

CBDAC Meeting Notes - June 12th 2025, 8:30 am

In person at Village Hall

Present: Glenn Carlough, Stacey Tsapatsaris, Niena Jerdee, David Rosen, Rebecca Tatlock, Don Axelband, Pam Perron

Guests: Keith Kazmark, Carol Bialkowski

Meeting Minutes to be approved over email as extensive so everyone has chance to review.

Also parking sub-committee to review + come back with thoughts. Morning of 6/18/25

Village Council Updates (Pam)

- Village Council renewed its contract with ParkMobile.
- Planning board meeting tomorrow night on affordable housing. Our consultant will present the draft plan, which affects some areas downtown. Thought is to re-zone from Chestnut Street north of Chestnut Village and make an overlay so more residential could be available. Kensington is focused on 3 commercial buildings on N. Maple Avenue and plans to build assisted living. Draft plan is on VoR website.
- Re-contracted with emergency mass notification service.
- Awarded a contract to consultant for Phase 3 creation of a special improvement district. Form a corporation, set up 501C, getting office space etc.
- Franklin Avenue: Fencing is down on old parking lot and has been leveled.
- July 4th Parade starts at 10am. At night, there will be fireworks.
- Renewed contract with BoxCar, which operates the concession at the train station
- Shared service agreed w/county for snow plowing
- Annual renewal of liquor licenses. Steel Wheel got an extension.
- The Village entered the 2nd year of 2-year lease w/Tri-Plex. (tenant at the taxi stand) \$6,012 annually paid. Tri-Plex is a construction business.
- Pam received a complaint of stores leaving doors open with air-conditioning on.

Chamber of Commerce (Glenn) No updates for lack of time due to presentations)

Ridgewood Guild - Niena

- **June 7th** - Pride Marketplace went really well (a little rain)
- **June 11th** - 15th season of Movies in the Park began with Viva Las Vegas.
- **July 12th** - Art in the Park starts
- No movement on the theatre. (available to talk about)

CSAC Update - David

- CSAC considered a crossing guard for adults at intersection of E. Ridgewood Ave and Broad Street, but the Village is unlikely to fund that. Perhaps the SID could. Police Dept. suggests that putting an early Stop sign may be more dangerous. No active plan or suggestion that has been put forward as it stands currently. Someone suggested a cone reading, "Watch out for pedestrians," or a flashing light similar to what is at Linwood Ave & Northern Parkway. Stacey said flashing lights are not in keeping with Village character.
- Suggestion for a crosswalk at Tatte Bakery given the huge pedestrian traffic now going to that location.

Student Presentation: The Warner Project - Aarav Motivala + Hemang Mittal

- They met pro bono with shop owners and surveyed residents (targeted via email lists). They got ~ 250 respondents.
- Owners felt traditional marketing wasn't working and they needed technology to support their efforts. Looking at optimization and how to streamline things.
- Business owners would assign specific market research that they had asked for.
- Finding: Out of towners are 17% more interested in food truck festivals than in the film festival because the commitment is low. These should be advertised early.
- Online services - Participants did say they would respond to immediate notifications. Recommendation/Proposal: Create an all-in-one community app controlled by a central commerce organization. Try 6 pm alerts.
- Tech Stack - React native + SQL for database.
- APP - good to understand any competitors that are using it and what would be the target adoption rate.
- Potential comparison could be Groupspot ...
- Is there scope to then link to other towns w/regional networks.
- Potentially look at digital downloads + integrations at every event. (E.g Scavenger hunts on Easter)
- There is significant lack of awareness of the Hudson Street Garage

New Bus Shelter Presentation - Carol Bialkowski, VoR Dir. Communications and Special Projects

- **VOR is applying for a** local transportation fund grant \$100k for the purchase of a custom bus shelter HPC recommended Handy Hut (based in Clifton). Could do custom clings for 'Welcome to Ridgewood' with QR code. + link to the transit schedule. Cameras will be inside and outside. Looks likely the grant will be approved.

- Longer term plans could move the bus station to the West side of town, but this is a more immediate need. Potentially could change function if the bus location did eventually change. Electric is already there. Plumbing would require further work.
- **Town Garage Franklin Ave** - Expecting the report some time in the Fall to understand what the future usage could be.
- There are issues with the quality of the clings that are being used in the vacant spaces.
- Request if we discuss Bump outs as an agenda point in a later meeting at pedestrian lights or a cone “pedestrians have right of way”
- Would like to look at a joint CSAC + CBDAC meeting in the Fall.

Vacancy Report - Sent QTRLY (by Tony Damiano)

New Restaurant on E. Ridgewood Avenue is coming in opposite Tattle

Liquor License - Pam to provide the information. 1 for every 3k residents.

Brewery coming in on Broad Street where BonTon Dry Cleaners used to be.

Respectfully submitted by Rebecca Tatlock-Marijan (7/1/25)