a sort of "out-of-the-box" type argument, at the time. So, are there any arguments that you are planning on making, like that for example – that the surrounding areas have an excess of affordable housing? Or in such close proximity that the Statute didn't necessarily contemplate that excess, due to all the building going on in Montvale?

**Scott Reynolds:** We are considering all options, we are looking at everything – absolutely.

**Speaker #5 – Carmen Rodriguez – 52 Clairmont Drive, Woodcliff Lake:** Our property is right behind the Sony building. My question is: Can't the municipality deny access to build roads? Because a lot that size is going to need more than one road to get in and out. I mean we are talking about probably a few access roads from different angles? No?

**Mayor Misciagna:** The Plan calls for just one.

**Carmen Rodriguez:** Wow, that's a lot of traffic right there, from that one road.

**Mayor Misciagna:** I agree.

**Carmen Rodriguez:** I notice they took the Sony logo off of the monument sign already.

**Mayor Misciagna:** Yes, I took a picture in front of it and the next day they took it down.

**Carmen Rodriguez:** Once that came off, it kind of like put the nail on the coffin for me. So, all of us at Clairmont, that whole neighborhood, we are concerned about our property values.

**Mayor Misciagna:** I tried to coordinate an effort with all of the Mayor's in the area and the problem is, and I understand, I only worry about what's in Park Ridge. And, once you get to a settlement you could live with, you are not worried about anybody else. But, I think we are starting to realize that this is a regional problem. Because, what towns are doing, is they are taking their obligation and they are jamming it, as close to another town as possible. You see the people, on the other side of Woodcliff Lake, were having the same problem because Saddle River, at the last minute, they were going to fight. I don't know what came out of the meeting, just before the trial, but I suspect I may have the same type of a meeting. I don't know what was said to them, but they settled and now they have a nice house over there and they are going to put up either 12 or 24 units, or something like that. But, that's what you are going to see and so, it's not that we don't like our neighbors, but if you are only worrying about what's in your own town, you do what's being done. And, I think it is going to be a disaster in a few years. Because, we are not trying to do that. If you look at, and some people have faulted this Council for approving this, which we thought would help us. That's in the dead center of our town. We didn't jam it into Woodcliff Lake, River Vale or Montvale because I think that is the proper way that a town should grow; from the inside – out.

This is why we are very frustrated up here – because Frank Banish told us we were doing the right thing. What you are saying is right. You put the Plan into effect, you are demonstrating you are doing it, you are doing the right thing. That was up until a week/two weeks ago. So, its frustrating for all of us. And, I feel for you because the people that are going to be most hurt by this is your neighborhood. You're behind the Kettler House? It's a beautiful neighborhood.

**Carmen Rodriguez:** Yes – it's a quiet street, but now our backyards are going to be noisy and the lights of the parking lots are going to be affecting our quality of life for our backyards. We stopped receiving certified mail from Hornrock We had been receiving all of the Hearing dates and everything - so, that has stopped. You've been very helpful. Thank you!

**Mayor Misciagna:** We are doing what we can for you. I don't think you have received anything because the trials were adjourned a number of times.

**Julie Falkenstern:** She's talking about the Zoning application. They continued that a few times – it's not scheduled. It's currently not scheduled and they were told at the last Zoning Board meeting that they have to re-notice. When they get scheduled to come in front of the Zoning Board again, in relation to the Montvale project, not anything being built in Park Ridge, you will get "noticed" again.

**Speaker #6 – John Cozzi – 168 Midland Avenue:** I am very close to this too, and this is going to really change the neighborhood. The question I have is, because you keep coming back to Frank Banish. I am an attorney as well, and listening to you, hearing how shocked you are, and you're telling me where he is basing his numbers on, and how he is not basing it "global", but an area conclusion and how he's just tying it to one particular town. I don't see how... I am sure you are already talking about it - it's obviously an ambush, first of all. Second of all, to me, it's almost a net opinion. He's just looking at one place and he's using that little sliver versus the entire area. You have to go after him – you have to take him down – you have to attack his credibility. It's the only thing you can do to win this.

**Scott Reynolds:** What I can tell you, is that we have filed a Motion with the court in response to the report, and that Motion is presently scheduled to be heard on the day of trial. It's not possible for it to be heard any sooner.

**John Cozzi:** Okay. Can we also use Judge Padovano's opinion when he sided in our favor? I don't know the particulars, I only know the general sketching from the article I read. But, Judge Padovano was on our side. He saw it that way. Can't we flip it – sorta speak?

**Scott Reynolds:** So, I think you are referring to the decision on Methodology – that is just a very distinctive and separate issue. The two really don't have anything to do with one another. The difficulty here, though, is that Frank Banish is the Judge's Master and so, these are recommendations that are being made to the Judge, and he's been quite supportive of Frank Banish, throughout this case.

**John Cozzi:** Okay, I'll see you on Monday.

**Speaker #7 - Alan Balderama – 81 Chestnut Avenue:** I am curious about all of these previous conversations from Mr. Banish that was positive. Were any of those in writing at all that we could show the progression of the conversation? Because, it seems like there was a miss, if those conversations were not written down.

**Mayor Misciagna:** Well, they are documented through notes. Our attorney's took notes on all of those meetings. But, I'll be honest with you, Kevin Walsh was fairly reasonable when we sat with him. He was trying to work something out. As soon as he left, it went radio-silent from Fair Share. I don't know if they are making a point, or what. But, yes, we have minutes from all of those meetings and in their Case Management Hearings they try to periodically push the two sides together.

**Alan Balderama:** Can those meeting minutes be used against Frank as a rationale for challenging the conclusion?

**Mayor Misciagna:** Yes.

**Ron Vradenburg:** One last point: Talking to Banish – we continued on the path we went on, in terms of getting these projects approved; the 51 affordable unit project and whatever was involved in that, as well as all of the other projects that you've worked on – with the consideration that we were always receiving positive input from Banish as to what we were doing – checking in with him... “here's what we are doing” ... “yes, your doing the right thing, continue on that path”. You had members of the community buying into the ways we were doing things, because we saw that the end justified the means. For him to now come back and say, “I was just teasing with you”, that's just very wrong, especially from somebody that carries as much “water” for the Judge, as he does. I think this gentlemen (points) is 100% on point that, his integrity, and his position - needs to be challenged. Because if he hadn't said all the positive things and glaringly good things about us, all along, leading into this - as to what we were doing; approving five stories, and doing all this and doing all that - we may have taken a different course if we felt like we weren't heading in the right direction.

**Mayor Misciagna:** We would have taken a different course – no doubt we would have taken a different course.

**Ron Vradenburg:** Thank you – and I sincerely believe that - and I know that. And, it is because of that, that I say, “I say that because of what Banish has done all along with all of these other towns – over 300 municipalities, something stinks”. I think that we need to take him down to whatever degree - so that he loses credibility. I know that's a big ask – but, all along he's saying that “you are doing the right thing”. That has to count for something. So, I beg you to look at that aspect of things to try and attack his credibility.

**Mayor Misciagna:** Okay. Yes, Ron – I agree. We are certainly looking at how to make this argument as much in our favor as possible. You and I have talked many times over the past year, and I think I have told you that we were getting positive feedback. That doesn't mean that he didn't try to get us to settle – he is like a mediator. His job is to push the two parties together and see if we can live with something.

We made it clear that the residents of Park Ridge were looking for those type of projects to be in a different part of town, if need be. And, that is the frustrating part of all this. I don't disagree with anything, anybody said here – nobody brought up anything today that we are not already contemplating and doing that. I want everybody to vent and speak your mind. The 2 people we have here are very qualified legal experts – I am very proud of the job that they have done and am very disappointed about what the court has done.

**Ron Vradenburg:** If it had gone the other way... if Banish was saying to Fair Share, “forget it you’re going to lose, forget it you’re going to lose, forget it you’re going to lose – and they went off and attacked some other municipality and left us alone, they would have the same argument, as I feel we have. Another words, all along you were saying this... now you’re changing your tune. So, I think that’s the aspect that I just don’t understand. Something stinks.

**Mayor Misciagna:** None of us are naive, I don’t think. I am a little less naïve than I was a couple of weeks ago. Because I thought we are doing the right thing – we got a good Plan – we sucked it up, we spent money – we got a good Plan – and we’ve got a very good chance. Our chances are a little less right now. That’s the reason to have this meeting. We have to regroup – but we were looking to get an adjournment. Which by the way, in the last couple of years, there has been 14 adjournments – I think Scott has only asked for one. The other ones were from the other parties. So, there has been a lot of adjournments and that is one of the things they said, “you keep dragging this thing on”. Well, we haven’t been dragging it on, and we have been ready to go to trial for quite a long time. But, they throw this out at us, in the eleventh hour, and we are looking for at least a 90-day adjournment so we can catch our breath, and that’s not to be. Look, “I grew up in a world where if the bully is taking your lunch money every day, you go stand up to the bully”. Sometimes the bully hits you in the head, and I am a little worried right now. I am being honest with everybody – we will keep fighting the bully. But, the truth of the matter is, we are here to represent you! We are here to get the best outcome possible! There were people that heard a couple of months ago that there was talk of a settlement – that’s what we are supposed to do here. We are supposed to listen and come up with whatever is the best opportunity. Obviously, we didn’t settle, because it didn’t get to a point where we could live with it and we could look at all of you in the eyes. So, that’s why we are here tonight. We are sharing with you what the deal is. We haven’t even had a chance. The Council just go informed of this an hour ago. Scott did a presentation for us and now we have to come up with a Plan. We share when there is good news... we also have to share the not-so-good news.

**Speaker #8 – Nate Brown – 4 Duke Court:** I want to say that I think you have all done a great job fighting and I encourage you to continue to keep fighting. I know that this is a set-back – we’ve had our backs up against the wall multiple times, throughout this process. Things have flipped, leadership has changed and experts have been brought in. So, I just think this is a fight that’s worth fighting. I know it’s not cut and dry, but I think that the town is behind you all. I think the Petition that you had the 1,500+ people sign shows that the town is behind you. I also think the Plan that you came up with the regional approach – that was the right approach. Too bad that Mike Ghassali and Carlos Rendo didn’t follow through on it. At the end of the day, we’d all be sitting in a better position of strength. That’s something for all the residents to remember and when they are voting politicians in, we need to vote those in that do what they say they are going to do.

Not say something to win a speech, not say something to get elected to Congress, but follow-through in the best interest of the residents. You have done that, so I appreciate that. Talking about Frank Banish, this sounds unethical. I don't know what organizations or accreditations that he's involved with, but we need to put pressure points on that. I know that we've gotten to this point by putting pressure points on different people and different processes. I don't know if we can subpoena or depose him, I don't know if we can do that and ask for another extension of the immunity. I know the big variable here is the immunity. These are serious allegations that sounds like will be leveling, and so I think whatever pressure points on his professionalism – it's out of left field. This Plan was submitted 1 1/2 to 2 years ago, and within a week before trial they move the goal line? It is unethical behavior by an industry that has to have some sort of check-and-balance, some sort of review to say this doesn't make sense. So then, is there a way to ask for him to be replaced? Is there a way to either ask him to review it, with our suggestions, or ask to have him replaced? That's where I am at. I appreciate all of the work you have all done – I know the residents are listening and watching. If people weren't happy with Kinderkamack - we did the right thing there. But, this is going to be 3 or 4 times as big over at Sony and what's the school costs? If you look at the cost/benefit ratio, are we going to spend \$50,000,000 on a school to let Frank Banish or Fair Share Housing have their way? We fought this, this far, I think we continue to fight.

**Mayor Misciagna:** Thanks, Nate and I appreciate the kind words. I also want to let you know that Scott has filed a Motion that addresses a lot of the issues that you mentioned. I don't think we want to get into exactly what they say because I don't think there will be a benefit to us to talk about that, but we have brought those issues up in the Motions that Scott has submitted that we should hear from, by the trial date. I was told that they should look at the area, not the worst-case scenario, which it seems to be what we had dealt to us. If you look in Montvale, I won't ask anybody what their most dense property is - because I know, it's right next to us, but the rest of theirs is probably a reasonable amount of density. I bet they don't have anything in double digits, maybe – but certainly not 26. So, I feel, that he uses that as an example to use against us for our density is unfair. We are all on the same page with that, we just have to act quickly, and one of the things that I promised everybody was transparency – that we would have meetings. I was really worried that we would have to go to court without at least having a meeting like this. We are going to get the Affordable Housing Committee back together again and we will figure out how we are going to proceed.

**Speaker #9 – Joe Bucco - 149 North Avenue:** I am new to town, I am here about two years. So I know a little bit about this, but not much. There was two years of harmonious discussion back and forth positively, seems like the borough was doing the right thing by building all these buildings and then it just went south in one week, and nobody knows why. What's the penalty for not complying? If the town feels that we did our obligation with the downtown project, the Brae Boulevard, what's the penalty to just not comply?

**Joe Burgis:** We would lose our immunity – and when you lose your immunity, you then can lose all of your zoning.

**Joe Bucco:** For how long?



**Joe Burgis:** Probably until the next round which begins in 2025.

**Joe Bucco:** So, a 5-year period.

**Joe Burgis:** And, a lot can happen to a town in five years because it opens you up in the potential of anybody approaching the court to say, “that I would like to develop my property” and they would consider it.

**Joe Bucco:** And, then, at what point do they look at the schools, the Emergency Services and the roads and realize they can’t approve it?

**Joe Burgis:** Unfortunately, they don’t! So, put 40 children in a classroom?

**Council President Mike Mintz:** If they do a ruling against immunity, can we appeal that? If the judge makes a Motion on that?

**Scott Reynolds:** So, any Order can be appealed, but in New Jersey, Interrogatory Appeals, where Appeals made, while trial court action is pending, and not final, those are only appealable to the Appellate Division on Motion made to the Appellate Division where you had to demonstrate that it’s in the interest of justice and there would be some type of harm if you didn’t get the opportunity to appeal now. We are not there yet.

**Mayor Misciagna:** It’s frustrating, Joe. I have been asking the questions. You think common sense prevails in this? It doesn’t in a lot of ways. It’s not over –

**Council President Mike Mintz:** People have been asking what’s been new and different? And what may have changed Frank’s mind? I will say this. We have new people at Fair Share who have taken over in the last 4 weeks and want to prove a name for themselves. They had 2 wins just now, and feel like they can do anything. Right? And they don’t care about elected officials, they don’t care about the citizens, they don’t care about anything. If you do Fair Share and that’s what you work at, you get promoted to something in the government. So, that’s what different.

**Joe Bucco:** So, the goal obviously, is negotiation and mediation, prior to trial. So, because they started 4 weeks ago, wouldn’t that be grounds not to go to trial right away? And then to postpone the court date to work with the new people that are making the decisions?

**Mayor Misciagna:** If they would allow us to do that. We made a Motion to adjourn the trial for a 90-day period. Actually, the report recommended that. His report that has all of those negative things in, it said, “and there should be a 90-day period where we could try to work out a settlement”. Fair Share said they oppose it, Hornrock obviously opposes it, and they did not allow that. We don’t even know; the report is the report. The feeling we have is that the report is going to carry a lot of weight, even if it is wrong. We will have to prove that.

**Speaker #10 – David O’Sullivan – 252 Capri Terrace:** I would first like to start tonight by thanking you, Mr. Mayor and all of the Council people tonight, for all of the hard work and effort you have put into date.

I would also like to thank Scott Reynolds, his partner Erin as well as Joe Burgis again for all of the work that you have all done, as well. You have done a phenomenal job, considering the circumstances. One question: I think I saw on the slide that, I guess our total obligation is 225 affordable housing units. Again, my recollection - we had the 28 deed restricted units; we had 48 credits from the downtown development; we have about 51 or so, from 100% affordable housing; I know we have some group homes as well.... What is that total number? And, what's the delta then between the 225 and what that number would be? Because, just in my mind, looking at that slide, it doesn't kind of make sense - because it sounds like Frank is recommending 165 additional affordable housing units. I'm calculating that we are probably already somewhere close to 150, which would mean we should only be deficient by about 75 affordable housing units, if indeed our total obligation is 225.

**Joe Burgis:** Some of those units are actually meeting our prior round obligation.

**David O'Sullivan:** So, for the third round how many affordable housing units are we satisfying, at this point?

**Joe Burgis:** In our Plan, it was 81.

**David O'Sullivan:** Okay, and that's why it is coming up what it is. Anyway, again, we have been involved in this for a long time and I now have some thoughts that I took the time to write out and I would ask the Mayor and Council to bear with me as I read these thoughts that I have had since we have been involved for over the last 4 1/2 years. I would like to qualify that, this what I am about to read, is really strictly my opinion and my beliefs:

**Notes as typed up by David O'Sullivan:**

More than 4 years ago, the PRCFRD group formed. We started the group as we were very concerned about all the development being proposed and whether or not it was required by law to satisfy our AH Obligation. We supported our Towns requirement to provide AH however, we were against any attempts by developers to Over Develop. The former M&C at the time apparently had a settlement agreement on the table which involved basically two (2) properties, the downtown development and the former Sony Property Development, also known as the Hornrock Property. The downtown development included approximately 240 apartment units along with 24 AH apartments which remains unchanged today. My understanding is that one of the options that included a PILOT for the former Sony Property was slotted for approximately 500 apartment units with approximately 75 AH Units. This prior proposed settlement that involved the FSH, the Owners of the former Sony Property (Hornrock Properties) along with the Special Master (Frank Banish) were apparently all in agreement and satisfied with this proposed settlement. The only thing left to do was for the prior M&C to finalize, approve and sign the settlement agreement. Obviously, that never happened back in 2016 as the Town decided to perform its required due diligence so that we could prepare a Constitutionally Compliant HE&FSP. To demonstrate how corrupt the AH Litigation process is handled by the Courts, the Special Master, FSH and the developers (intervenors), all of the aforementioned parties were apparently all satisfied with the prior mentioned settlement agreement even though PR had not completed its HE&FSP which is the required DUE DILIGENCE to properly calculate its AH Obligation. Again, this document was never prepared but all of these dishonest entities were

willing to sign off on this agreement because the Developer (Hornrock) was getting everything they wanted which would no doubt be a financial win fall in the millions of dollars. After PR decided not to sign this original settlement agreement and Keith Misciagna took over as Mayor, PR hired a new attorney, our special counsel Scott Reynolds along with new professionals so that the proper due diligence in conducting and preparing the required HE&FSP could occur. Now during this process, there was concern by the special master (Frank Banish) the developer, and FSHC as to what should be considered Vacant Land. Obviously, all of these parties were anxious to make sure that PR would consider the Hornrock property as Vacant land. This was very important to these other parties because due to the fact that PR along with every Town in Bergen County was almost 100% built out meaning very little actual vacant land was available that having the Hornrock Property designated as vacant land would artificially raise the Towns Realistic Development Potential that it must meet as its AH Obligation. Once the amount of vacant land was determined it is PR responsibility to determine a density which in our case the special master (Frank Banish) apparently provided guidance. While many of the surrounding Towns utilized densities such as 6 units per acre, Frank Banish had apparently indicated that PR should be looking at densities in the range of approximately 12-15 units per acre for the Hornrock Property. So, while PR did not concede that the Hornrock property was vacant, PR prepared its HE&FSP with an assumption that the Hornrock Property was vacant land and utilized a density of 12 units per acre as suggested by the Special Master, Frank Banish. These requirements yielded a HE&FSP dated 2018 with a corresponding Realistic Development Potential (RDP) that PR would have to meet by law with shovel ready projects. I believe at this time, the entities mentioned above (again the Special Master, FSHC and the Developer) did NOT think that PR would be able to come up with approximately 81 shovel ready AH units. Well guess what, PR did come up with the required units and had all the requirements in place to substantiate those required units. These projects involved the downtown development that we would receive 48 AH, the existing Atrium Senior Living facility that we would receive approximately 28 credits at no additional development to the Borough, a very strategic 100% 51 AH unit development that would accommodate seniors, veterans, special needs adults and low-moderate income people without any of the market rate units that result in the Over development and taxing of a small Towns infrastructure. At this point in the litigation, the Special Master had not indicated any significant or critical issues with the PR HE&FSP. However, FSHC and the Developer started to focus on the unmet need. The Unmet need is basically the Boroughs Total Obligation minus the Realistic Development Potential. Again, to demonstrate how wrong FSHC was concerning their efforts to force towns to over develop, FSHC had its consultant prepare our total AH obligation at approximately 460 AH Units while PR had its consultant calculate a total obligation of approximately 200 units. Based on the decision by Judge Jacobsen in Mercer County where it was determined that the municipalities consultant was much more accurate in its AH Calculation that that our the FSHC consultant whom in PR's case tried to more than double our AH Obligation. Judge Padovano agreed with PR's methodology and that our total AH Obligation is approximately 225 units and NOT 460 units. This is very important and interesting because for the last few years FSHC was strong arming other local towns into settling and offered them a 30% reduction to their AH Obligation according to their numbers if they did. The scary thing is many Towns took this deal and settled even though FSHC was completely wrong in their AH calculation I will use Montvale as an example. Mayor Mike Ghassali whom I believe was completely intimidated of FSHC and didn't have the intestinal fortitude to fight for his Town and the surrounding Tr-Borough.

Worse, Mike Ghassali and the other dishonest parties (FSHC, Hornrock and Frank Banish, the Courts Special Master) while agreeing that almost every property in the Corporate Park would receive densities predominantly in the area of 6-8 units per acre except the Hornrock Property. Mike Ghassali agreed with his counterparts that the Hornrock property was somehow more special and different than all of the other developments only hundreds of feet away and that a density of 26 units per acre was appropriate. I believe that Mike Ghassali was complicit with Hornrock, FSH and Frank Banish, as he decided that he would screw the people of the Tri-Borough with an unprecedented over development on the Hornrock Property so he could keep the properties closer to the core of Montvale residents at significantly lower densities. Montvale officials went as far to actually write this in their revised AH Zoning Ordinances. I believe that Mike Ghassali and other officials in Montvale were conflicted as they didn't want to litigate their AH Obligation because they wanted to fast track the Hekemian development. To me, the proof is in the details.

In 2016, Montvale went about its regular but unconventional revising of its Master Plan once again even though a Master Plan which is a visionary document only needs to be revised or updated every 10 years. However, if you look at Montvale's recent history just prior to the development of the Shoppes at DePiero, they null and voided a Master Plan after recently and unanimously approving it by both the Montvale PB and M&C so that the zoning on the DePiero Farm could be changed to mercantile even though the prior Master Plan just months earlier had basically indicated that the farm was the jewel of the Borough. In 2017, when many of the Montvale residents started to attend M&C Meetings and voiced their opposition to the conversion of the Mercedes Benz, A&P and Hornrock sites for new developments, the M&C voted 3 times with the 1<sup>st</sup> two votes resulting in a 3-3 split vote in the council where Mayor Ghassali decided against approving the proposed settlement agreements. After the second vote, Hekemian (owner of the Mercedes Benz) site decided to intervene into the Montvale AH Litigation. That's right up until the later part of 2017 Hekemian had never actually intervened into Montvale AH Obligation. Please let that sink in. The question that everyone should be asking themselves is why? I believe the reason they didn't intervene was because Mike Ghassali, John DePinto and other Montvale Officials had already started to revise their Master Plan that would allow these properties to be developed as of right. To me proof of this is in the Judge's decision to allow Mercedes Benz to intervene at the 11<sup>th</sup> hour when months earlier a Judge in the PR Litigation refused to allow another developer to intervene because the developer had waited too long. However, the Judge's decision to allow Hekemian to intervene was allowed because Montvale had essentially included Hekemian in its AH Litigation by way of revising its Master Plan to allow the redevelopment of its property. I feel badly for the residents of Montvale because they had no idea that Mike Ghassali, John DePinto and other Montvale Officials had already sold out their Town to the developers. These individuals will probably tell you that they did it to retain control of the developments, but one only has to look at the scale of these projects to know that is not true. Lastly, I believe that Mike Ghassali and others were complicit with the FSHC, Hornrock and Frank Banish to artificially more than quadruple the density on the Montvale Portion of the Hornrock Property to hurt the Borough of PR and to help the dishonest developer, FSHC and Frank banish make a case against PR to over develop its portion of the Hornrock Property. I believe that Mayor Ghassali and other officials in Montvale on purpose manipulated its ordinances on the Hornrock property to facilitate its over development.

An example, Montvale designated the Front yard of the property as the backyard with a special and inexplicable designation on that property boundary line as an inter-borough boundary line which Montvale provided Hornrock with NO setback meaning that Hornrock can build right up to its boundary line which is completely unprecedented and unheard of in this area. In addition, they designated that backyard of the property that backs up to the GSP which has no access from the GSP as the Front Yard. It was these manipulations and others that Montvale provided that would hand the developer and substantiate their over development on the Montvale portion of the Hornrock Property at 26-unit density. In my opinion, had Mayor Ghassali, Chairman John DePinto and other Montvale Officials just followed typical MLUL's I believe that the maximum development on the property would have been approximately half of what Montvale approved which would have been a density of approximately 12 units per acre which is exactly what PR afforded Hornrock in its HE&FSP. If Montvale would have not been complicit with these dishonest parties concerning the Hornrock manipulation and over development which Frank Banish relied on and referenced in his recent report to substantiate a density on the PR portion of 36 units per acre, PR would not be in its current situation.

I believe had Montvale acted honestly, appropriately and in accordance with MLUL, PR would have had its HE&FSP deemed constitutionally compliant already and our AH litigation over. In addition, Frank Banish, the Special Master, whom has been involved with our AH Litigation since 2015 and had reviewed our HE&FSP that was substantially prepared in 2018 had waited until just last week to write a report that basically recants all of his prior comments that PR had done the right thing with the preparation of its HE&FSP and now for the 1<sup>st</sup> time since this litigation began indicated that PR was Not entitled to a Vacant Land Analysis and that PR should have utilized a density on the Hornrock Property of 35 units per acre. 35 UNITS Per ACRE. This is absolutely absurd. But the worst is the fact that this awful report submitted at the eleventh hour with only 2 weeks before the trial, does not afford PR the opportunity to substantially review and/or rebut the report let alone depose Frank Banish. I believe that Frank Banish acted in bad faith and unethically in its dealing with PR. I urge PR to file a complaint with the NJ Licensing Board to report Frank Banish's actions and have his license as a Professional Planner revoked and ultimately thrown off the PR AH Litigation. I believe it's worth noting that our new HE&FSP had more AH Units than the original proposed settlement. You would think that FSHC and the Special Master would be doing jumping jacks that PR actually increased the amount of AH units being provided but NO. No because Hornrock was still not being allowed to develop their property and big money was still at play. BTW, in his report, Frank Banish strips PR of its right to utilize a Vacant land Analysis which is completely unprecedented in Bergen County and is now indicating that PR should build to its entire AH Obligation of approximately 225 units. According to Frank Banish's report that would mean PR is now deficient of its AH Obligation by approximately 101 AH units. In order to now meet our total AH Obligation, Frank Banish recommends that our HE&FSP be revised and include the Hornrock Property. Frank Banish should be ashamed of himself especially because he prides himself as being from PR as he grew up in this Town. I believe that Frank Banish along with FSH and Hornrock are trying to unjustifiably ruin and over develop our Town. I would like to finish with a message for Judge Padovano, STOP THE CORRUPTION and follow the trail that has been generated and documented to date. Don't force PR to a density standard that is completely unprecedented in Bergen County and completely UNFAIR to the good residents of PR, WCL and Montvale as any development on the PR Sony Property will have negative effects on the entire Tri-Borough.

To the M&C, we support you in our fight against corruption and greed. And, if for some reason PR does not prevail in our AH litigation, please make a commitment to the people of the Tri-Borough tonight that you will file an appeal to overturn any decision against PR and vow to fight this fight as long as it takes for Justice to prevail!

**Mayor Misciagna:** David, I appreciate everything you do. You are as invested in this whole issue, as anybody up here on the dais, as well as many of you in the crowd are. I am glad you've acknowledged that we are all on the same side, with this. I am not going to talk about our neighbors. There is a lot of things that could have happened in the past two years that could have made our lives easier, but that is history now. This is not a wake, nobody is dead – it is a setback! We are going to regroup, we have been discussing our options and we will come up with a Plan. It is a pretty setback, but it is only a setback. The Council and I will be discussing what our options are and we will come up with a Plan. And, that is the only thing that I can commit to everyone. Like, I said all along, David, even when there was talks of settlement, our job is to listen and come up with what the best option is. No matter what that is, we are going to come back and we will talk to everyone. Like I said, "I like to stand up to bullies" – we take our responsibility up here very seriously. If there is some type of settlement that we should discuss, we will discuss it. But, if the census is to go through with this thing, of course we will appeal, it looks like the deck is stacked against us right now. And, Scott has done a tremendous job setting us up, that if we take that route, we have options. I hope that is enough for you, at this point.

**Speaker #11 – Pat Hunt – 2 Mader Place:** A lot has been discussed tonight. How are we proceeding on now - and what exactly is the next step? A lot has been discussed tonight.

**Mayor Misciagna:** We don't know, exactly, to be quite honest with you. We had our Attorney and our Planner lay out what the report meant to our chances, and the Council, I think it is fair for me to say, "that you are digesting what they said" and we will have to make a decision because we will have to instruct him on how to proceed.

**Pat Hunt:** Well, we have a court date coming up next week, is that correct?

**Mayor Misciagna:** It is Monday. He is prepared to go to court and fight. So, that's not a concern. He has done everything that our Attorney should have done. Our team here has done an exceptional job, regardless of what is going on here – I am very proud to be associated with these 3 people in front of us. They did a hell of a job and they are ready – it's just that we have a setback. I think in fairness, they just want to digest this and discuss it. Obviously, there is a lot of strong feelings about this. I think it is our duty to digest everything that is going on and then come up with a decision, on behalf of the community.

**Pat Hunt:** Is there any thought towards a settlement? Is that something that is possibly there? I'm not looking for one.

**Mayor Misciagna:** There has been several times during the past year that they talk about a settlement. That doesn't mean that we are okay with the development there, but I think it is our responsibility to listen to everything that happens there. I think this report – there is not a settlement sitting there waiting for us to contemplate.

So, there is nothing on the table, as far as I know right now, is there Scott? I think this has probably made them feel a little bit stronger in their position, so they are probably a little less apt to compromise. That doesn't mean that they won't come with something to say they want to put one single family home there. Who knows, a lot of things could happen. But, as we get information from them, I promise you, we will make it public and we will let you know how we feel. I know there are a lot of people that are furious right here.

**Councilman, Matt Capilli:** Mr. Hunt – we just talked about it in Closed Session. One of the things the Council said was we wanted to hear from people – we want to hear from the town. I think we know what the town wants, but we want to hear it again. Our biggest fear.... My personal biggest fear are the schools. I know the courts don't care about the schools, but that's our priority, that's the Board of Ed's priority – for safety – for hiring more cops. This all comes at a cost and they just lay it out for us. That's our biggest gripe up here.

**Pat Hunt:** It used to be the developer would buy the town a fire truck, they don't even do that anymore.

**Mike Mintz:** Does it make sense to have people from the public there on Monday?

**Scott Reynolds:** It is likely there will be a good deal of procedural issues to deal with in the morning, if the trial moves forward on Monday. And, there is always a possibility that my request for an adjournment is granted on the day of trial. So, I don't want anyone to go down there for no reason.

**Pat Hunt:** Like when all of Hornrock appearances in front of the Planning Board – they never show up. Thank you Hornrock – good neighbors. Thanks folks.

**Nate Brown:** You're probably aware of this, but Hornrock bought property in Old Tappan after it was predetermined that 12 units per acre – that's what they accepted. They said, "we can make money at 12 units an acre in Old Tappan".

**Mayor Misciagna:** But, there is issues with that too. Have you read the articles...they are having some issues.

**Julie Falkenstern:** They are not complying with what the agreement was.

**Mayor Misciagna:** There is some issues over there. I think we all know how we feel about some of the players here, so we don't need to even discuss it but, they had a settlement and I understand there is some issues with that. They may be trying to renegotiate that or they are reneging on some of the requirements that they committed to.

**Matt Capilli:** Nate, this is the type of development that changes the town forever. There is no coming back from something like this. This is where you look back and you say, "okay, 2020 – this is where Park Ridge hung a left". That's what we have all been trying to prevent from happening.

**Mayor Misciagna:** I can't even tell you how many people I have brought up there – we've tried to get other developers that might have a different idea in their mind – we've tried to discuss all of the options that everybody has had. Even, the possibility of the town purchasing it, eminent domain, all of those. Losing \$700,000.00 a year in revenue – it's very difficult. I brought in people at a higher level.... County – thinking maybe even open space there – it's just that nothing could happen in that allotted time, and here we are. We will keep shaking the tree, seeing what falls out, going forward, because this is not what anybody wants here.

**Speaker #12 – John DePinto – 9 Lewis Road, Montvale:** I am Chairman of the Montvale Planning Board and served on the board since 1978. I am Chairman, probably for about the past 35 years – sat through round 1, round 2, round 3 – I have been around for a long time. I have dealt with a lot of affordable housing obligations. And, much of what David said is, pretty accurate, with respect to amendments to our Master Plan. To be consistent with proposed amendments to the Zoning Ordinance. It wasn't done just because we wanted to do it. We looked at our overall land, that was available for development, and we were charged with not only hundreds of acres of vacant land, but we were charged with the challenge of empty office buildings. And, buildings that we believed where, could possibly become vacant, as part of our overall land inventory for determining our fair share. Right now, Montvale has over 360 affordable units that we have either constructed, or have been approved, or have been dealt with through a Regional Contribution Agreement, which is what all of us should be shouting for. Because, that is the appropriate way of dealing with affordable housing in New Jersey, not dealing with the way it's been dealt with, and most definitely, not with the way that the courts are currently dealing with the affordable housing obligation. David, we could talk about Mercedes Benz and what happened up at there, but what you don't know – there was a proposal on the table to construct 1,300 units on that property. What you don't know, there was a proposal to construct 1,000 units on the DePiero property. What you don't know, is where the A&P Corporate Headquarters were, there was a proposal to construct 600 units. MetLife, as recently, as a week ago, a proposal came in from a national builder looking to do an excess of 1,000 units on that property. It does not stop! We are constantly bombarded with it. We look at our obligation, and we know the unmet need – it sounds good – like it's a backburner, but unmet need moves up to the front burner, over time. We learned that through round 1, round 2 and round 3. And, there will be future rounds, and there will be future unmet needs.

**Matt Capilli:** But, Mr. DePinto – not to interrupt.... But, what we do know is, that, quite frankly, Hornrock settled at a number for your half of the property, and you guys gave him more. So, we do know that and we thank you - very much for that - because now, we're, where we are. So, it's all nice, and you can say, and I appreciate you coming here – but I don't really don't want to hear it, to be quite honest with you, because you stopped Park Ridge as a neighboring town with something else – that, now we have to deal with. When your Mayor didn't want to talk to ours, and I was involved with it – but when he walked away and Carlos walked away.... you left us. And, we are here – so it's nice for you to say now it would be a Regional Approach, that would be fantastic, sure – two years ago after the picture it would have been great! It's so ridiculous!



**Mayor Misciagna:** I practically begged every Mayor in the Pascack Valley Mayor's Association to partner up with us because of the financial burden that no one town should have to go through this. At the time, Mayor Ghassali told me he had \$2,000,000.00 plus, which was about \$2,000,000.00 more than we had, and he was going to join forces. What was disappointing to us, I don't talk about our neighbors, as you see here. I don't think it is productive. What was disappointing to our town was that they went in with a proposal for 160 units and they ended up with 185. And, the density that they used, is now being used against us. Look, I know your charge is to take care of the residents of Montvale. So, I understand what you did. But, I don't think it is a good idea to come down here to try to convince. There is nobody here.... We are not at war with Montvale or anybody, it's a difficult situation. I wish that you would have tried to do what we do, put your densely developed development.... You tell me. Do you have any other sites that have over 20 per acre?

**John DePinto:** No, we don't.

**Mayor Misciagna:** Anywhere close to that?

**John DePinto:** No, we are in the upper teens on our highest.

**Mayor Misciagna:** Where's that one?

**John DePinto:** On the Mercedes property. That's the only point. I am not charging Park Ridge. I didn't attempt to. And, quite frankly, I didn't come here to speak. Only because my name was mentioned by David. I felt that I did have to defend myself to that extent. Montvale did, what Montvale thought was the best for its community and its residents. And, you could disagree with that – my only suggestion, having served on a Board for as many years as I have, the problem will not go away. There is a future – and 2025 will be here sooner than we think. And, Mayor, I know from Mike Ghassali, that you have attempted to garner support of the other Mayor's through the Mayor's Association. I am totally supportive of that. And, if there is anything that I, or the Montvale Planning Board could do, to assist you, to that end, in planning for the future - please call upon me.

**Mayor Misciagna:** I will, John – thank you! As I have said to my fellow Mayor's, most of who laughed at me when we started this a couple of years ago, that we were all going to take our turn in the dunk tank. This year it is Park Ridge. Woodcliff Lake came out unscathed, but you watch, mark my words - they will have their turn in the dunk tank. And, it's really a shame, because unless we get together – I will get together with the other towns when it doesn't Park Ridge – that was the shame. I'm friendly with our fellow Mayor's, I just think that we need to look at this from a regional approach and we need everybody on board. You can't do a regional approach with 1/3 of the region there. It's one of those frustrating things, because it's the thing that makes sense, and it can't get people to do it. But, I'm committed that if things go sideways here, I'll still participate in this, because I think everybody knows this system is broken. It's not right – I'm in favor of affordable housing. I think most people up here don't have an issue with affordable housing. It's about density. I had a developer say, "you guys should win because towns should have to make their obligation, but they should be able to determine where that obligation is met".

We thought we did that – that’s why this is a big setback! But, we will regroup, we have a good team, and we will do what we can to get to right this ship.

**Councilman John Ferguson:** Like we said before, we sat around this table when you gave us the news and we did say that we wanted to get the public’s opinion on this. I am pretty new to the Council here. I am a year plus in. And, the one thing that I didn’t stand for, prior to signing on, was to fight this affordable housing – and I think we’ve heard our answer. I think the people want us to fight this thing. So, I just wanted that to be stated!

**David O’Sullivan:** I don’t want to make this a back-and-forth. I appreciate John coming this evening and I almost wish that he was on our side, because I know he is very knowledgeable and strategic. I guess to rebut his comment concerning the multiple projects or developments that they were faced with, where they had thousands of units being proposed, every one of those developments, and I was at the town hall meetings with John and Mayor Ghassali. On the A&P property, I think they settled on approximately 6 units per acre after asking for thousands of units. On the former Mercedes property, where they were asking for thousands, they got it down to 300. I guess my issue with it, is what you are saying now - is that the Hornrock property we’re asking for 116, instead of strategically moving that down, on the same sort of percentage scale, it was actually increased, which I think is disingenuous. Like I said, even in their Affordable Housing Zoning Ordinances, which I read, and I probably shouldn’t, but it actually specifically states that they are trying to secure the inner core of Montvale residents and put it to the outside, where it is really more Park Ridge’s and Woodcliff Lakes’ issue. And, I just think that’s troubling to me. I will leave it at this – the one last item that I would share, and Mayor Misciagna you were there. I was working with the Park Ridge Marriott and also the Woodcliff Lake Hilton, and I was talking to the owners of those two hotels. I invited yourself, Mayor Rendo, and Mayor Ghassali to this meeting, and at all of these town hall meetings, Mayor Ghassali, along with his Economic Development Committee, was talking about what all the corporations in their town wanted - was a hotel that had state-of-the-art meeting places. They basically kind of “poohed” on Park Ridge Marriott and also the Woodcliff Lake Hilton saying that they were “dated and old” and that they “weren’t appropriate for their corporate clientele”. Well, you know we were there that evening, and the General Managers of both hotels were there, and they had actually stated to Mayor Ghassali and also the leader of their Economic Development Committee, that these guys had put over \$7,000,000.00 into the Hilton, along with about \$3,000,000.00 into the Park Ridge Marriott. And, one of the questions that I found very troubling, because it was this agenda, that they said they needed this hotel, was I asked the gentleman who said he had gone to hundreds of corporations, and this was the one thing they kept saying they needed. I said, “did you ever once go into the Woodcliff Lake Hilton and ask them the question, as to what they are doing with their rooms and their meeting places, along with the Park Ridge Marriott?” And, the answer was, “no”. So, he was completely oblivious of the fact that they are looking for something, yet the need was already being met in Woodcliff Lake and also Park Ridge. But again, it’s just the side show, I think. They wanted a hotel and they kind of “kowtowed” to the developer. These are the things that kind of bother me as a resident, where I would just hope that, especially the tri-boro, could do more to communicate and work together, with each other, so that in 5 years we are not looking at a vacant Marriott Hotel in Park Ridge because the hotel in Montvale put them out of business. Because I think that would be a travesty! I thank you.

**Mayor Misciagna:** Thanks, David. And, I think everybody agrees - the future is if we are going to get this right, we have to look at everything at a regional level. I mean, John, you've got a tremendous amount of experience, you probably have the most experience of any Planning Board Chairman, in Bergen County. And, I think you'll agree that this "little individual" the way of viewing it, is being used against us. They are picking us off, one at a time. So, if we don't all get together at some point, it's just going to continue. But, look, we will keep fighting the fight. We'll keep talking to our friends, we'll try to get people together. John, I hope you didn't take offense to anything we said, but I hope we can work together in the future - because we are stronger together! Even if we are a little annoyed at each other right now, we are like an extended family - we are better if we are fighting on the same side. So, I open my door to you and Mayor Ghassali - I see him once a month. We are still, even after the fact, still trying to get a coalition together to deal with this because there is strength in numbers.

We will report back - I promise you if anything is going on, we will have a Special meeting. We will have a meeting with the Affordable Housing Committee, which David, you are on. We will ask you to disseminate any other information we get, hopefully by the end of the week, but we are under the gun right now. Unless anyone has anything else to say, I will close the Public portion of the meeting and move forward with the business on tonight's Agenda. None showing, it is officially closed. Good night.

---

## **ORDINANCES - INTRODUCTION**

### **BOROUGH OF PARK RIDGE ORDINANCE NO. 2020-001**

#### **AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 85 (STREET OPENINGS AND EXCAVATIONS) OF THE REVISED GENERAL ORDINANCE OF THE BOROUGH OF PARK RIDGE**

Mayor Misciagna asks for a motion to introduce on first reading Ordinance No. 2020-001, an Ordinance to Amend and Supplement Chapter 85 (Street Openings & Excavations) of the Revised General Ordinance of the Borough of Park Ridge.

A motion was made by Councilmember Ferguson and seconded by Councilmember Epstein to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

Mayor Misciagna asks the **Borough Clerk** to read the Ordinance by title.

**Borough Clerk:** Ordinance No. 2020-001, an Ordinance to Amend and Supplement Chapter 85 (Street Openings & Excavations) of the Revised General Ordinance of the Borough of Park Ridge.

Mayor Misciagna asks the **Borough Administrator** to give a brief description of this Ordinance.

**Julie Falkenstern:** This Ordinance is amending & updating our regulations for Street Openings & Excavations. We are updating them to protect the Borough so that when roads are opened, they are appropriately repaved.

Mayor Misciagna asks if anyone wishes to be heard concerning the introduction of this Ordinance.

**Speaker:** There was no one.

Mayor Misciagna 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 March 24, 2020.

A motion was made by Councilmember Farinaro and seconded by Councilmember Epstein to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

-----

## **ORDINANCES – PUBLIC HEARING**

NONE

## **CONSENT AGENDA:**

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

**Speaker:** There was no one.

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

**Speaker:** There was no one.

Mayor Misciagna asks for a motion to accept the Consent Agenda (with the abstentions so noted).

A motion was made by Councilmember Farinaro and seconded by Councilmember Epstein to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

## **RESOLUTIONS:**

### **BOROUGH OF PARK RIDGE RESOLUTION NO. 020-066**

#### **AUTHORIZING THE 2019 RECYCLING TONNAGE GRANT APPLICATION**

**WHEREAS**, the Mandatory Source Separation and Recycling Act, P.L. 1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS**, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a resolution authorizing this municipality to apply for the 2018 Recycling Tonnage Grant will memorialize the commitment of this municipality to recycling and to indicate the assent of the Mayor and Council of the Borough of Park Ridge to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Park Ridge that the Borough of Park Ridge hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Pete Wayne, Director of the Road Department, to ensure that the application is properly filed; and

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

-----  
**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-067**

**TEMPORARY BUDGET AMENDMENT #2**

**WHEREAS**, an emergent condition has arisen with respect to current fund appropriations (see list below), and

**WHEREAS**, adequate provision has not been made in the 2020 temporary budget for the aforesaid purpose, and NJSA 40A: 4-20, provides for the creation of an emergency appropriation for the purpose above mentioned, and

**WHEREAS**, the total emergency temporary resolutions adopted in the year 2020 pursuant to the provision of Chapter 96, P.S. 1951 (N.J.S.A.40A: 4-20) including this resolution total \$207,667.00.

**NOW, THEREFORE, BE IT RESOLVED** (not less than two thirds of all members thereof affirmatively concurring) that in accordance with the provision of N.J.S.A.40A: 4-20:

1. An emergency temporary appropriation be and the same is hereby made for  
Borough of Park Ridge  
2020 Temporary Budget

***Operations included in "CAP"***

Fire Department O/E	5,000.00
General Liability Insurance	20,000.00
Legal O/E	50,000.00
Gasoline	25,000.00
Solid Waste Collection	66,250.00

***Operations excluded from "CAP"***

None

---

Total	\$166,250.00
-------	--------------

2. That a certified copy of this resolution be forwarded to the Division of Local Government Services.

---

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-068**

**AMENDING EMERGENCY RESOLUTION NO. 019-211**

**WHEREAS**, the Borough of Park Ridge is amending Emergency Resolution No. 019-211, adopted on August 13, 2019 in its entirety as follows:

**WHEREAS**, an emergency has arisen with respect to legal expenses as a result of ongoing negotiations with respect to COAH requirements and no adequate provision was made in the 2019 budget for the aforesaid purpose; and

**WHEREAS**, N.J.S.A. 40A:4-48 provides for the creation of an emergency appropriation for the purpose above mentioned, and

**WHEREAS**, the total amount of emergency appropriations created including the appropriation created by this resolution is \$200,000 and, three percent (3%) of the total operating appropriations in the budget for 2018 is \$762,851; and

**WHEREAS**, the foregoing appropriation, together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operating appropriations) in the budget for 2018; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Park Ridge, County of Bergen (not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48:

1. An emergency appropriation is hereby made for:

Legal Services and Costs	
Other Expenses	\$200,000

2. That said emergency appropriation shall be provided for in full in the 2020 budget and is requested to be excluded from CAPS, pursuant to N.J.S.A. 40A:5-45.3c(1).
3. That an "Emergency Note" and any renewals thereof not in excess of the above amount be authorized pursuant to N.J.S.A. 40A:4-48 and in accordance with the provision of N.J.S.A. 40A:4-51.
4. That an "Emergency Note" and any renewals thereof shall be executed by the Chief Financial Officer and the Mayor and attested to and the seal affixed thereto by the Borough Clerk and shall be payable on or before December 31, 2020. The Chief Financial Officer is hereby authorized to sell said note and any renewals thereof from time to time.

That two (2) certified copies of this Resolution be filed with the Director.

---

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-069**

**APPOINTMENT OF LOCAL EMERGENCY PLANNING COMMITTEE**

**WHEREAS**, the Borough of Park Ridge Office of Emergency Management is required by the State of New Jersey to appoint a Local Emergency Planning Committee (LEPC); and

**WHEREAS**, the Mayor and Council of the Borough of Park Ridge wish to appoint the following individuals; as per attached schedule, to serve as members of the LEPC; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Park Ridge that the individuals named be and are hereby appointed as members of the Local Emergency Planning Committee from January 1, 2020 to December 31, 2020.

---

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-070**

**AUTHORIZE TAX OVERPAYMENT REFUND**

**WHEREAS**, as a result of an assessor's appeal 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 first quarter 2020 tax overpayments:

B 2304/L 20	Thomas & Theresa Losier	\$532.52
	260 Carolina Wren Trail	
	Marietta, SC 29661	



**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-071**

**AUTHORIZING ISSUANCE OF AN RFQ FOR AN  
ENVIRONMENTAL REGULATORY COMPLIANCE ENGINEER**

**WHEREAS**, the Director of Operations and General Supervisor of Water Distribution have recommended the Board of Public Works hire a professional to provide environmental regulatory compliance assistance; and

**WHEREAS**, an Environmental Regulatory Compliance Engineer would provide assistance to the Park Ridge Water Department in meeting the numerous Federal Environmental Protection Agency (EPA) and New Jersey Department of Environmental Protection (NJDEP) regulatory requirements; and

**WHEREAS**, the appointments and contracts for "Professional Services" are exempted from the competitive public bidding requirements of the Local Public Contracts Law, (NJSA 40A:11-1 et. seq.), pursuant to NJSA 40A:11-5 (1)(a); and

**WHEREAS**, the Park Ridge Mayor and Council have chosen to award these contracts as fair and open contracts pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, accordingly Director of Operations has recommended that said Environmental Regulatory Compliance Engineer be hired through a formal Request for Qualification (RFQ) process; and

**WHEREAS**, the Board of Public Works concurs with the recommendation of the Director of Operations; and

**NOW THEREFORE, BE IT RESOLVED** by the Board of Public Works that it recommends to the Park Ridge Mayor and Council to issue a formal Request for Qualifications (RFQ) for the professional services of an Environmental Regulatory Compliance Engineer; and

**BE IT FURTHER RESOLVED** that the Mayor and Council of the Borough of Park Ridge authorizes the issuance of a formal Request for Qualifications (RFQ) for the professional services of an Environmental Regulatory Compliance Engineer.

-----

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-072**

**AUTHORIZE RECEIPT OF BIDS  
TREE TRIMMING AND REMOVAL SERVICES**

**WHEREAS**, due to normal maintenance of the Borough Streets and Parks there is a need to contract for tree trimming and removal services; and

**WHEREAS**, over a one (1) year period, the anticipated total annual expenditure for said tree trimming and removal services is over \$40,000.00; and

**WHEREAS**, the provisions of New Jersey Statute 40A:11-4 requires the public advertising for bids when total annual expenditures for similar materials or supplies are over \$40,000;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Public Works, Borough of Park Ridge, in the County of Bergen and the State of New Jersey, that it recommends to the Mayor and Council to authorize for the receipt of sealed bids for unit prices for the purchase of tree trimming and removal services; and

**BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Park Ridge, in the County of Bergen and the State of New Jersey authorizes the receipt of sealed bids for the purchase of tree trimming and removal services.

-----  
**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-073**

**2019 BUDGET TRANSFERS**

**WHEREAS** N.J.S.A.40A:4-58 permits transfers among Budget Appropriations during the last two months of the fiscal year and first three months of the preceding year,

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Park Ridge that the Chief Finance Officer is hereby authorized to make the following transfers among the 2019 Budget Appropriations:

<u>ACCOUNT</u>	<u>FUND</u>	<u>FROM</u>	<u>TO</u>
<b>Current</b>			
<b>Operations "Within CAP"</b>			
01-2030-31-4452	Water Other Expenses	500.00	-
01-2030-31-4662	Gas and Oil Other Expenses	-	500.00
<b>TOTAL</b>		<b>\$ 500.00</b>	<b>\$ 500.00</b>
<b>Operations "Excluded from CAP"</b>			
None			

-----

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-074**

**RESOLUTION EXPRESSING SUPPORT OF HOUSING ELEMENT AND FAIR  
SHARE PLAN DATED MARCH 19, 2018**

**WHEREAS**, the Borough of Park Ridge has previously filed a Declaratory Judgment Action in the Superior Court of New Jersey to secure a determination that it is in compliance with applicable affordable housing requirements as required by statutes and judicial opinions; and

**WHEREAS**, the Superior Court has directed the Borough to submit a Housing Element and Fair Share Plan outlining the manner in which the Borough intends to satisfy its affordable housing obligations by a specific date; and

**WHEREAS**, Borough Professionals have prepared a proposed Housing Element and Fair Share Plan, dated March 19, 2018 (the "Plan"); and

**WHEREAS**, the Mayor and Council previously reviewed the Plan shortly after it was prepared; and

**WHEREAS**, the Mayor and Council recognize that various measures must be taken prior to the adoption of the Plan including, but not limited to, referring the proposed Plan to the Planning Board, scheduling and holding hearings with regard to said Plan, the adoption of ordinances required to implement said Plan as well as other procedural requirements; and

**WHEREAS**, nevertheless, the Mayor and Council wish to represent that they have reviewed the Plan and express their intent to refer the Plan to the Park Ridge Planning Board as an initial step in the process of amending the Master Plan and Zoning Ordinances of the Borough,

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF PARK RIDGE** that Borough acknowledges its review, approval and endorsement of the Housing Element and Fair Share Plan, dated March 19, 2018, which was prepared by Burgis Associates. The Borough further expresses its approval of said Plan and states its intention to initiate the processes required to adopt said Plan. This Resolution shall be retroactive to March 19, 2018.

-----  
**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-075**

**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 \$ 1,088,129.43 which were previously approved and authorized for payment by the Board of Public Works Certifying Officer on March 4, 2020.

**BOARD OF PUBLIC WORKS  
BOROUGH OF PARK RIDGE**

**RESOLUTION**

**PAYMENT OF BILLS – UTILITY  
March 4, 2020**

**BE IT RESOLVED**, by the Board of Public Works, that they are in receipt of the following bills:

Water -\$89,240.80  
Water Capital- \$93,084.00  
Electric - \$57,551.04  
Electric Capital - \$79,488.00  
Purchase of Current Wires - \$427,119.51  
Transfer to Water Wires - \$172,895.36  
Other Wires - \$165,001.28  
Utility Trust – \$3,749.44

the sum being \$1,088,129.43 to be approved and authorized for payment by the Board of Public Works Claim Paying Agent.

Offered Gar McNamee

Seconded [Signature]

Adopted 3/4/20/20

3/4/2020

**Wires**

PJM	2/7/2020	\$57,108.17	
PJM	2/14/2020	\$10,472.74	
PJM	2/14/2020	\$40,531.53	
PJM	2/21/2020	\$56,656.10	
PJM	2/28/2020	\$55,708.42	
PJM			
PJM			
PJM			
Exelon	2/20/2020	\$136,181.71	
NEXTERA	2/20/2020	\$70,460.84	
<b>TOTAL</b>		<b>\$427,119.51</b>	<b>\$427,119.51</b>
<b>Transfers</b>	2/7/2020	\$11,503.80	
	2/7/2020	\$27,830.61	
	2/14/2020	\$35,223.12	
	2/20/2020	\$35,327.78	
	2/25/2020	\$30,921.75	
	3/2/2020	\$32,088.30	
<b>Total</b>		<b>\$172,895.36</b>	<b>\$172,895.36</b>
<b>TOTAL</b>			<b>\$600,014.87</b>

Sign Off  
**BOROUGH OF PARK RIDGE**

Printed: 03/04/20 02:05:29 PM

Page #: 1

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
<b>05 WATER OPERATING</b>				
US POSTAL SERV POSTAGE ON	200333	682.95	JANUARY POSTAGE	144263
<b>Total for: WATER-O/E</b>			<b>682.95</b>	
JOHN J. D'ANTON, ESQ.	200562	787.50	FEBRUARY LEGAL SERVICES	144238
JOHN J. D'ANTON, ESQ.	200564	500.00	2020 LEGAL RETAINER - MARCH	144238
<b>Total for: WATER-O/E</b>			<b>LEGAL 1,287.50</b>	
GOV CONNECTION, INC.	200008	93.44	FUSER FOR XEROX 6700 PHASER INV 57421925	144235
QUADIENT	200487	87.83	1ST QUARTER 2020 METER RENTAL INV 57255518	144248
STAPLES ADVANTAGE	200016	14.15	SNACK, REPT CVER, STORAGE BOXES CLIPS INV 3437129829	144256
TGI	200541	14.92	COPY OVERAGES 12/6-3/5/20 INV 2277573	144258
TGI OFFICE AUTOMATION	200431	91.50	MARCH BILLING INV 6972896	144259
<b>Total for: WATER-O/E</b>			<b>OFFICE 301.84</b>	
NEW JERSEY SECTION	200397	1,260.00	MARCH CONFERENCE REGISTRATION	144242
RUTGERS, THE STATE	200260	707.50	SAFE DRINKING WATER REG UPDATE COURSE	144251
<b>Total for: WATER-O/E</b>			<b>CONFERENCES &amp; 1,967.50</b>	
BERGEN COUNTY GARDEN	200414	95.00	PROPANE REFILL TICKET 2409	144227
<b>Total for: WATER-O/E</b>			<b>GAS &amp; DIESEL 95.00</b>	
SPECTROTEL INC.	200375	152.34	FEBRUARY BILLING INV 9517396	144254
VERIZON WIRELESS	200505	105.06	FEBRUARY BILLING INV. 9848644625	144219
VERIZON WIRELESS	200504	431.98	FEBRUARY BILLING INV 9848761950	144264
<b>Total for: WATER-O/E</b>			<b>TELEPHONE 689.38</b>	
BOROUGH OF PARK	200497	27,983.80	JANUARY 2020 BILLING	144229
BOROUGH OF PARK	200498	2,514.76	FEBRUARY BILLING	144229
PUBLIC SERVICE ELECTRIC &	200371	6,931.02	JANUARY BILLING	144247
<b>Total for: WATER-O/E</b>			<b>ELECTRIC, WATER &amp; 37,429.58</b>	
AQUA SMART, INC.	200339	3,322.50	PHOSPHATE BLEND - SEA QUEST INV 23357	144225
MIRACLE CHEMICAL CO.	200280	365.70	SODIUM HYPOCHLORITE INV 40824	144241
<b>Total for: WATER-O/E</b>			<b>CHEMICAL-WATER 3,688.20</b>	
ALPHA ANALYTICAL INC.	200256	1,625.00	DIOXANE ANALYSIS INV L2003235, 36, 37	144221
AQUA PRO-TECH	200308	1,060.00	WATER ANALYSIS - JANUARY INV 0010217M	144224
<b>Total for: WATER-O/E</b>			<b>ANALYSIS-WATER 2,685.00</b>	
IDEXX LABORATORIES, INC.	200381	1,631.09	COLILERT TEST KITS INV	144236 39

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
3060710182, 3060782132				
<b>Total for: WATER-O/E</b>		<b>SUPPLIES</b>	<b>1,631.09</b>	
AMERICAN WEAR, INC.	200122	195.86 DUFFEL BAGS	INVOICE S141167	144223
AMERICAN WEAR, INC.	200259	610.00 JANUARY CLOTHING MAINTENANCE		144223
AMERICAN WEAR, INC.	200570	488.00 CLOTHING MAINTENANCE FEBRUARY		144223
REDICARE LLC	200415	75.61 1ST AID SUPPLIES REFILL	INVOICE	144250
		RED611874		
STAPLES ADVANTAGE	200015	368.98 VAR FILE FOLDERS, LABELS, INK,		144256
		BINDERS INV 3437129826		
		3437129827, 3437129828		
TLC FACILITY MAINTENANCE	200400	300.00 FEBRUARU UTILITY GARAGE MAINT.		144260
		INV 1402		
TLC FACILITY MAINTENANCE	200438	300.00 JANUARY UTILITY GARAGE MAINT. INV		144260
		1401		
W.B. LAW & SONS	200370	37.75 CASE OF COFFEE	INV 980242	144266
W.B. LAW & SONS	200398	26.72 COFFEE CUPS 12OZ	INVOICE 981162	144266
WESLEY/SICOMAC DAIRY	200572	68.99 DAIRY FOODS FEBRUARY		144268
<b>Total for: WATER-O/E</b>		<b>SHOP OPERATION</b>	<b>2,471.91</b>	
A-1 LOCKSMITH	200440	175.00 SERVICE CALL & LOCK ADJ AT WELLS		144220
		INV #8118		
JOHN M. HARTEL CO., INC.	200307	36.14 BRASS TEE & NIPS	INVOICE	144239
		1457475-01		
RDI CONTROLS LLC	200271	5,052.91 CONTROLS FOR WELLS	INV 20C09-1	144249
W. W. GRAINGER, INC.	200372	171.65 RELAYS & RELAY SOCKETS	INV	144265
		9444543335		
<b>Total for: WATER-O/E</b>		<b>MAINTAIN</b>	<b>5,435.70</b>	
BRAEN STONE INDUSTRIES,	200297	1,724.58 SHOULDER STONE & WINTER TOP	INV	144230
		72486, 72784		
BRENT MATERIAL COMPANY	200171	1,029.10 REPAIR CLAMPS	INV 2080643,	144231
		2080644		
ONE CALL CONCEPT	200573	35.71 MESSAGES FEBRUARY	INV 25111	144243
<b>Total for: WATER-O/E</b>			<b>2,789.39</b>	
C. AND C. TIRE, INC.	200428	323.20 TIRES FOR FUSION	INV 94252	144232
P&A AUTO PARTS, INC.	200266	9.53 JANAURY STATEMENT		144245
SCHULTZ FORD LINCOLN	200382	515.21 MIRROR ASSEMBLY FOR WATER TRUCK		144252
		INV 595870		
<b>Total for: WATER-O/E</b>		<b>VEH</b>	<b>847.94</b>	
EDMUNDS & ASSOCIATES	200509	90.00 MAINTENANCE PERVASIVE	INV 20-0116	144217
IWORQ SYSTEMS INC	200124	877.38 1ST QTR 2020 INTERNET SOFTWARE		144237
		MAINTENANCE INV 191930		
OPTIMUM	200434	22.14 FEBRUARY BILLIN		144218
		#07870-014078-01-9		
OPTIMUM	200328	92.80 FEBRUARY BILLING		144244
		07870-007120-01-7		
PALISADES SALES	200517	170.00 SERVER DRIVES	INV 956148	144246
<b>Total for: WATER-O/E</b>		<b>COMPUTER MAINT &amp;</b>	<b>1,252.32</b>	
WSP USA INC	200446	6,665.68 JANUARY HYDRO ENGINEERING SERV.		144269
		INV 934742		
<b>Total for: WATER-O/E</b>		<b>SPECIAL SERVICES -</b>	<b>6,665.68</b>	
SCHWEIZER & DYKSTRA	200255	80.00 FUNERAL BASKET - C MOORE	ORDER#	144253



<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
			179098/1	
STAPLES ADVANTAGE	200016	16.66	SNACK, REPRT CVER, STORAGE BOXES CLIPS INV 3437129829	144256
<b>Total for: WATER-O/E</b>			<b>BOARD EXPENSE</b>	<b>96.66</b>
AMERICAN WATER WORKS	200118	245.00	MEMBERSHIP RENEWAL #02380637	144222
AMERICAN WATER WORKS	200119	238.00	MEMBERSHIP RENEWAL #00347813	144222
AMERICAN WATER WORKS	200120	245.00	MEMBERSHIP RENEWAL #00503842	144222
TREASURER-STATE OF NEW	200479	3,228.57	2020 ASSESSMENT INV 2126	144261
TREASURER-STATE OF NEW	200538	865.32	2019-2020 ASSESSMENT ACCT 2126	144262
WATERISAC	200108	261.00	ANNUAL MEMBERSHIP 2020 INV 11213-2019	144267
<b>Total for: WATER-O/E</b>			<b>FEES &amp;</b>	<b>5,082.89</b>
AETNA HEALTH INSURANCE	200473	491.84	POLICY # AHL2004737 A LAGNO	144216
<b>Total for: INSURANCE</b>			<b>MEDICAL</b>	<b>491.84</b>
STANDARD INSURANCE CO	200442	367.35	FEBRUARY BILLING # 00 153066 0002	144255
<b>Total for: INSURANCE</b>				<b>367.35</b>
BOROUGH OF PARK RIDGE	193070	1,028.34	DECEMBER FUEL	144228
<b>Total for: WATER-O/E</b>			<b>GAS &amp; DIESEL</b>	<b>1,028.34</b>
SWIFTREACH NETWORKS LLC	200038	607.50	MONTHLY 911 SUBSCRIPTION FEES INV 247285, 248358, 248949	144257
<b>Total for: WATER-O/E</b>			<b>TELEPHONE</b>	<b>607.50</b>
DURIE LAWMOWER &	192534	87.00	2 CYCLE OIL INV A007891	144233
<b>Total for: WATER-O/E</b>			<b>SHOP OPERATION</b>	<b>87.00</b>
AUTOMATION DIRECT	192930	148.00	DYMO LABELS, SCREWDRIVER SET INV 10565060	144226
AUTOMATION DIRECT	192972	230.00	OUTPUT MODULE INV 10527246	144226
<b>Total for: WATER-O/E</b>			<b>MAINTAIN</b>	<b>378.00</b>
BRENT MATERIAL COMPANY	192805	6,744.00	VALVE BOXES, UNIONS, COUPLINGS, LIDS INV 2078476, 2078788	144231
<b>Total for: WATER-O/E</b>				<b>6,744.00</b>
FASTENAL COMPANY	192807	136.24	HEX NUTS & HEX CAP SCREW INVOICE NYSUF85273	144234
<b>Total for: WATER-O/E</b>				<b>136.24</b>
LERCH, VINCI, & HIGGINS	193022	3,200.00	2019 AUDITS INV 34522	144240
LERCH, VINCI, & HIGGINS	193022	200.00	2019 AUDITS INV 34523	144240
<b>Total for: WATER-O/E</b>			<b>SPECIAL SERVICES -</b>	<b>3,400.00</b>
BRADLEY HIRSCH	200377	900.00	RETURN CHECK ACCT 5348-0 PER RESOLUTION	144215
<b>Total for:</b>			<b>05-2441- - -</b>	<b>900.00</b>
<b>Total Fund: WATER OPERATING</b>				<b>89,240.80</b>

**06 WATER CAPITAL**

FOLEY MACHINERY COMPANY,	193069	79,580.00	MOBILE GENERATOR WELL 16 INV P0928701	600251
<b>Total for: Various Water Improvements</b>			<b>Well #16 Trailer</b>	<b>79,580.00</b>
WSP USA INC	200446	13,504.00	JANUARY HYDRO ENGINEERING SERV. INV 934742	600252
<b>Total for: Install New Well and P.S.</b>			<b>Section 2:20</b>	<b>13,504.00</b>

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total Fund: WATER CAPITAL			93,084.00	
<b>07 ELECTRIC OPERATING</b>				
US POSTAL SERV POSTAGE ON	200333	642.50	JANUARY POSTAGE	143576
Total for: ELECTRIC-O/E			642.50	
GOV CONNECTION, INC.	200008	93.45	FUSER FOR XEROX 6700 PHASER INV 57421925	143551
QUADIENT	200487	87.83	1ST QUARTER 2020 METER RENTAL INV 57255518	143563
STAPLES ADVANTAGE	200016	14.15	SNACK, REPRT CVER, STORAGE BOXES CLIPS INV 3437129829	143569
TGI	200541	14.92	COPY OVERAGES 12/6-3/5/20 INV 2277573	143573
TGI OFFICE AUTOMATION	200431	91.50	MARCH BILLING INV 6972896	143574
Total for: ELECTRIC-O/E			OFFICE 301.85	
BOROUGH OF PARK	200498	4,731.59	FEBRUARY BILLING	143546
PUBLIC SERVICE ELECTRIC &	200371	120.66	JANUARY BILLING	143562
Total for: ELECTRIC-O/E			ELECTRIC, WATER & 4,852.25	
BERGEN COUNTY GARDEN	200414	95.00	PROPANE REFILL TICKET 2409	143543
STATE LINE FIRE & SAFETY,	200571	225.00	UNLEADED FUEL INV 122370	143570
Total for: ELECTRIC-O/E			GASOLINE & 320.00	
OPTIMUM	200432	59.95	MARCH BILLING #07870-06895-01-2	143535
OPTIMUM	200432	59.95	MARCH BILLING #07870-06895-01-2	143536
SPECTROTEL INC.	200375	152.35	FEBRUARY BILLING INV 9517396	143567
VERIZON WIRELESS	200505	62.54	FEBRUARY BILLING INV. 9848644625	143538
VERIZON WIRELESS	200504	431.97	FEBRUARY BILLING INV 9848761950	143577
Total for: ELECTRIC-O/E			766.76	
AMERICAN WEAR, INC.	200259	305.50	JANUARY CLOTHING MAINTENANCE	143541
AMERICAN WEAR, INC.	200570	252.35	CLOTHING MAINTENANCE FEBRUARY	143541
BUG RUNNER EXTERMINATING	200281	78.00	EXTERMINATING SERVICES JANUARY	143547
FELDMAN BROTHERS ELEC	200082	408.00	PRECISION P2775 INV 2853933-00	143550
FELDMAN BROTHERS ELEC	200111	201.36	FLOUR LAMPS INV 2847577-00	143550
FELDMAN BROTHERS ELEC	200112	90.64	ELECTRICAL SUPPLIES INV 2848547-00	143550
FELDMAN BROTHERS ELEC	200125	1,753.23	VARIOUS LAMPS/PHOTOCELLS	143550
FELDMAN BROTHERS ELEC	200177	1,523.04	ELECTRICAL SUPPLIES INV 2847570-00	143550
MCMMASTER-CARR SUPPLY	200174	730.59	BRONZE HEX SCREWS/NUTS, SS PULL CLEVIS INV 32935121	143555
MONTVALE HARDWARE &	200437	40.21	JANUARY STATEMENT	143556
REDICARE LLC	200415	75.61	1ST AID SUPPLIES REFILL INVOICE RED611874	143564
RUGGED OUTFITTERS, INC.	200332	167.99	BOOTS - PN INV 133189	143565
TLC FACILITY MAINTENANCE	200400	300.00	FEBRUARU UTILITY GARAGE MAINT. INV 1402	143575
TLC FACILITY MAINTENANCE	200438	300.00	JANUARY UTILITY GARAGE MAINT. INV 1401	143575
W.B. LAW & SONS	200370	37.75	CASE OF COFFEE INV 980242	143578
W.B. LAW & SONS	200398	26.73	COFFEE CUPS 12OZ INVOICE 981162	143578

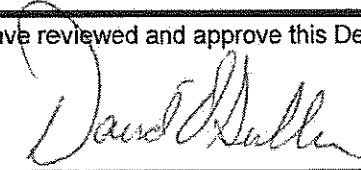
<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
WESLEY/SICOMAC DAIRY	200572	69.00	DAIRY FOODS FEBRUARY	143580
<b>Total for: ELECTRIC-O/E</b>			<b>SHOP OPERATING</b>	<b>6,360.00</b>
BEYER BROTHERS	200106	54.68	HEATER FOR DIGGER TRUCK INV 165553	143544
C. AND C. TIRE, INC.	200428	323.20	TIRES FOR FUSION INV 94252	143548
<b>Total for: ELECTRIC-O/E</b>			<b>VEH</b>	<b>377.88</b>
EDMUNDS & ASSOCIATES	200509	90.00	MAINTENANCE PERVASIVE INV 20-0116	143534
IWORQ SYSTEMS INC	200124	877.37	1ST QTR 2020 INTERNET SOFTWARE MAINTENANCE INV 191930	143552
OPTIMUM	200434	22.14	FEBRUARY BILLIN #07870-014078-01-9	143537
OPTIMUM	200328	92.80	FEBRUARY BILLING 07870-007120-01-7	143559
PALISADES SALES	200517	170.00	SERVER DRIVES INV 956148	143560
<b>Total for: ELECTRIC-O/E</b>			<b>COMPUTER MAINT. &amp;</b>	<b>1,252.31</b>
JOHN J. D'ANTON, ESQ.	200562	285.00	FEBRUARY LEGAL SERVICES	143553
JOHN J. D'ANTON, ESQ.	200564	500.00	2020 LEGAL RETAINER - MARCH	143553
<b>Total for: ELECTRIC-O/E</b>			<b>SPECIAL</b>	<b>785.00</b>
SCHWEIZER & DYKSTRA	200255	80.00	FUNERAL BASKET - C MOORE ORDER# 179098/1	143566
STAPLES ADVANTAGE	200016	16.66	SNACK, REPRT CVER, STORAGE BOXES CLIPS INV 3437129829	143569
<b>Total for: ELECTRIC-O/E</b>			<b>BOARD EXPENSES</b>	<b>96.66</b>
AMERICAN PUBLIC POWER	200113	5,420.25	ANNUAL DUES - 2020 MEMBER # 4365	143540
MUNICIPAL ELECTRIC	200116	500.00	ASSOCIATE MEMBE DUES INV 10717	143557
<b>Total for: ELECTRIC-O/E</b>			<b>FEES &amp;</b>	<b>5,920.25</b>
BUG RUNNER EXTERMINATING	200281	84.00	EXTERMINATING SERVICES JANUARY	143547
<b>Total for: ELECTRIC-O/E</b>				<b>84.00</b>
ONE CALL CONCEPT	200573	35.71	MESSAGES FEBRUARY INV 25111	143558
<b>Total for: ELECTRIC-O/E</b>			<b>MAINT.-UNDERGROUND</b>	<b>35.71</b>
BOROUGH OF PARK	200498	124.11	FEBRUARY BILLING	143546
<b>Total for: ELECTRIC-O/E</b>			<b>RECREATIONAL</b>	<b>124.11</b>
DOWNES TREE SERVICE, INC.	200433	4,500.00	EMERGENCYV CRANEVTREE REMOVAL INV 260621	143549
<b>Total for: ELECTRIC-O/E</b>			<b>MAINTAIN</b>	<b>4,500.00</b>
AETNA HEALTH INSURANCE	200473	491.84	POLICY # AHL2004737 A LAGNO	143533
<b>Total for: INSURANCE</b>			<b>MEDICAL</b>	<b>491.84</b>
STANDARD INSURANCE CO	200442	364.07	FEBRUARY BILLING # 00 153066 0002	143568
<b>Total for: INSURANCE</b>				<b>364.07</b>
PUBLIC POWER ASSOC. OF	200368	9,430.15	JANAURY BILLING	143561
<b>Total for: PURCHASE OF CURRENT</b>			<b>NJ PPA</b>	<b>9,430.15</b>
STUART C IRBY CO	200229	1,120.50	ANCHOR TOOL 15K INV S011768508.001	143571
<b>Total for: CAPITAL OUTLAY</b>				<b>1,120.50</b>
BOROUGH OF PARK RIDGE	193070	282.14	DECEMBER FUEL	143545
<b>Total for: ELECTRIC-O/E</b>			<b>GASOLINE &amp;</b>	<b>282.14</b>
SWIFTREACH NETWORKS LLC	200038	607.50	MONTHLY 911 SUBSCRIPTION FEES INV 247285, 248358, 248949	143572

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total for: ELECTRIC-O/E			607.50	
AGL WELDING SUPPLY CO.,	200178	37.04	SULFUR HEX CYLINDER RENTAL INV R641392	143539
Total for: ELECTRIC-O/E			SHOP OPERATING	37.04
LERCH, VINCI, & HIGGINS	193021	200.00	2019 AUDITS	143554
LERCH, VINCI, & HIGGINS	193021	3,000.00	2019 AUDITS	143554
Total for: ELECTRIC-O/E			SPECIAL	3,200.00
WESCO DISTRIBUTION	192848	1,099.77	PENGO AUGER INV 543447	143579
Total for: CAPITAL OUTLAY				1,099.77
WESCO DISTRIBUTION	192980	1,620.00	1000-FT WIRE PSE&G CLASS INV 560039	143579
Total for: CAPITAL OUTLAY			CABLE &	1,620.00
ANIXTER INC	192981	12,468.00	POLE MOUNT TRANSFORMERS INV4469359-00	143542
Total for: CAPITAL OUTLAY			LINE	12,468.00
CSP-PARKBORO LLC	200379	8.75	RETURN OVERPAYMENT 191-0 PER RESOLUTION	143532
LINDA LICHTENSTEIN	200376	402.00	RETURN CHECK ACCT 744-0 PER RESOLUTION	143531
Total for:			07-2441- - -	410.75
Total Fund: ELECTRIC OPERATING FUND			57,551.04	

**08 ELECTRIC CAPITAL**

DOWNES TREE SERVICE, INC.	200066	79,488.00	EAST SIDE OF TOWN TREE TRIMMING INV 260620	800148
Total for: Distribution Equipment			Tree	79,488.00
Total Fund: ELECTRIC CAPITAL			79,488.00	

I, certify that I have reviewed and approve this Departmental Bill list for payment

  
Finance Chairman

<p>Total Departmental List: 319,363.84</p>
--

Sign Off  
**BOROUGH OF PARK RIDGE**

Printed: 03/04/20 02:05:16 PM

Page #: 1

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
<b>05 WATER OPERATING</b>				
BOROUGH OF PARK	0	18,309.12	BMED 2/1/2020 Invoice	74
<b>Total for: INSURANCE</b>		<b>MEDICAL</b>	<b>18,309.12</b>	
BOROUGH OF PARK	0	13,201.25	Bonds 2012 and 2013	73
<b>Total for: BOND INTEREST</b>		<b>BOND</b>	<b>13,201.25</b>	
BORO OF PARK	0	17.74	PAYROLL 3 - WATER	72
BORO OF PARK	0	17.74	PAYROLL 4- WATER	75
<b>Total for: DEFINED CONTRIBUTION PLAN</b>		<b>DEFINED</b>	<b>35.48</b>	
BORO OF PARK	0	3,605.44	PAYROLL 3 - WATER	72
BORO OF PARK	0	3,144.93	PAYROLL 4- WATER	75
<b>Total for: SOCIAL SECURITY</b>		<b>SOCIAL</b>	<b>6,750.37</b>	
BORO OF PARK	0	337.64	PAYROLL 3 - WATER	72
<b>Total for: WATER-S&amp;W</b>			<b>337.64</b>	
<b>Total Fund: WATER OPERATING</b>		<b>38,633.86</b>		

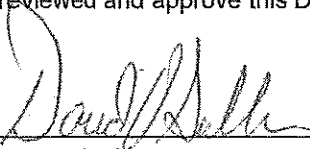
**07 ELECTRIC OPERATING**

BOROUGH OF PARK	0	27,365.12	TRANSFER TO WATER 2/3-2/6/20	249
BOROUGH OF PARK	0	20.00	TRANSFER TO WATER 1/31/20	250
BOROUGH OF PARK	0	10,772.44	TRANSFER TO WATER 1/31/20	250
BOROUGH OF PARK	0	5.15	TRANSFER TO WATER 2/7-2/13/20	254
BOROUGH OF PARK	0	34,809.70	TRANSFER TO WATER 2/7-2/13/20	254
BOROUGH OF PARK	0	5.15	TRANSFER TO WATER 2/7/20-2/14/20	257
BOROUGH OF PARK	0	34,914.11	TRANSFER TO WATER 2/7/20-2/14/20	257
BOROUGH OF PARK	0	194.32	TRANSFER TO WATER FEB 18-FEB 21	261
BOROUGH OF PARK	0	29,734.06	TRANSFER TO WATER FEB 18-FEB 21	261
BOROUGH OF PARK	0	267.27	TRANSFER TO WATER 2/24-2/28/20	264
BOROUGH OF PARK	0	30,356.47	TRANSFER TO WATER 2/24-2/28/20	264
<b>Total for: ANTICIPATED REVENUE - RENTS</b>		<b>WATER</b>	<b>168,443.79</b>	
BOROUGH OF PARK	0	92.53	TRANSFER TO WATER 2/3-2/6/20	249
BOROUGH OF PARK	0	144.93	TRANSFER TO WATER 1/31/20	250
BOROUGH OF PARK	0	112.79	TRANSFER TO WATER 2/7-2/13/20	254
BOROUGH OF PARK	0	113.04	TRANSFER TO WATER 2/7/20-2/14/20	257
BOROUGH OF PARK	0	143.22	TRANSFER TO WATER FEB 18-FEB 21	261
BOROUGH OF PARK	0	136.74	TRANSFER TO WATER 2/24-2/28/20	264
<b>Total for: INTEREST ON DELINQUENT BALANCE INTEREST ON</b>			<b>743.25</b>	
BOROUGH OF PARK	0	308.82	TRANSFER TO WATER 1/31/20	250
BOROUGH OF PARK	0	79.41	TRANSFER TO WATER 2/7-2/13/20	254
BOROUGH OF PARK	0	79.41	TRANSFER TO WATER 2/7/20-2/14/20	257
BOROUGH OF PARK	0	663.81	TRANSFER TO WATER FEB 18-FEB 21	261

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
BOROUGH OF PARK	0	1,101.55	TRANSFER TO WATER 2/24-2/28/20	264
<b>Total for: MRA - FIRE SERVICE</b>		<b>MRA - FIRE</b>	<b>2,233.00</b>	
BOROUGH OF PARK	0	111.20	TRANSFER TO WATER 1/31/20	250
<b>Total for: MRA - FIRE HYDRANTS</b>		<b>FIRE</b>	<b>111.20</b>	
BOROUGH OF PARK	0	372.96	TRANSFER TO WATER 2/3-2/6/20	249
BOROUGH OF PARK	0	146.41	TRANSFER TO WATER 1/31/20	250
BOROUGH OF PARK	0	216.07	TRANSFER TO WATER 2/7-2/13/20	254
BOROUGH OF PARK	0	216.07	TRANSFER TO WATER 2/7/20-2/14/20	257
BOROUGH OF PARK	0	186.34	TRANSFER TO WATER FEB 18-FEB 21	261
BOROUGH OF PARK	0	226.27	TRANSFER TO WATER 2/24-2/28/20	264
<b>Total for: WOODCLIFF LAKE SURCHARGE</b>		<b>WOODCLIFF LAKE</b>	<b>1,364.12</b>	
BORO OF PARK	0	28,627.49	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	28,627.49	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC-S&amp;W</b>			<b>57,254.98</b>	
BORO OF PARK	0	1,339.73	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	1,754.90	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC-S&amp;W</b>			<b>3,094.63</b>	
BORO OF PARK	0	900.00	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	450.00	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC-S&amp;W</b>			<b>1,350.00</b>	
BORO OF PARK	0	17,577.22	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	17,577.22	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC OFFICE-S&amp;W</b>			<b>35,154.44</b>	
BORO OF PARK	0	292.12	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	292.12	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC OFFICE-S&amp;W</b>			<b>584.24</b>	
BORO OF PARK	0	51.00	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	61.00	PAYROLL 4-ELECTRIC	262
<b>Total for: ELECTRIC-O/E</b>			<b>112.00</b>	
BOROUGH OF PARK RIDGE	0	7,243.24	POLICE TRAFFIC CONTROL/ TREE TRIMMING INV 20-	252
<b>Total for: ELECTRIC-O/E</b>		<b>MAINTAIN</b>	<b>7,243.24</b>	
BOROUGH OF PARK	0	14,467.04	BMED 2/1/2020 Invoice	74
<b>Total for: INSURANCE</b>		<b>MEDICAL</b>	<b>14,467.04</b>	
EXELON GENERATION CO LLC	200265	136,181.71	PURCHASE OF CURRENT JANAUARY INV 00083A	259
NEXTERA ENERGY POWER	200264	70,460.84	PURCHASE OF CURRENT JANUARY INV 548174	258
PJM INTERCONNECTION LLC	200200	57,108.17	PURCHASE OF CURRENT 1/1-1/29/20	248
PJM INTERCONNECTION LLC	200300	40,531.53	PURCHASE OF CURRENT 2/1-2/5/20	255
PJM INTERCONNECTION LLC	200269	10,472.74	PURCHASE OF CURRENT JANUARY 2/14/20	256
PJM INTERCONNECTION LLC	200374	56,656.10	PURCHASE OF CURRENT FEBRUARY	260
PJM INTERCONNECTION LLC	200453	55,708.42	PURCHASE OF CURRENT FEBRUARY	263
<b>Total for: PURCHASE OF CURRENT</b>		<b>PURCHASE BULK</b>	<b>427,119.51</b>	
BORO OF PARK	0	11.83	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	11.83	PAYROLL 4-ELECTRIC	262
<b>Total for: DEFINED CONTRIBUTION RETIREMEN DEFINED</b>			<b>23.66</b>	

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
BORO OF PARK	0	3,546.01	PAYROLL 3- ELECTRIC	253
BORO OF PARK	0	3,537.18	PAYROLL 4-ELECTRIC	262
Total for: SOCIAL SECURITY		SOCIAL	7,083.19	
Total Fund: ELECTRIC OPERATING		726,382.29		

I, certify that I have reviewed and approve this Departmental Bill list for payment

  
 Finance Chairman

Total Departmental List: 765,016.15
---

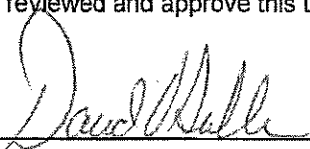
Sign Off  
**BOROUGH OF PARK RIDGE**

Printed: 03/04/20 02:07:01 PM

Page #: 1

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
<b>23 UTILITY TRUST FUND</b>				
MARLA CURRIE	200556	107.82 RETURN DEP 2800	ACCT 4369-0	0
NICOLE FOURNIER	200549	184.68 RETURN DEP 7615	ACCT 652-0	0
PATRICK CAIRO	200555	302.12 RETURN DEP 3778	ACCT 5211-0	0
PAUL & ERMELINEA REYNES	200550	73.56 RETURN DEP 7561	ACCT 4048-0	0
ROSEMARY PARKS	200554	71.25 RETURN DEP 2695	ACCT 4230-0	0
STEPHEN JORDAN	200214	19.59 RET DEP 7054	ACCT 6015-0	140832
TAYLOR MANAGMENT CO	200546	363.41 RETURN DEP 7863	ACCT 6429-0	0
<b>Total for: DEPOSITS PAYABLE-WATER</b>		<b>23-2000- - -</b>	<b>1,122.43</b>	
BRIAN MURPHY	200551	159.73 RETURN DEP 6428	ACCT 1971-0	0
NICOLE FOURNIER	200549	132.79 RETURN DEP 7615	ACCT 652-0	0
PBX INTERNATIONAL LLC	192740	895.77 RET DEP 6879	ACCT 191-0	140833
PETER STORM	200548	106.21 RETURN DEP 7101	ACCT 309-4	0
RYAN DONOVAN	200552	191.93 RETURN DEP 7840	ACCT. 1983-0	0
THERESA CARABETTA	200553	240.75 RETURN DEP 6401	ACCT 1480-0	0
TODD JANOVIC	200557	150.00 RETURN DEP 4841	ACCT 1978-0	0
TRC ENVIRONMENTAL	200547	749.83 RETURN DEP 6169	ACCT 6002-0	0
<b>Total for: DEPOSITS PAYABLE-ELECTRIC</b>		<b>23-2100- - -</b>	<b>2,627.01</b>	
<b>Total Fund: UTILITY TRUST FUND</b>		<b>3,749.44</b>		

I, certify that I have reviewed and approve this Departmental Bill list for payment

  
Finance Chairman

<b>Total Departmental List: 3,749.44</b>
--



**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-076**

**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 \$ 2,666,526.65 (bill list dated 3/06/20) have been approved and authorized for payment and that the Mayor, Borough Clerk and Chief Financial Officer are, hereby authorized and directed to issue warrants in payment of same.

**BOROUGH OF PARK RIDGE****Cash Requirements**

Dates: 02/26/20 03/10/20

Printed: 03/06/20 12:28:20 PM

FOR MARCH 10, 2020 MEETING

Total for	01 CURRENT FUND	2,647,070.19
Total for	04 GENERAL CAPITAL	15,000.00
Total for	09 POOL OPERATING	4,367.31
Total for	15 ANIMAL CONTROL	20.25
Total for	27 RECREATION TRUST	68.90

**Total Bill List (see lists attached):**

2,666,526.65

Check List  
BOROUGH OF PARK RIDGE  
FOR MARCH 10, 2020 MEETING

Printed: 03/06/20 12:24:34 PM  
 01CURRENT FUND

Page #: 1

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
<b>01 CURRENT FUND</b>				
CRUZ, DANILO & SONIA	200537	358.79	RETURN HOMESTEAD CREDIT	149011
Total for:		358.79		
US POSTAL SERV POSTAGE ON	200612	308.85	POSTAGE FOR FEB	149076
Total for: A/E O/E		Postage	308.85	
W.B. MASON CO., INC.	200001	51.60	INV# 207049190, 207184821,	149081
Total for: A/E O/E		Office Supplies	51.60	
DART COMPUTER SERVICES,	200528	198.00	INV# 6302 WEBMAIL	149036
Total for: A/E O/E		Website Hosting	198.00	
HARD ROCK HOTEL & CASINO,	200404	101.00	CONFIRM#3S34T JULIE FALKENSTERN	149004
HARD ROCK HOTEL & CASINO,	200405	71.00	CONFIRM# QKBKF JULIE FALKENSTERN	149005
HARD ROCK HOTEL & CASINO,	200406	71.00	CONFIRM #YX4T2 JULIE FALKENSTERN	149006
HARD ROCK HOTEL & CASINO,	200407	91.00	CONFIRM#K4MQJ JULIE FALKENSTERN	149007
HARD ROCK HOTEL & CASINO,	200408	111.00	CONFIRM# NTXWM JULIE FALKENSTERN	149008
Total for: A/E O/E		Education and	445.00	
W.B. MASON CO., INC.	200031	0.00	INV# 207185139 DOCUMENT COVERS	149081
W.B. MASON CO., INC.	200031	53.92	INV# 207185139 DOCUMENT COVERS	149081
Total for: M&C O/E		Office Supplies	53.92	
US POSTAL SERV POSTAGE ON	200612	0.00	POSTAGE FOR FEB	0
Total for: MUNICIPAL CLERK'S OFFICE		Postage	0.00	
STAPLES ADVANTAGE	200030	444.22	ORDER# 7304077569 OFFICE SUPPLIES	149069
W.B. LAW & SONS	200421	49.96	INVOICE#979530 1 CASE OF 100Z	149080
W.B. MASON CO., INC.	200001	16.50	INV# 207049190, 207184821,	149081
WESLEY/SICOMAC DAIRY	200568	35.80	MILK DELIVERIES - FEB BORO	149082
Total for: MUNICIPAL CLERK'S OFFICE		Office Supplies	546.48	
W.B. MASON CO., INC.	200001	158.35	INV# 207049190, 207184821,	149081
Total for: MUNICIPAL CLERK'S OFFICE		Duplications	158.35	
ALDAN PRESS	200455	0.00	INVOICE#20-2836 #10 WINDOW BLUE	149016
ALDAN PRESS	200455	108.00	INVOICE#20-2836 #10 WINDOW BLUE	149016
Total for: FINANCE DEPARTMENT O/E		Printing and	108.00	
ACTION DATA SERVICES	200448	440.72	INVOICE#67183/ INVOICE#67316	149014
ACTION DATA SERVICES	200577	268.14	INVOICE # 67608	149014
Total for: FINANCE DEPARTMENT O/E		Payroll	708.86	
US POSTAL SERV POSTAGE ON	200612	123.00	POSTAGE FOR FEB	149076
Total for: TAX COLLECTION O/E		Postage	123.00	
ALDAN PRESS	200455	72.00	INVOICE#20-2836 #10 WINDOW BLUE	149016
Total for: TAX COLLECTION O/E		Printing and	72.00	
ANTHONY S, BOCCHI, ESQ	200515	10,000.00	FEB & MAR RETAINERS	149023
Total for: LEGAL O/E		Borough Attorney -	10,000.00	
DARIO, ALBERT, METZ &	200520	6,600.00	FEB & MAR RETAINERS	149035
Total for: LEGAL O/E		Labor Attorney	6,600.00	
NEGLIA ENGINEERING ASSOC.	200427	5,625.00	JAN, FEB & MAR RETAINER	149054

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total for: ENGINEERING O/E		Engineering	5,625.00	
DELL INC	200303	387.70 INV# 10374198578 ADOBE LICENSE		149037
Total for: PKRG		Miscellaneous	387.70	
NORTH JERSEY MEDIA GROUP	200507	0.00 AC 396655 INV# 3153763 JAN		149058
NORTH JERSEY MEDIA GROUP	200507	91.51 AC 396655 INV# 3153763 JAN		149058
Total for: PLANNING BOARD O/E		Advertising	91.51	
THE RIDGEWOOD NEWS	200410	19.49 ACCT#RN2034620 2/7/2020-2/28/2021		149071
Total for: PLANNING BOARD O/E		Books and	19.49	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
Total for: PLANNING BOARD O/E		Office Supplies	0.00	
NORTH JERSEY MEDIA GROUP	200459	8.37 INVOICE# 0003153764 1/31/2020		149058
Total for: ZONING BOARD OF ADJUSTMENT O/E		Advertising	8.37	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
Total for: ZONING BOARD OF ADJUSTMENT O/E		Office Supplies	0.00	
KAY PRINTING & ENVELOPE	200478	454.00 INV# 162768 INSPECTION PERMITS		149050
US POSTAL SERV POSTAGE ON	200612	9.10 POSTAGE FOR FEB		149076
Total for: CONSTRUCTION CODE - O/E		Office Supplies	463.10	
MUNICIPAL INFORMATION	200426	75.00 INVOICE#109372 LICENSE CONTRACT		149053
Total for: CONSTRUCTION CODE - O/E		UCCRS Software -	75.00	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
Total for: ZONING OFFICER O/E		Office Supplies	0.00	
AMERICAN BANKERS	200582	5,401.00 FLOOD INS RENEWALS - SULAK LN &		149018
THE VOZZA AGENCY, INC.	200458	13,231.00 INVOICE# 53576 SPORTS ACCIDENT		149009
THE VOZZA AGENCY, INC.	200458	13,231.00 INVOICE# 53576 SPORTS ACCIDENT		149010
Total for: GENERAL LIABILITY		BERGEN JOINT	31,863.00	
US POSTAL SERV POSTAGE ON	200612	140.05 POSTAGE FOR FEB		149076
Total for: POLICE DEPT O/E		Postage	140.05	
TOTAL TEE & SIGNS, LLC	200409	160.00 INVOICE#14743 POLICE POLO SHIRTS		149073
Total for: POLICE DEPT O/E		Clothing and	160.00	
I.D. CHECKING GUIDE	200411	82.50 INVOICE#199586 US ID MANUAL		149045
Total for: POLICE DEPT O/E		Books and	82.50	
AMAZON CAPITAL SERVICES,	200347	23.83 INV# 16J4-RM9W-QKN9 ADAPTER &		149017
Total for: POLICE DEPT O/E		Office Supplies	23.83	
CALIBRE PRESS	200361	259.00 INV# 78463 STREET SURVIVAL		149032
FBI-LEEDA	200353	695.00 ELI - WHIPPANY 3/30/20 - PETE		149041
Total for: POLICE DEPT O/E		Education and	954.00	
IACP	200352	190.00 2020 DUES JOSEPH MADDEN		149046
NEW JERSEY DRE	200096	50.00 2020 MEMBERSHIP - JOHN SZOT		149056
Total for: POLICE DEPT O/E		Professional	240.00	
WESLEY/SICOMAC DAIRY	200604	39.92 MILK DELIVERIES - FEB POLICE		149082
Total for: POLICE DEPT O/E		Other Equipment	39.92	
CABLEVISIO/OPTIMUM	200561	89.90 AC 07870-432515015 STATIC IP -		149031
CABLEVISIO/OPTIMUM	200563	0.00 ac 07870-494819017 CABLE BOX - PD		149031
CABLEVISIO/OPTIMUM	200563	21.04 ac 07870-494819017 CABLE BOX - PD		149031
VERIZON WIRELESS	200565	0.00 INV# 9848733839 - POLICE - FEB		149078
VERIZON WIRELESS	200565	356.79 INV# 9848733839 - POLICE - FEB		149078
Total for: POLICE DEPT O/E		Service Agreements	467.73	
AMAZON CAPITAL SERVICES,	200349	0.00 INV# 1KGF-KR7R-6MGY OC SPRAY		149017
AMAZON CAPITAL SERVICES,	200349	336.94 INV# 1KGF-KR7R-6MGY OC SPRAY		149017

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total for: POLICE DEPT O/E		Traffic and Safety	336.94	
PARK PIZZA	200454	80.45 CK# 27 PIZZA FOR POLICE RESERVES		149061
Total for: POLICE RESERVES O/E		Conferences and	80.45	
HIGHWAY TRAFFIC SUPPLY	200121	0.00 QUOTE# 4460 LED FLARE BATONS		149043
HIGHWAY TRAFFIC SUPPLY	200121	280.00 QUOTE# 4460 LED FLARE BATONS		149043
Total for: POLICE RESERVES O/E		Other Equipment	280.00	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
Total for: EMERGENCY MANGEMENT O/E		Miscellaneous	0.00	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		0
Total for: FIRE DEPARTMENT O/E		Office Supplies	0.00	
HIGHWAY TRAFFIC SUPPLY	200413	250.00 INVOICE#058256 4X4 REFLECTIVE		149043
Total for: FIRE DEPARTMENT O/E		Other Equipment	250.00	
AT&T	200525	68.17 201-391-6900 FEB		149024
VERIZON	200522	0.00 201-391-6901 TRI - FEB		149077
VERIZON	200522	5,994.98 201-391-6901 TRI - FEB		149077
VERIZON	200523	403.04 201-V03-8606 DIGITAL DS1 LINES -		149077
Total for: Tri-Borough Safety Corps O/E		Telephones	6,466.19	
W. W. GRAINGER, INC.	200285	59.13 INVOICE# 9438742679 HARD HATS		149079
Total for: FIRE PREVENTION O/E		Clothing and	59.13	
US POSTAL SERV POSTAGE ON	200612	63.55 POSTAGE FOR FEB		149076
Total for: FIRE PREVENTION O/E		Office Supplies	63.55	
STATE LINE FIRE & SAFETY,	200602	70.00 INV# 122470 HELMET FRONT &		149070
Total for: FIRE PREVENTION O/E		Vehicle Repair	70.00	
ANCHOR FENCE CONTRACTORS,	200092	0.00 INV# 19583 SWINGING GATE & FENCE		149020
ANCHOR FENCE CONTRACTORS,	200092	1,100.00 INV# 19583 SWINGING GATE & FENCE		149020
CABLEVISIO/OPTIMUM	200518	0.00 AC 07870007170012 FEB- ROAD		149013
CABLEVISIO/OPTIMUM	200518	21.81 AC 07870007170012 FEB- ROAD		149013
CABLEVISIO/OPTIMUM	200518	48.19 AC 07870007170012 FEB- ROAD		149013
VERIZON WIRELESS	200516	241.62 INV# 9847384311 FEB - ROAD		149078
Total for: STREETS & ROADS DEPARTMENT O/E		Other Contractual	1,411.62	
ANJR	200526	80.00 20-02222 ANN MEETING 3/18/20 -		149021
BC PUBLIC WORKS	200338	75.00 2020 MEMBERSHIP DUES - PETE WAYNE		149028
Total for: STREETS & ROADS DEPARTMENT O/E		Conferences and	155.00	
WESLEY/SICOMAC DAIRY	200569	0.00 MILK DELIVERIES - FEB ROAD		149082
WESLEY/SICOMAC DAIRY	200569	26.64 MILK DELIVERIES - FEB ROAD		149082
Total for: STREETS & ROADS DEPARTMENT O/E		Food	26.64	
MONTVALE HARDWARE &	200503	0.00 JAN INVOICES - DPW		0
P&A AUTO PARTS, INC.	200402	102.60 JAN INVOICES - DPW		149060
REDICARE LLC	200456	65.04 INVOICE# RED611873 BATHROOM		149065
STATE LINE FIRE & SAFETY,	200575	0.00 INVOICE #122369 SEF 50:1 UNLEADED		149070
STATE LINE FIRE & SAFETY,	200575	75.00 INVOICE #122369 SEF 50:1 UNLEADED		149070
W. W. GRAINGER, INC.	200091	866.33 INV#9433682771/INV#9429658579		149079
Total for: STREETS & ROADS DEPARTMENT O/E		Other Equipment	1,108.97	
AMERICAN WEAR, INC.	200614	335.80 FEB UNIFORM CLEANING - DPW		149019
Total for: STREETS & ROADS DEPARTMENT O/E		Laundry Service -	335.80	
HOME DEPOT, INC. (THE)	200605	409.75 FENCE SUPPLIES		149044
Total for: STREETS & ROADS DEPARTMENT O/E		Building Materials	409.75	
HIGHWAY TRAFFIC SUPPLY	200312	314.36 INV# 58226 \$101.37 & 58250 \$85.75		149043

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total for: STREETS & ROADS DEPARTMENT O/E Signs		314.36		
TRAFFIC SAFETY &	200420	265.00	INVOICE# 212307 PERMA- PATCH 60LB	149074
Total for: STREETS & ROADS DEPARTMENT O/E Road Material		265.00		
TIMBER TREE	200500	1,800.00	REMOVE 5 TREES 2/25/20	149072
Total for: STREETS & ROADS DEPARTMENT O/E Tree Trimming		1,800.00		
DURIE LAWNMOWER &	200390	60.00	INV# A9334 \$40 & A9581 \$20 INLINE	149039
P&A AUTO PARTS, INC.	200402	132.90	JAN INVOICES - DPW	149060
TRI-STATE RENTALS INC.	200090	664.49	INV# 42278 FILTER FOR 4 KUBTA	149075
Total for: STREETS & ROADS DEPARTMENT O/E Equipment Parts		857.39		
INTERSTATE WASTE SVC, INC	200609	0.00	AC 45138 MARCH GARBAGE - PER	149048
INTERSTATE WASTE SVC, INC	200609	44,981.19	AC 45138 MARCH GARBAGE - PER	149048
Total for: SOLID WASTE COLLECTION -Sanita Garbage Contract		44,981.19		
ORGANIC RECYCLING, INC.	200499	0.00	JAN INVOICES	0
Total for: RECYCLING O/E		Grass Tipping and	0.00	
ORGANIC RECYCLING, INC.	200499	0.00	JAN INVOICES	0
Total for: RECYCLING O/E		Brush and Branches	0.00	
BARBARA COLEMAN	200544	19.49	REIMBURSE COMBINATION LOCK	149026
Total for: RECYCLING O/E		Green Team	19.49	
DRAINBUSTERS PLUMBING	200387	490.00	INV# 64369 CLEARED BACKED UP	149038
Total for: BLDGS/GROUNDS O/E		Other Contractual	490.00	
W. W. GRAINGER, INC.	200091	0.00	INV#9433682771/INV#9429658579	149079
W. W. GRAINGER, INC.	200091	59.58	INV#9433682771/INV#9429658579	149079
Total for: BLDGS/GROUNDS O/E		Janitorial,	59.58	
MONTVALE HARDWARE &	200503	5.84	JAN INVOICES - DPW	149052
Total for: BLDGS/GROUNDS O/E		General Hardware	5.84	
KRELL LIGHTING	200451	15.60	DOC#89820-01 BBI H60PAR3 OFL/ECO	149051
P&A AUTO PARTS, INC.	200402	24.98	JAN INVOICES - DPW	149060
Total for: BLDGS/GROUNDS O/E		Electricity, Light	40.58	
ANTHONY MORGEN HEATING &	200447	206.25	HEAT REPAIR FOR CHIEF'S OFFICE/	149022
MONTVALE HARDWARE &	200503	0.00	JAN INVOICES - DPW	149052
MONTVALE HARDWARE &	200503	59.86	JAN INVOICES - DPW	149052
Total for: BLDGS/GROUNDS O/E		Plumbing, A/C and	266.11	
AMERICAN WEAR, INC.	200614	103.40	FEB UNIFORM CLEANING - DPW	149019
Total for: BLDGS/GROUNDS O/E		Laundry Services	103.40	
BAUER DOORS LLC	200386	167.00	INV# 27917 HEAVY DUTY CABLE &	149027
Total for: BLDGS/GROUNDS O/E		Building Materials	167.00	
PARTEK SOLUTIONS	200278	197.98	INV# 24379 AURO-0505 PARKING	149062
Total for: BLDGS/GROUNDS O/E		Miscellaneous	197.98	
AMERICAN WEAR, INC.	200614	0.00	FEB UNIFORM CLEANING - DPW	149019
AMERICAN WEAR, INC.	200614	101.40	FEB UNIFORM CLEANING - DPW	149019
Total for: VEHICLE MAINTANENCE O/E		Laundry Service	101.40	
SCHULTZ FORD LINCOLN	200493	106.81	INV# 593593 & 593672 REPAIR PARTS	149067
Total for: VEHICLE MAINTANENCE O/E		Parts - Police	106.81	
JESCO, INC.	200292	84.28	INV# G45587 THERMOSTAT & BELT	149049
P&A AUTO PARTS, INC.	200402	-3.74	JAN INVOICES - DPW	149060
POWERTECH MOTION CONTROL	200419	218.20	INVOICE# 3672814 FILTERS & HOSES	149063
SCHULTZ FORD LINCOLN	200493	0.00	INV# 593593 & 593672 REPAIR PARTS	0
Total for: VEHICLE MAINTANENCE O/E		Parts - Roads	298.74	
DANIEL J. KNOTHE	200412	549.01	INVOICE#01282072410 SOLUS EDGE	149034

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
Total for: VEHICLE MAINTANENCE O/E		Replacement	549.01	
US POSTAL SERV POSTAGE ON	200612	1.00 POSTAGE FOR FEB		149076
Total for: BD OF HEALTH O/E		Office Supplies	1.00	
NEW JERSEY LOCAL BOARDS	200250	95.00 2020 BOARD MEMBERSHIP		149057
REGISTRAR'S ASSN OF NJ	200490	225.00 SPRING CONFERENCE REGISTRATIONS		149066
Total for: BD OF HEALTH O/E		Professional	320.00	
US POSTAL SERV POSTAGE ON	200612	0.00 POSTAGE FOR FEB		149076
US POSTAL SERV POSTAGE ON	200612	2.50 POSTAGE FOR FEB		149076
Total for: RECREATION DEPARTMENT		Postage and Year	2.50	
NEW HORIZON	200610	478.63 AC 002777 MAR 1 INVOICE		149055
Total for: UTILITY & BULK PURCHASES		TELEPHONE EXPENSES	478.63	
BOROUGH OF PARK RIDGE	200600	0.00 DEC 2019 FUEL - BORO & 1/3 TRI		149030
BOROUGH OF PARK RIDGE	200600	3,676.49 DEC 2019 FUEL - BORO & 1/3 TRI		149030
RACHLES/MICHELE'S OIL CO.	200601	8,667.46 INV# 314539 1/20/20 FUEL DELIVERY		149064
Total for: UTILITY & BULK PURCHASES		GASOLINE	12,343.95	
INTERSTATE WASTE SVC, INC	200501	3,294.49 TIPPING FEES - FEB PER CONTRACT		149048
Total for: LANDFILL/SOLID WASTE DISPOSAL		Tipping Fees	3,294.49	
ACTION DATA SERVICES	200448	987.60 INVOICE#67183/ INVOICE#67316		149014
ACTION DATA SERVICES	200594	0.00 INVOICE# 67478 W2 FORMS		149014
ACTION DATA SERVICES	200594	1,560.00 INVOICE# 67478 W2 FORMS		149014
Total for: FINANCE DEPARTMENT O/E		Payroll	2,547.60	
CHASAN LAMPARELLO MALLON	200435	2,326.15 INVOICE#195060 BILLING THROUGH		149033
Total for: LEGAL O/E		Legal Litigation	2,326.15	
SPATIAL DATA LOGIC, INC.	192753	13,900.00 INV# SD2794 3 SEATS & UPGRADE		149068
Total for: CONSTRUCTION CODE - O/E		UCCRS Software -	13,900.00	
INTERNATIONAL CODE	192816	337.75 INV# 1001165826 INSPECTOR BOOKS		149047
Total for: CONSTRUCTION CODE - O/E		Code Book	337.75	
ACTION TARGET INC	192653	4,489.35 INVC:119956-1 GLASS PANELS &		149015
ATHENIA MASON SUPPLY,	200354	1,093.48 INV# 1068230 STEEL DOOR		149025
Total for: PISTOL RAINGE O/E		Cleaning	5,582.83	
EAGLE POINT GUN/T.J.	193008	760.00 INV# 156962 ITEM 53620		149040
Total for: POLICE RESERVES O/E		Materials and	760.00	
GOOSETOWN COMMUNICATIONS,	192789	1,784.15 INV# 128384 RADIOS FOR POLICE		149042
Total for: POLICE RESERVES O/E		Radio and	1,784.15	
P&A AUTO PARTS, INC.	192763	0.00 AUG & OCT INVOICES - FIRE		149060
P&A AUTO PARTS, INC.	192763	88.67 AUG & OCT INVOICES - FIRE		149060
Total for: FIRE DEPARTMENT O/E		Other Equipment	88.67	
VERIZON WIRELESS	192698	2,930.58 8 IPADS & SERVICE - FIRE		149078
Total for: FIRE DEPARTMENT O/E		Emergency and	2,930.58	
BOROUGH OF PARK RIDGE	200600	3,089.00 DEC 2019 FUEL - BORO & 1/3 TRI		149030
Total for: UTILITY & BULK PURCHASES		GASOLINE	3,089.00	
ANCHOR FENCE CONTRACTORS,	200092	1,450.00 INV# 19583 SWINGING GATE & FENCE		149020
ORGANIC RECYCLING, INC.	200499	2,025.00 JAN INVOICES		149059
Total for: RECYCLING TONNAGE GRANT		RECYCLING TONNAGE	3,475.00	
BOARD OF EDUCATION	200521	2,467,171.00 MAR TAXES		149029
Total for:			2,467,171.00	
JACOBUS & ASSOCIATES	200574	4,584.92 REFUND CBJ - 8 GLENBROOK DR		149012
Total for:			4,584.92	

AccountPO #Amount InvoiceCheck #

Total Fund: CURRENT FUND

2,647,070.19



<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
04 GENERAL CAPITAL				
GOOSETOWN COMMUNICATIONS,	192789	15,000.00	INV# 128384 RADIOS FOR POLICE	140460
Total for: Radios for Police Reserves			Radios for Police	15,000.00
Total Fund: GENERAL CAPITAL		15,000.00		

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
09 POOL OPERATING				
PASCACK PRESS	200514	756.00	INV# 46389 MUNICIPALPOOL AD	140701
Total for: OTHER EXPENSES		Printing &	756.00	
VERIZON	200524	36.31	201-391-0831 FEB POOL PHONE	140703
Total for: OTHER EXPENSES		Telephone Charges	36.31	
ALL LANDSCAPES	192567	0.00	INV# 6809 - CUT BACK BRUSH	140700
ALL LANDSCAPES	192567	25.00	INV# 6809 - CUT BACK BRUSH	140700
TIMBER TREE	200559	800.00	REMOVAL OF 2 DEAD TREES 2/25/20	140702
Total for: OTHER EXPENSES		Building & Ground	825.00	
ALL LANDSCAPES	192567	2,750.00	INV# 6809 - CUT BACK BRUSH	140700
Total for: OTHER EXPENSES		Building & Ground	2,750.00	
Total Fund: POOL OPERATING			4,367.31	

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
15 ANIMAL CONTROL				
US POSTAL SERV POSTAGE ON	200613	20.25	FEB POSTAGE - DOG	140128
Total for: Reserve for Animal Expenditure Reserve for Animal			20.25	
Total Fund: ANIMAL CONTROL			20.25	

<u>Account</u>	<u>PO #</u>	<u>Amount</u>	<u>Invoice</u>	<u>Check #</u>
27 RECREATION TRUST				
BOB'S TROPHY SHOP/BT	200422	68.90	INVOICE#5876 TROPHIES FOR LEGO	1125
Total for: Lego Program		Lego Program	68.90	
Total Fund: RECREATION TRUST		68.90		

Total Bill List: 2,666,526.65

**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-077**

**RESOLUTION APPOINTING JESSICA MAZZARELLA AS TAX COLLECTOR OF  
THE BOROUGH OF PARK RIDGE**

**WHEREAS**, the State of New Jersey requires that each municipality appoint a Certified Tax Collector pursuant to N.J.S.A. 40A:9-141; and

**WHEREAS**, Jessica Mazzarella is a Certified Tax Collector, License No.: T-8249 and has held the position as Tax Collector for the Borough of Park Ridge since May 26, 2015, having been reappointed to the position for a full four (4) year term on January 1, 2016; and

**WHEREAS**, the Borough of Park Ridge has determined to appoint Jessica Mazzarella to the position of Tax Collector for the Borough of Park Ridge with such appointment commencing on January 1, 2020 and that by virtue of this reappointment Jessica Mazzarella hereby achieves tenure as Tax Collector of the Borough of Park Ridge pursuant to N.J.S.A. 40A:9-145; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Park Ridge, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest, to any and all documents necessary to appoint Jessica Mazzarella as Tax Collector for the Borough of Park Ridge pursuant to this resolution and the laws of the State of New Jersey; and

**BE IT FURTHER RESOLVED**, that a copy of the within resolution be available for public inspection during regular business hours and pursuant to the laws of the State of New Jersey, County of Bergen and Borough of Park Ridge.

-----  
**BOROUGH OF PARK RIDGE  
RESOLUTION NO. 020-078**

**RESOLUTION APPROVING THE HIRE OF ROSANNA MONTELEONE AS  
ACCOUNTS CLERK WITH THE BOROUGH OF PARK RIDGE**

**WHEREAS**, the Borough of Park Ridge has recognized the need to hire an Accounts Clerk for the Borough of Park Ridge; and

**WHEREAS**, the Borough of Park Ridge has determined that Rosanna Monteleone possesses the necessary skills and experience to hold the position; and

**WHEREAS**, Rosanna Monteleone's employment is subject to the salary step guide and terms contained within the collective bargaining agreement in effect between the Borough and the United Public Service Employee Union (UPSEU). Accordingly, Ms. Monteleone begins employment at the "Step 1" level.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Park Ridge, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest, to any and all documents necessary to hire Rosanna Monteleone as an Accounts Clerk with the Borough of Park Ridge according to laws/policies/requirements of the Borough of Park Ridge, the applicable collective bargaining agreement, the laws of the County of Bergen and the laws of the State of New Jersey; and

**BE IT FURTHER RESOLVED**, that a copy of the within resolution and the governing collective bargaining agreement be available for public inspection during regular business hours and pursuant to the laws of the State of New Jersey, County of Bergen and Borough of Park Ridge.

-----

**COMMUNICATIONS:**

**NONE**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

Mayor Misciagna asks for a motion to appoint the following member enumerated below:

**MEL BEER – RECREATION AND CULTURAL COMMITTEE**

A motion was made by Councilmember Metzdorf and seconded by Councilmember Epstein to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli,  
Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

**APPROVAL OF MINUTES**

Mayor Misciagna asks for a motion to approve the Minutes as follows:

Closed and Work Session Minutes Dated January 28, 2020  
Closed and Work Session Minutes Dated February 11, 2020

Public Hearing Minutes Dated November 12, 2019  
Public Hearing Minutes Dated December 10, 2019  
Public Hearing Minutes Special Meeting Dated December 30, 2019  
Public Hearing Minutes Sine Die Meeting January 1, 2020

A motion was made by Councilmember Epstein and seconded by Councilmember Metzdorf to confirm.

**AYES:** Councilmember Metzdorf, Councilmember Epstein, Councilmember Capilli, Councilmember Ferguson, Councilmember Farinaro, Council President Mintz

**Mayor Misciagna:** I would like to let the Public know that we had a meeting with our OEM Coordinator regarding the COVID-19 concerns. I want to assure everybody that we are as prepared as we possibly could be. When any new information becomes available, we will make sure the Public is aware of it. Sadly, we just had our first Bergen County resident pass away from this, today. He was a resident from Little Ferry, and our thoughts are with his family.

### **ADJOURN**

A motion was made by Councilmember Metzdorf and seconded by Councilmember Capilli to adjourn the Regular Mayor and Council Meeting.

**Meeting adjourned at 10:15 P.M.**

Respectfully submitted,



Magdalena Giandomenico  
Borough Clerk