



Central Business District Advisory Committee (CBDAC)

Meeting Minutes

*Thursday, February 13, 2025, 8:30 – 10:00 a.m.
Zoom Meeting*

Members: Stephen Del Percio; Pam Perron; Stacey Tsapatsaris; Tom Hillman; Glenn Carlough; Steve Aspero; David Rosen; Miranda Soffian; Chris Rutishauser;
Guests: Keith Kazmark; Lynn Kenney; Jeanne Johnson

Administration: Members approved the January 9, 2025 minutes that Pam and Stephen wrote. Welcome to new resident member Miranda Soffian and CSAC Member Dave Rosen.

Updates:

- **Village Council Update** (Pam Perron):
 - Budget Meeting – next session will be held Wednesday, Feb 19th at 5pm. Worth attending to find out about what Parks and other Depts are up to.
 - Affordable Housing – Village Council filed a resolution which provides Immunity from Developer's Lawsuits. Deadline for Affordable Housing plan to the state is June. One Developer has filed a motion to intervene related to Assisted Living.
 - Ordinance passed for parking at Library Place and Corsa Terrace with reserved for Pease Library tenants.
 - SID steering committee meetings continue – Rehearsing for presentation to be held on March 10th for the property owners and the broader business community for additional feedback.
- **Ridgewood Guild** (Stephen Del Percio presented for Niena):
 - An Evening with Oscar at Park West Loft on February 28th
 - Film Festival venues in April will be in Ridgewood
 - Spring Marketplace will be held on May 3rd
 - Art in the Park will be held on July 12th
 - Resident Socials - Bunco on March 12th and Cancer Screening discussion on April 3rd
- **CSAC** (David Rosen):
 - David Rosen has joined CBDAC as CSAC representative.
 - Timing of traffic light at intersection of Franklin Ave and Oak Street (East Coast Burger intersection) has raised concerns.
 - Traffic concerns around Schedler area. Residents need to trim shrubs on intersections.

- **Chamber of Commerce** (Glenn Carlough):
 - Not much to report at this time, slow part of season until Spring. Using this time to focus on internal strategic plan from a couple of years ago.
 - Events up next: Easter in the Park and Fashion Show.

- **Pedestrian Tunnel and CBDAC beautification** (Jeanne Johnson):
 - All in limbo currently. Will hold back on reporting at this time.

- **Train Trestle** (Chris Rutishauser):
 - Resident contacted the Village concerned about the structural integrity. NJ Transit says their experts have looked at it and said there is no issue. However, just recently a resident informed the Village of crumbling concrete has fallen and NJ Transit is once again on notice.

- **NJ Transit Bus Station at Van Neste** (Keith Kazmark):
 - Late last year Village Council wanted to remove the bus shelter structure, which has been locked from access. All engineers felt it was best to remove. The council is currently looking at Polygon Structures (the same manufacturer as the new pavilion at Habernickel) or a Green Roof system (vendor based out of Boston).
 - Looking at all open-air structures – perhaps closed on three sides. Current structure is slab on grade, so no need to remediate the soil.
 - Discussions about potentially relocating the bus station location have been put off. It would necessitate having in-depth conversations with NJ Transit and the West side property owners and businesses involved.
 - In 4 weeks, existing structure will be raised. Small bus shelter currently located outside Village Hall will be relocated to shelter riders. Pending HPC review and approval of the recommendations, by Spring to Early Summer the replacement structure should be in place. Will come back to CBDAC with more insight once the HPC has weighed in.

- **Town Garage** (Chris Rutishauser):
 - Discussed both 120 Franklin (Town Garage) and 132 Franklin (the North Walnut Lot). Both are being remediated for hydrocarbon discharges (i.e., gasoline and diesel fuel). Prior to this, a sample has not been taken for 10 years on the 132 site. Ten (10) tanks were abandoned in the 1970's. They would have filled them with either sand or water but they would not have cleaned the area around them.
 - Preliminary scope has been developed, and it will be attached to the change order to be presented to the council. Our LSRP will provide reports on a quarterly basis. There will be two rounds of testing. By late Fall, we should have LSRP preliminary assessment.

- As 132 Franklin lab results come back, our LSRP shares with Chris Rutishauser. An initial payment of \$367,000 is held by the courts in condemnation proceedings for the initial two (2) years of testing.
- 120 Franklin has its own LSRP, and our LSRP is the secondary oversight in advising us. Is cap necessary? What kind of use can it eventually be?
- Groundwater is 10 to 12 feet below ground surface. We cannot excavate below water elevation.
- Tom Hillman mentioned that the 1850's map showed a stream that went through 220 Chestnut (original Village Garage). When it rained, it would discharge to East Ridgewood Avenue with the smell of gasoline. Franklin Avenue used to be called "Gasoline Alley."
- Dry cleaner from decades at 44-54 Chestnut Street, still discharging into sanitary system. The discharge is treated by the Village removing contaminants and discharging into the sanitary system. Property owner (Breslin) pays for this service.
- Where Chase Bank is planning to relocate on Franklin, 60-70 years ago was a gas station. The Benjamin had a large amount of cleanup with removing a lot of tanks and soil remediation. NOMA had fewer storage tanks.

▪ **Parking recommendations** (Stacey Tsapatsaris):

- The Parking Committee meeting that was to be held with Village CFO on February 6th with Rob Rooney and relevant stakeholders was canceled due to snow. Stacey recapped the 13 bullets that were going to be presented at that meeting. An additional point was added by our newest member Miranda Soffian whereby the "Link to Hudson Garage Day Pass parking needs to be more visible. Rate changed recently from \$10 to \$12 daily. Should be more cost effective than parking premium at station at \$120/month"
- Bob Rooney will need to share data on parking revenues from 2024 in connection with budgeting process.
- Goal is to have a consensus document that we can share with Village Council at some point in 2025 so that we can have the rates established for Jan 2026.

Next meeting: Thursday, March 13, 2025, via Zoom

Minutes prepared by Stacey Tsapatsaris