

A REGULAR PUBLIC WORK SESSION OF THE VILLAGE COUNCIL OF THE VILLAGE OF RIDGEWOOD HELD IN THE SYDNEY V. STOLDT, JR. COURT ROOM OF THE RIDGEWOOD VILLAGE HALL, 131 NORTH MAPLE AVENUE, RIDGEWOOD, NEW JERSEY, ON AUGUST 6, 2025 AT 7:30 P.M.

1. CALL TO ORDER – OPEN PUBLIC MEETINGS ACT – ROLL CALL – FLAG SALUTE

Mayor Vagianos called the meeting to order at 7:35 p.m. and read the Statement of Compliance with the Open Public Meetings Act. At roll call, the following were present: Councilmembers Mortimer, Perron, Winograd, and Mayor Vagianos. Councilmember Weitz was absent from the meeting. Also present were Keith Kazmark, Village Manager; Heather Mailander, Village Clerk; and Matthew Rogers, Village Attorney.

Mayor Vagianos led those in attendance in the Pledge of Allegiance to the flag. Mayor Vagianos indicated that he was moving the presentation by Matrix, regarding the Schedler property soil remediation plan, before public comments, so that members of the public may ask questions after the presentation is given by Matrix representatives.

2. PRESENTATION

A. MATRIX REPORT ON SCHEDLER PROPERTY SOIL REMEDIATION PLAN

Melissa Feury, Project Manager with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C., stated that she has been working on soil remediation at the Schedler property. Chris Pittarese stated that he is employed by Matrix as a Licensed Site Remediation Professional (LSRP).

Ms. Feury said that she and other Matrix representatives have been working at the Schedler property completing site investigation and soil remediation investigation. On May 3, 2024, they collected soil samples from the berm on the Schedler property. On June 26 and June 27, 2024, site investigation grid samples were collected from the balance of the Schedler property. On November 21, 22 and 26, 2024, remedial investigation was conducted of the grid samples. On May 22 and May 23, 2025, additional remedial investigation samples were collected to refine the limits of impacted material.

Mayor Vagianos asked what was shown by the grid sampling of the soil on the Schedler property. Ms. Feury said that the sampling revealed the soil removal limits. The berm on the western edge of the Schedler property will be removed in its entirety. The tan shaded area shown on the map (running along Route 17) represents the soil removal limits that have been defined by

the soil sampling. Mayor Vagianos asked to what depths the soil will be removed during the remediation, and Ms. Feury replied that the depths will range from two to four feet. Grid sampling was done throughout the remainder of the Schedler property, which revealed that no soil remediation is necessary, except in four designated areas.

Ms. Feury replied that further soil testing has to be done in the pink shaded area on the map, and Mr. Kazmark clarified that the additional soil testing will be done manually (without the need for drilling). Mr. Kazmark stated that the additional samples will determine how far the berm soil contamination extends around that area (behind the Zabriskie-Schedler house). Ms. Feury indicated that the results from this additional sampling will be determined in about a month.

Ms. Feury explained that the purple areas shown on the next slide represent visually observed solid waste on the Schedler property, consisting of concrete, bricks, and asphalt. Mr. Kazmark reminded Ms. Feury that the Village has engaged Richard A. Grubb & Associates, Inc., to perform an archaeological study on the Schedler property, in connection with the application submitted to the Historic Sites Council (HSC), which is part of the State Historic Preservation Office (SHPO). He asked that Matrix confer and coordinate with Paul McKean of Richard A. Grubb & Associates, if Matrix representatives plan to remove any surface debris from the Schedler property in the future, to ensure that such removal does not interfere with the archaeological study. Ms. Feury said that she would do so, to ensure that any artifacts are not disturbed or removed.

Mayor Vagianos asked what the next steps going forward would be, after the additional sampling is performed and removal of the solid waste is accomplished. Ms. Feury replied that a Corrective Action Plan will have to be developed for submission to the New Jersey Department of Environmental Protection (NJDEP) for their review. This Corrective Action Plan will include Matrix's proposed excavation plan (removal of soil). Upon questioning by Mayor Vagianos, Ms. Feury said that the Corrective Action Plan should be submitted in approximately 60 to 90 days to the NJDEP, and the NJDEP should respond within 30 days after that. If the Corrective Action Plan is approved by the NJDEP, Ms. Feury stated that soil removal from the Schedler property could begin by the end of 2025. The actual excavation of the contaminated soil should take approximately three weeks.

Mayor Vagianos asked what else would need to be done after the actual excavation is completed on the Schedler property. Ms. Feury said that the only other thing that would need to be done would be the development of a Remedial Action Outcome by Mr. Pittarese. Mr. Pittarese stated that once the removal of the contaminated soil is completed, he will issue a letter indicating that the remedial action is complete and that no further action is necessary. Upon questioning by Mayor Vagianos, Mr. Pittarese stated that the NJDEP would not need to review and approve the letter issued by Mr. Pittarese.

Deputy Mayor Perron asked if the excavation itself would be performed by Matrix rather than a third party. Mr. Pittarese said that Matrix will supervise the soil removal, but the removal of the soil will be performed by a contractor. Mr. Kazmark said that he has asked Matrix to submit a proposal, which the Village Councilmembers will consider this evening and possibly approve at the August 13, 2025 meeting, delineating the actions that must be taken from today until completion of the entire project (through the time of the issuance of the Unrestricted Use Area of Concern [AOC] Response Action Outcome [RAO] by Mr. Pittarese as LSRP). Mr. Kazmark said that he has also asked Matrix to prepare the bid documents for the physical removal and proper disposal of the soil from the Schedler property. The project would be advertised and the Village would separately contract with the third party excavation company, but the excavation work itself would be overseen by Matrix representatives.

Councilmember Winograd asked if the remediation work on the Schedler property can be performed during cold weather or when there is snow on the ground. Mr. Pittarese said that snow could delay the performance of the work, but the cold weather would not. Councilmember Winograd then asked if the remaining live trees currently on the berm could be replanted or if they were contaminated as well. She also asked if any other trees would be removed from the “floor” of the Schedler property during the remediation process and, if so, how many. Mr. Pittarese said that Matrix could evaluate the trees on the berm to determine whether or not they could be replanted, but the actual replanting of the trees is not within the purview of their work. When the excavation work is done on the “floor” or northern side of the Schedler property, Mr. Pittarese said that some tree root systems will be destroyed and some trees will eventually die.

Mr. Kazmark asked if Mr. Pittarese could estimate how many trees might be affected by the excavation work, besides the trees on the berm. Mr. Kazmark said that Matt Andreula of the Parks Department has indicated that his crew is capable of replanting the berm trees, if the trees are determined to be uncontaminated.

Councilmember Winograd asked how soon the “intimidating” sign, explaining the soil remediation activities, could be removed from the Schedler property, once all of the remediation work has been completed. Mr. Pittarese indicated that the site investigation sign can be removed once the RAO is issued.

Mr. Kazmark said that responses to the last round of questions from the public (66 in total) regarding soil testing on the Schedler property were posted on the Village website on July 23, 2025. This brings the grand total to 317 questions from the public which have been responded to by either Matrix or Village staff. Mr. Kazmark said that a meeting between the public and Matrix representatives will be scheduled once the Corrective Action Plan has been approved by Tom Farrell, Chief of the Bureau of Solid Waste Compliance and Enforcement of the NJDEP.

Mr. Kazmark stated that in August of 2024, the New Jersey Department of Health was petitioned by members of the public to conduct an investigation, since the public had health concerns. The Village fully cooperated with the New Jersey Department of Health during their investigation, and all testing data was shared with the public. On July 16, 2025, the Village received a letter from Christa Fontecchio, Research Scientist at the New Jersey Department of Health, Environmental and Occupational Health Surveillance Program, stating that their review was complete. The letter stated, “Based on the New Jersey Department of Health’s evaluation of the November 2024 soil data, harmful health effects are not likely from possible exposures to soil contaminants on the Schedler property.” Mr. Kazmark expressed the hope that this determination will bring some “peace of mind” to the public. The findings by the New Jersey Department of Health are consistent with the findings reported by Matrix to the Village regarding contaminant exceedances in the soil on the Schedler property since soil testing began.

Mayor Vagianos thanked Ms. Feury and Mr. Pittarese for their presentation. Mr. Kazmark asked if the Village Council is comfortable with the proposal submitted by Matrix. The proposal will award a contract to Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C., of Florham Park, New Jersey, in an amount not to exceed \$329,760.00, for services to be performed from this evening through the completion of the project, including all paperwork that must be submitted to the NJDEP. There were no further questions from the Village Councilmembers.

3. COMMENTS FROM THE PUBLIC

Cynthia O’Keefe, a resident of Ridgewood, said that she had questions regarding an item on this evening’s agenda entitled “Establishment of the History and Cultural Center of Bergen County at the Historic John A.L. Zabriskie House and Partnerships with the Ridgewood Library, the Bolger Heritage Center, and the Ridgewood Historical Society.” Ms. O’Keefe said that this matter was discussed on July 21, 2025 at a hearing of the Historic Sites Council (HSC) and the State Historic Preservation Office (SHPO). She asked why a resolution was not passed by the Village Council in advance of the HSC hearing. She also asked if there were agreements in place with Bergen County, the Ridgewood Library, the Bolger Heritage Center, and the Ridgewood Historical Society memorializing these partnerships before the HSC hearing took place. Ms. O’Keefe asked who specifically from Bergen County was involved in these discussions, since she has had discussions with people involved with the Bergen County Historical Society and they knew nothing about these partnerships.

Ms. O’Keefe asked, on behalf of the residents living close to the property line of the Schedler property, how many feet away from the property line would the public bathrooms be located and whether or not permanent lighting will be installed on the Schedler property. She also asked if the bathroom facilities would be locked at night, to prevent vagrancy and vandalism. Ms. O’Keefe said

that she has asked these questions on several occasions and has never received a reply. She said that she would like written responses to these questions.

Michael Noe, a resident of Ridgewood, asked how many truckloads of soil will be removed from the Schedler property and how much this work will cost the taxpayers. He also asked if more dirt will be imported to the Schedler property, since the remediation will require excavation of two to four feet of soil in some areas. Mr. Noe also asked if another berm will be constructed on the Schedler property, once the existing one is removed.

Mr. Noe said that he attended the last two Planning Board meetings and learned that the Village is planning on rezoning some parcels of property near Franklin Avenue and Marshall Street. Mr. Noe said that a huge assisted living building on these rezoned parcels of land will be 56 feet tall, as compared to the five-story apartment building across the street from these parcels. Mr. Noe said that there will be “elevator structures” on top of the building, which will increase the actual height of the building to approximately 71 feet. In addition, motor vehicle access to this proposed building will be moved from Maple Avenue to Marshall Street, which is a residential side street. Mr. Noe said that he understands that the Village is striving to meet the requirement of adding four more affordable housing units this year, but he stated that building such a massive structure on this “little tiny property” is a bad idea. Mr. Noe said that this proposed structure containing 120 units will offer 12 affordable housing units. He questioned how ambulances, delivery trucks, and other emergency vehicles would access the building. In addition, the adjacent streets are closed off during special events every year, such as the Fourth of July Parade, Memorial Day Run, and Opening Day Baseball Parade, and he questioned how these closures would affect the elderly residents of this building.

Boyd A. Loving, a taxpaying resident of Ridgewood, said that there was no mention of soil replacement, during the presentation by Matrix this evening, after excavation of the contaminated soil from the Schedler property. He asked where the Village will get the soil to replace the soil that will be excavated, by a third party contractor. He also asked if the soil will even be replaced, which would leave low-lying areas on the Schedler property. Mr. Loving said that if the Village is going to replace the soil, he wanted to know what steps will be taken to ensure that the imported soil is not contaminated as was the original soil placed on the property.

Mr. Loving said that residents have asked what will be constructed on the former Town Garage property, and they were told by the Village that a final decision had not yet been made. The Village’s reasoning was that two years had to pass before doing anything with the property, because the property had to be monitored during that period of time for any further contamination. However, when Mayor Vagianos asked Mr. Pittarese this evening when the Village could begin the process of developing the Schedler property, after the soil remediation was completed, he was told that the Village could begin development “right away.” Mr. Loving said that he was confused why the Village was required to wait two years before developing the former Town Garage property, once

the soil remediation was completed, yet the Village would be able to develop the Schedler property immediately after completion of the soil remediation.

Cathy Noe, a resident of Ridgewood, said that she attended the Planning Board meeting last night and there were a lot of intelligent comments made by the public during the meeting. These comments were made by residents who live in the area of the proposed assisted living complex and other residents. Ms. Noe said that the proposed complex is too big and does not belong in the downtown Ridgewood area. She spoke about the safety of children walking to and from school, as well as the safety of people walking in the area of Maple Avenue and Franklin Avenue. She also echoed the comments of her husband, Michael Noe, regarding the street closures during special events, such as the Fourth of July Parade. Ms. Noe said that the streets surrounding the assisted living building will not be able to be closed, since ambulances must be able to reach the facility in the event of an emergency. The likelihood of residents living in an assisted living facility needing an ambulance is higher than what is needed in other age groups.

Ms. Noe said that she grew up in Ridgewood, moved away, and then moved back to Ridgewood, partly because of its wonderful traditions. She said that Ridgewood has always been known as a “town with services,” including a paid Fire Department, and she feels that it is important to “keep up our town” so that residents are protected. Ms. Noe spoke about two dead trees that she had written to the Village about numerous times, located on the corner of East Ridgewood Avenue and North Pleasant Avenue, after a dead limb had fallen on a car. The trees were eventually removed by the Parks Department.

Ms. Noe then spoke about the area of Hawes School and sidewalk mark-outs she noticed on the west side of South Pleasant Avenue. She said that a bicycle lane is also being proposed along the east side of South Pleasant Avenue. However, during school drop-off and pickup times, parents usually park on the east side of South Pleasant Avenue. Ms. Noe asked if parents will still be allowed to park on the east side of South Pleasant Avenue, once the bicycle lane is established. She described traffic during drop-off and pickup times at Hawes School as “horrendous.” She spoke about school bus traffic and suggested that the bicycle lane be established on the west side of South Pleasant Avenue. There is a curve on the west side of South Pleasant Avenue, which “throws cars” towards the east side of the street. Sidewalks cannot be constructed on the east side of South Pleasant Avenue, because there are retaining walls in the way.

Ms. Noe concluded by stating that there are a lot of important matters on this evening’s agenda, which many Ridgewood residents would like to speak about, yet it is the summertime and many families are on vacation. She emphasized that these important matters should not be heard during the summer months, when residents are away on vacation. Ms. Noe said that many residents are unaware of the proposed assisted living facility on North Maple Avenue. It is Ms. Noe’s understanding that negotiations with the developer of the assisted living facility were held privately

with Village Councilmembers. She said that the Village does not owe anything to this developer, and it is the right of the residents to say “no” to this facility being constructed.

Suzanne Ruane, a resident of Ridgewood, asked about the status of the Kingsbridge Lane Pedestrian Bridge and whether or not it will be placed back in its original location in September.

Ms. Ruane asked what is the difference between the property at Orchard School and the Schedler property. She said that the fields at Orchard School could not be used for several years after the contamination cleanup was performed, so that additional testing could be performed, yet it was stated this evening that the Village can begin development of the Schedler property immediately after the remediation has been completed.

There were no further comments from the public.

Addressing Ms. O’Keefe’s concerns about the public bathrooms at the Schedler property, Mr. Kazmark assured her that all public restrooms are locked overnight. Addressing Mr. Noe’s query, Mr. Kazmark said that it is not yet known how much soil will be excavated from the Schedler property, since further soil testing still needs to be performed. Once this additional testing is performed, then the actual quantities can be determined.

Regarding Mr. Noe’s question regarding how much the excavation work on the Schedler property will cost, Mr. Kazmark stated that the Village Council has appropriated the amount of \$1.5 million to remediate the Schedler property. Mr. Kazmark acknowledged that while \$1.5 million is a “very intimidating number,” the Village does have some recourse to recover some of these funds. He said that the Village has every intention of filing an insurance claim through the Bergen County Joint Insurance Fund (JIF) with the Environmental JIF on this issue. The Village may also be able to acquire grants through the NJDEP for the environmental cleanup of the Schedler property.

Addressing another query by Mr. Noe, Mr. Kazmark stated that there are no plans included in the application submitted to the Historic Sites Council to replace the berm on the Schedler property, once it is removed. Mr. Kazmark stated that he has gone to the Ewing, New Jersey headquarters of the New Jersey Department of Transportation (NJDOT) to discuss with the Chief of Staff and Assistant Commissioner what the appropriate barrier would be between the Schedler property and Route 17, if development of Schedler Park is approved.

Regarding Mr. Loving’s inquiry about soil replacement after excavation of some of the soil on the Schedler property, Mr. Kazmark said that no decision on site restoration has been made in this regard. No decision will be made until the Historic Sites Council meeting takes place on August 21, 2025, regarding the application submitted by the Village for development of the

Schedler property, and subsequent decision by the Assistant Commissioner of the NJDEP on the park development proposal.

Regarding Mr. Loving's query as to how the new soil imported to the Schedler property, after excavation of the contaminated soil, will be tested to ensure it is clean, Mr. Kazmark stated that the Village has revised its policy in that no soil is removed from any Village property without first being tested. In fact, Mr. Kazmark said that the soil excavated from Veterans Field during the field lighting improvement project was tested.

Regarding the former Town Garage property, Mr. Kazmark clarified that two years of testing must be done after the site remediation has been completed. This testing/monitoring is the responsibility of the prior property owner. Mr. Kazmark said that he did not say that any decision regarding future use of the former Town Garage property had to wait until that two-year time period had expired. Mr. Kazmark recalled stating that two quarterly rounds of testing had to be performed and analyzed, with a follow-up report by the LSRP (Laura Clifford) containing the results of such testing. Once these results are obtained, then discussions can ensue regarding the future use of the Town Garage property. He expects the testing to start sometime at the end of 2025 or beginning of 2026 and the report to be received thereafter, with guidance from Ms. Clifford as to what usages would be best for this parcel of land.

Mayor Vagianos asked Mr. Kazmark if there was not only soil contamination on the former Town Garage site, but also water contamination. Mr. Kazmark confirmed that both soil contamination and water contamination were found at this site, as opposed to just soil contamination at the Schedler property. He said that Franklin Avenue used to be called "Gasoline Alley," because of all of the gasoline stations along that street. Mr. Kazmark indicated that there was an underground plume under the former Town Garage property and the North Walnut Street parking lot property. He said that any work performed at the Schedler property is overseen by the Bureau of Solid Waste of the NJDEP, whereas the former Town Garage property and the adjoining North Walnut Street parking lot are overseen by the "remediation folks" at the NJDEP. He said that it is "apples and oranges" when it comes to comparing these properties.

Addressing Ms. Noe, Mr. Kazmark said that, immediately upon assuming the position as Village Manager, he sent out a memo stating that his number one priority is to respond to every resident inquiry. He said that if there is ever a situation where a resident is not getting a proper response from Village staff within 24 to 48 hours, the matter should be brought to his direct attention. Regarding the summer agenda items, Mr. Kazmark stated that Beth McManus, the Village's Affordable Housing Planner, may have addressed this issue at last night's Planning Board meeting. Mr. Kazmark said that the Village did not set up the schedule for the requirements that need to be met for affordable housing. He reviewed the process regarding the Fourth Round Affordable Housing Plan, as well as the deadlines imposed upon municipalities throughout the State of New Jersey. Mr. Kazmark said that he agreed with Ms. Noe about the timing and

placement of important matters on summer agendas for Village Council meetings, considering the fact that many residents vacation during the summer months.

Addressing Ms. Ruane's question about the status of the Kingsbridge Lane Pedestrian Bridge, Mr. Kazmark stated that he had a meeting today with Christopher Rutishauser, Village Engineer, regarding the bridge. He anticipates that the bridge will be placed back into its original position during the month of September. He asked Mr. Rutishauser to pressure the contractor working on this project to proceed as quickly as possible, since Mr. Kazmark's patience is "wearing very thin" regarding the delays in this matter. Mr. Kazmark said that he wants to see the bridge reinstalled before the start of school, particularly since the cross-country track team from the high school uses the bridge for training and it is an accessway for many pedestrians.

Regarding Ms. Ruane's question regarding the difference between the field at Orchard School and the Schedler property, Mr. Kazmark stated there were different remediation treatment options for each property. He said that the soil brought to the Schedler property was later found to be contaminated. He said that he did not know the history of the soil contamination at Orchard School, but he believed that different bureaus within the NJDEP regulated how each site would be remediated.

Regarding the question regarding the bicycle lane on South Pleasant Avenue asked by Ms. Noe, Deputy Mayor Perron stated that the bike lane would not be established until the resurfacing of South Pleasant Avenue is completed. She said that she could not remember on which side of the street the bike lane would be established. When the bike lane was discussed by the Village Councilmembers, Deputy Mayor Perron said that a similar question arose regarding where bicyclers would go if there were cars parked on the side of South Pleasant Avenue where the bike lane existed. The answer was that the bicyclers would have to simply bike around the parked cars.

Councilmember Winograd said that the bike lane was proposed by Advanced Placement (AP) students from Ridgewood High School, with the goal of reducing traffic near schools. She said that the bike lane would connect five schools together.

Regarding the remediation at Orchard School, Councilmember Winograd said that the soil was contaminated because the area was formerly used as a landfill for residential coal ash. She said that the remediation done at Orchard School was achieved by a method called "capping," where 18 inches of clean soil was added on top of the contaminated soil. This method is different from the soil remediation being performed at the Schedler property, where the contaminated soil is being removed, rather than being capped.

Addressing Ms. O'Keefe's concerns, Councilmember Winograd said that the public restrooms at the Schedler property will be locked at night. There will be safety lighting at night, so the police

can perform their patrols, similar to other Ridgewood parks. Field lighting is not included in the current development plans for the Schedler property (it was removed as a concession).

Regarding interpretation of the map shown this evening of the Schedler property, and questions regarding how many feet the public bathrooms will be from the Schedler property line, Councilmember Winograd stated that there is a scale on the lower left-hand side of the map, which is used to represent the relationship between a distance on the map and the corresponding distance on the ground. The map scale shows a ratio of one inch on the map per 30 feet of actual distance on the ground. She added that the Ridgewood Library offers a technical course on map reading, if residents would like to go there to learn how to read a map. Since the restrooms will be “angled” and the Schedler property itself is “angled,” there will be different distances from the restrooms to adjacent residential homes.

Regarding the removal by the Village of dead or diseased trees, Councilmember Winograd stated that the Village has allocated the sum of \$60,000 in the 2025 Capital Budget for hazardous tree removal. She encouraged all residents to contact the Village Councilmembers if they do not receive a response from the appropriate Village department.

Regarding Mr. Loving’s question of how much soil will be removed from the Schedler property, Deputy Mayor Perron stated that there are approximately 10,000 cubic yards of soil on the berm (according to the Matrix report) and approximately 7,000 cubic yards of soil on the remaining areas where contamination was found. Mr. Kazmark added that these numbers are just estimates, since the amount of soil to be removed is subject to change, based upon further soil testing which still needs to be performed. The results of the additional soil testing will determine the perimeter of the excavation work.

Addressing Mr. Loving’s question as to why the Village must wait two years to develop the former Town Garage property, but do not have to wait that period of time to develop the Schedler property, Mayor Vagianos stated that there is water contamination on the Town Garage property as well as soil contamination, whereas there is no water contamination on the Schedler property.

4. VILLAGE MANAGER’S REPORT

Mr. Kazmark began his Village Manager’s report by extending his deepest sympathy, as well as the condolences of the entire Ridgewood community, to the family of Cadet Neil Edara who passed away recently during an Army/ROTC training exercise.

Mr. Kazmark said that tax bills should be mailed out within the next week, and the grace period will be extended until September 2nd. Estimated tax bills were not sent out this year by the Village, since the cost of sending out two bills (estimated and actual tax bills) amounts to

approximately \$9,300.00 for each mailing. Mr. Kazmark thanked Robert Rooney, Chief Financial Officer, and the Finance Office for ensuring adequate cash flow, so that only one mailing would be necessary this year.

Mr. Kazmark said that the 2024 Annual Audit will be discussed this evening. He again thanked Mr. Rooney and the Finance Department team for their excellent work. There were only four recommendations this year, two of which deal with older Capital Accounts, which are already under review. Mr. Kazmark said that the Village Councilmembers will be asked to authorize the cancellation of certain unused capital funds before the end of 2025.

Regarding flooding and field restoration, Mr. Kazmark said that another flood event was experienced on July 14, 2025. He said that the Village's Office of Emergency Management (OEM) and communications team did a great job notifying residents of the potential for flooding, particularly residents in the flood plain area. Following the July 14, 2025 storm, there was no substantial impact on residential homes. However, Maple Field again flooded and the Village has secured quotes for restoration of the field. The Village has contracted with SportsCare for this restoration at a cost of approximately \$24,000.00. Maple Field was reopened after restoration on July 25, 2025, and the Village is pursuing an insurance claim to recoup some of these costs.

The Historic Sites Council (HSC) of the State Historic Preservation Office (SHPO) meeting was held on July 21, 2025. A presentation was made by the Village on the Schedler Park development project. The hearing lasted until 5:00 p.m. and has been carried over until August 21, 2025. The Public Hearing will continue on that date, after which time the HSC will deliberate the proposed resolution and make their recommendation. Mr. Kazmark stated that if the Assistant Commissioner of the NJDEP does not make a decision on this project by the 120th day after the application was deemed technically complete (which would be August 27, 2025), an automatic project approval is granted.

Mr. Kazmark stated that in early July 2025, it became clear to the Village that finding a suitable tenant which complemented the historic nature of the Zabriskie-Schedler house was not attainable. After numerous discussions, it was decided that a History and Cultural Center of Bergen County would be established at the historic Zabriskie-Schedler House. In partnership with the Ridgewood Public Library, the Bolger Heritage Center, and the Ridgewood Historical Society, a place of learning, growth and activity will be created at the house. Mr. Kazmark said that he was pleased to announce that the Village has a resolution endorsing the partnership and the plan from the Trustees of the Ridgewood Public Library, as well as a letter committing to the partnership from the Ridgewood Historical Society. The plan will be further discussed later this evening. Mr. Kazmark said that the grand opening of the History and Cultural Center of Bergen County will coincide with the 250th Anniversary of the United States in 2026.

The Village received notice from the NJDEP on July 24, 2025 that the Response Action Outcome (RAO) was filed by Matrix, regarding required soil excavation at Habernickel Park. The Habernickel Park project is now closed out, the sign has been removed, and the NJDEP is satisfied with the outcome of the remediation.

Mr. Kazmark said that during budget discussions earlier this year, there were a lot of questions regarding traditional taxation on the former Valley Hospital site on Van Dien Avenue. He said that concerns were expressed about unpaid taxes and how that delinquency would affect the 2025 Municipal Budget. Mr. Kazmark stated that on June 17, 2025, the Valley Healthcare System paid \$2.4 million towards their 2024 delinquency. The balance of \$1.9 million for 2024 was sold at Tax Sale on July 18, 2025. The lienholder bought the Tax Sale Certificate at a rate of 18%. On August 5, 2025, the lienholder also paid the first two quarters of the 2025 unpaid taxes in the amount of \$2.7 million. Mr. Kazmark said that these payments make the Village “whole” currently, regarding the property taxes on the former Valley Hospital main campus. Mr. Kazmark said that this is the formal legal process outlined by statute, regarding unpaid taxes. He emphasized that the Village has treated the Valley Healthcare System just as it would any other Ridgewood property owner, regarding delinquent payment of taxes.

Regarding the bus shelter project at Ridgewood High School, Mr. Kazmark said that the Village has been “shaking the trees” with New Jersey Transit. The point of contact at New Jersey Transit has indicated, on multiple occasions over several months, that they are currently bidding out to get a new bus shelter vendor. On August 5, 2025, Mr. Kazmark said that he elevated the request to the senior leadership team at New Jersey Transit to expedite this matter. He emphasized that all required steps have been taken, and all approvals have been granted by the Village, Bergen County, and the Board of Education to install this bus shelter at the high school.

Mr. Kazmark said that he was pleased to announce that the Village has received notice from Frances O’Connor, NJDOT Commissioner, that a grant in the amount of \$147,000.00 has been awarded to the Village for installation of the new bus station structure at Van Neste Square. These funds will cover the purchase of the new shelter, benches, landscaping and security cameras. Mr. Kazmark thanked Councilmember Winograd who pushed this project along, together with Senator Kristin Corrado, Assemblyman Chris DePhillips, and Assemblyman Al Barlas for their advocacy in securing these funds. Mr. Kazmark also thanked NJDOT Chief of Staff, Chris Scales, for his assistance with this project. The project should commence later this year.

Road improvements on Hammond Road, Bellair Avenue and North Van Dien Avenue (at its intersection with Overbrook Road) are ongoing. Work on the roundabout at Heermance Place and Beverly Road has commenced near Ridgewood High School. It is anticipated that the sidewalk work on West Glen Avenue will start within the next few weeks.

The Somerville Tennis Courts are being resurfaced soon, and the tennis courts by the Glen School will be resurfaced sometime this fall.

Mr. Kazmark reminded everyone that the two-day-per-week watering restrictions are in effect. Odd-numbered addresses may irrigate on Tuesday and Saturday, and even-numbered addresses may irrigate on Wednesday and Sunday. No irrigation is allowed on Monday, Thursday or Friday. Residents are reminded to turn off their sprinkler systems while it is raining.

The Ridgewood Guild will be sponsoring “Music in the Night” at various locations throughout the Central Business District (CBD) on Friday nights during the summer, and continuing through Labor Day. “Music in the Park” will also take place on Saturday evenings from 7:30 p.m. to 9:30 p.m. in Memorial Park at Van Neste Square, through the end of August. The Ridgewood Guild is sponsoring free “Movies in the Park” on Wednesday nights at 9:00 p.m. in Memorial Park at Van Neste Square. Summer concert entertainment will take place at the Kasschau Bandshell every Tuesday and Thursday evening, beginning at 8:00 p.m. unless otherwise announced, and will end at approximately 10:00 p.m., through the final performance on August 21st.

The Chamber of Commerce is hosting their annual Farmers Market on Sundays from 8:30 a.m. to 2:30 p.m., at the Train Station on the west side, through the end of October.

Upcoming Village Council meetings are as follows: Work Sessions on September 3 and September 24, 2025 and Public Meetings on August 13 and September 10, 2025. All meetings commence at 7:30 p.m.

5. VILLAGE COUNCIL REPORTS

Councilmember Mortimer stated that at the recent Open Space Committee meeting, they discussed the upcoming referendum question at the November election dealing with an increase in the Local Open Space tax levy.

Councilmember Winograd stated that she also attended the recent Open Space Committee meeting. She spoke a bit more about the proposed increase in the Municipal Open Space tax levy from one-half cent to one penny per \$100.00 of assessed valuation. Increasing funds in the Open Space Trust Fund will enable the Village to purchase more public parkland and improve the existing parklands.

Councilmember Winograd thanked Mr. Kazmark, Ms. Mailander and Matthew Rogers, Village Attorney, as well as representatives from Suburban Consulting Engineers, for their assistance in preparing the application for the Schedler property development to SHPO and during the hearing before the HSC. She especially liked that the historic Zabriskie-Schedler house finally had “its

day in the sun.” Councilmember Winograd said that members of the public are welcome to make comments at the continued HSC hearing, which will be held on August 21, 2025.

Councilmember Winograd said that the August meeting of the Fields Committee has been postponed to September.

Deputy Mayor Perron said that most of her committees have not met recently. The Planning Board met last night and Beth McManus, the Village’s Affordable Housing Planner, explained the ordinance dealing with the S-1 Senior Overlay Zoning for property on Maple Avenue, near Franklin Avenue and Marshall Street. The meeting was very well attended by the public, and Ms. McManus did a great job answering everyone’s questions. Christopher Rutishauser, Village Engineer, also answered questions from the public.

Mayor Vagianos stated that a couple of weeks ago, the Village lost Neil Edara, who passed away while engaging in Army ROTC Cadet Summer Training at Fort Knox, Kentucky. Mr. Edara was also a volunteer in the Ridgewood Ambulance Corps, and he devoted his life to serving others. Mayor Vagianos asked for a moment of silence in his honor.

6. PRESENTATION

A. SPECIAL IMPROVEMENT DISTRICT STEERING COMMITTEE - ORDINANCE #4053 – ESTABLISHMENT OF SPECIAL IMPROVEMENT DISTRICT

Deputy Mayor Perron stated that members of the Special Improvement District (SID) Steering Committee have been working on this project since late 2023, under the guidance of Stuart Koperweis, of Economic Development Strategists, LLC. Three of the SID Steering Committee members were present at the meeting this evening to explain the SID process: Tom Hillmann, owner of the former Hillmann Electric (now retired); Glenn Carlough, owner of the Steel Wheel Tavern; and John Saraceno, a property owner in Ridgewood. These members will discuss Ordinance #4053, which was introduced on July 9, 2025, with a second reading and Public Hearing scheduled on August 13, 2025.

Mr. Koperweis began by stating that the presentation this evening is a culmination of the SID Steering Committee’s work over the past 1½ years to develop a feasibility study. The Village Council recently adopted and accepted the recommendations contained in the feasibility study, including the drafting of an ordinance and creation of a Special Improvement District.

Mr. Koperweis said that the guidelines for the formation of SIDs are based upon State statute. SIDs are modeled on shared marketing and maintenance programs of many shopping centers. They consist of multiple property and business owners who align themselves collectively to plan

their future. SIDs are self-governed, managed, and coordinated with local government to ensure the economic revitalization and growth of their commercial district. Mr. Koperweis stated that there are more than 100 SIDs in the State of New Jersey, including Hoboken and Princeton, and over 1,000 across the United States. All over the world and across the United States, SIDS are commonly known as Business Improvement Districts (BIDs). Other municipalities in New Jersey with SIDs include Morristown, Montclair, Westfield, Cranford (the first in New Jersey), and Summit. Operating budgets can range from \$900,000.00 to over \$6 million. Red Bank River Center was established in 1991, which Mr. Koperweis described as the “Renaissance” of Red Bank (since it used to be called “Dead Bank” years ago).

Mr. Carlough said that he is the owner of Steel Wheel Tavern, a resident of Ridgewood, and President of the Ridgewood Chamber of Commerce. Mr. Carlough then read the Mission Statement of the Ridgewood Special Improvement District as follows: “The Ridgewood Business Alliance’s mission is to energize and enhance the business environment of the Village through marketing, branding, economic development, advocacy, and select capital improvements. It is committed to promoting and maintaining the Village as a prime destination for visitors, residents, organizations and businesses.”

Regarding professional management, Mr. Carlough stated that the Ridgewood Business Alliance (RBA) is very committed to finding an extremely experienced Executive Director, which he stated was crucial to the success of the SID. The Board of Directors of the RBA will be comprised of stakeholders in Ridgewood, including business owners and landlords, who will partner to improve the economic viability of the Central Business District (CBD). A substantial marketing campaign and plan for visual improvements for the CBD will be implemented to move Ridgewood to the “next level.” He said that the Ridgewood business community cannot stand still, which is akin to moving backward, and must strive to make beneficial changes for the future.

Mr. Carlough stated that the SID will brand and market the Village image; promote the Village’s small-town historic character; partner with the Chamber of Commerce, the Ridgewood Guild, and other civic organizations to support events and promotions; and provide education to communicate parking locations for employees and visitors. Mr. Carlough said that there were many Chamber of Commerce members who served on the SID Steering Committee, including Tony Damiano. He stated that the SID will accomplish what is not in the Chamber of Commerce’s and Ridgewood Guild’s “lane.” Mr. Carlough said that Ridgewood does not have a parking problem, but rather has a reputation of having a parking problem.

Regarding economic development, Mr. Carlough stated that the Ridgewood Business Alliance will anticipate, research, and plan for future trends to foster economic vibrancy through a Retail Market Analysis. He described the Retail Market Analysis as a significant undertaking, which the Chamber of Commerce could not afford to do, from either a cost or time standpoint. The

RBA will also provide landlord incentives to assist property owners in attracting and retaining tenants, and will introduce potential tenants to the Village and to available leasing opportunities. Mr. Carlough said that it is expected that the Executive Director of the RBA will have a network in and beyond the State of New Jersey, in an effort to target the types of businesses that would do well in Ridgewood. The RBA will survey the needs and concerns of existing businesses, and will explore funding mechanisms such as grants. It is expected that the Executive Director will have grant writing experience or will have someone on their team who will be able to write grants.

John Saraceno, a Ridgewood resident and property owner in Ridgewood, explained that the SID will provide capital and visual improvements in the Village. He stated that the RBA does not offset municipal costs, but rather adds more services. The RBA will seek to improve and beautify streetscapes; obtain grants for facades, signage, and lighting; provide directional signage and maps for pedestrians; provide support for supplemental services; and formulate a strategy to contribute to the overall attractiveness and uniqueness of the Village.

Mr. Saraceno explained that, after receiving the support and approval from the Village Council, the RBA will form a Board of Directors that will set priorities and select a manager to execute the plan, as outlined in the Mission Statement. Committee members will volunteer to support the Mission Statement, and all businesses, property owners, and residents can participate to effectuate the goals of improving the CBD visually, economically, and operationally.

Mr. Saraceno stated that the entire Village of Ridgewood will benefit from the creation of the SID. The potential boundaries of a SID vary from municipality to municipality. They can include the entire municipality, a single corridor, or a specific region or area. The SID in Princeton encompasses the entire municipality, whereas the SID in Jersey City encompasses a specific region (Exchange Place). The entire Village of Ridgewood will participate in the SID, with particular attention paid to the CBD.

Mr. Saraceno then explained what types of businesses would be included in the SID and would comprise the primary funding sources. He said that Tax Class 4A includes all commercial and retail businesses in the CBD and outside of it. Tax Class 4C includes commercial residential buildings with four or more units, and Tax Class 15F includes nonprofits and tax-exempt businesses.

Tom Hillmann stated that he was the owner of Hillmann Electric in the Village for decades, but has retired. He owns commercial and residential properties in Ridgewood. He explained a map on the screen showing the boundaries of the SID. He also explained how funding would be obtained for the SID. SID property owners would receive an assessment on their tax bill each year. Allocations would differ and align with benefits, with Tier 1 (in primary commercial area) being assessed at 4% and Tier 2 (outside of primary commercial area) at 2%. Formulas are based upon the percentage of assessed value and taxes paid, as determined in the formulation process.

Other potential funding sources would be from the municipality, grants from the State, and third parties. Tier 1 encompasses approximately 355 properties (319 in 4A Commercial/Retail), 29 in 4C (Commercial/Residential), and 7 in 15F (nonprofit and/or tax exempt). Tier 1 is primarily the Central Business District itself, and Tier 2 encompasses the “outliers.”

Mr. Hillmann explained that the District Management Corporation (DMC), known as the Ridgewood Business Alliance, is established as the operating entity of the SID by Village ordinance. He said that the 355 properties he previously mentioned are attached as Schedule A to the ordinance. The information regarding Tier 1 and Tier 2 assessments are not contained within the ordinance, since the assessments are to be determined by the DMC. The budget, once developed, will be presented to the Village Council for approval.

Councilmember Mortimer confirmed that a final budget has not yet been developed. The Board of Directors of the DMC will be comprised of between 11 to 15 members, including a member of the Village governing body, property owners and business owners. Mr. Hillmann stated that the majority of members must be property owners, who will represent the different segments (Tier 1 and Tier 2) of SID members. An Executive Director will be hired for day-to-day management of the SID. Upon questioning by Councilmember Mortimer, Mr. Hillmann said that he assumed that members of the Ridgewood Guild would serve on the Board of Directors as well. Once the relevant ordinance is adopted, a Certificate of Incorporation will be sought, with three incorporating officers. Those officers will meet and adopt bylaws, one of the purposes of which will be to designate who will be serving on the Board of Directors. These meetings will be public.

Upon questioning by Councilmember Winograd, Mr. Hillmann confirmed that one Village Councilmember must serve on the Board of Directors per State statute. Regarding assistance from professional Village staff, such as the Tax Assessor, Village Attorney, Village Clerk and Village Manager, Mr. Hillmann stated that this will be coordinated with the Village as necessary. The Village Councilmember would serve a one-year term on the Board of Directors of the DMC, which will change as the composition of the Village Council changes. For continuity, Councilmember Winograd felt that the person serving on behalf of the Village should not be “subject to an election.” Mr. Hillman again advised Councilmember Winograd that the DMC must abide by the State statute, which requires a member of the governing body to serve on the Board of Directors of the DMC.

Mr. Hillmann stated that a SID is one of the most qualified mechanisms for local property and business owners to work together with the local government. Everyone works towards a common goal (“collective destiny”) and the SID makes it possible for members of the community to control the economic revitalization of their area. Mr. Hillmann described the SID as a “mall without walls.” He thanked the Steering Committee members for all of their hard work.

Mayor Vagianos also thanked all of the members of the SID Steering Committee for the countless hours they spent developing the aspects of the SID. He recognized Steering Committee members Stacey Tsapatsaris, Lisa [Huss], and Tony Damiano. Deputy Mayor Perron said that the second reading of Ordinance #4053 will be held on August 13, 2025.

7. DISCUSSION

A. RIDGEWOOD WATER

Mr. Kazmark indicated that Richard Calbi, Director of Ridgewood Water, is on vacation this week, so Yolanda McCollom, Engineer with Ridgewood Water, and William Bierwas, Superintendent of Ridgewood Water, would present the following discussion items this evening.

1. AWARD CONTRACT – LEAD SERVICE LINE REPLACEMENTS – CONTRACT 1

Ms. McCollom explained that this matter pertains to the awarding of a contract for lead service line replacements. A total of seven bids were received on July 3, 2025, and it is recommended that this contract be awarded to the lowest responsible bidder, Reivax Contracting Corp., of Flemington, New Jersey, in an amount not to exceed \$3,253,650.00. Funding is available in the Ridgewood Water Capital Budget. This project is a result of the NJDEP regulations for lead service line (LSL) replacements, pursuant to State statute that mandates that public utilities facilitate the replacement of all lead and galvanized service lines by 2031. The contractor will replace both the utility portion and the customer portion of the LSL.

2. AWARD CONTRACT – INSTALLATION OF RAW WATER MAINS – PHASE 1 – CONTRACT 4 – CEDAR HILL PFAS TREATMENT FACILITY

Ms. McCollom explained that this item deals with the awarding of a contract for the installation of raw water mains for the new Cedar Hill PFAS Treatment Facility. Eight bids were received on July 17, 2025, which were reviewed by Mott MacDonald, the Engineer of Record for the project, to prepare the construction documents and review all bids. It is recommended that this contract (Phase 1, Contract #4) be awarded to the lowest responsible bidder, M.S.P. Construction Corporation, of Flemington, New Jersey, in an amount not to exceed \$5,933,933.04. As part of the Master Plan for PFAS treatment and centralization, Ridgewood Water will need to construct raw water mains to bring raw water from satellite wells to the new treatment facility for the removal of PFAS substances. The work will consist of the installation of approximately 16,500 linear feet of new six-inch, eight-inch, and twelve-inch ductile iron, raw water mains for future connection to the Cedar Hill PFAS Treatment Facility. Funding is contained in the Ridgewood

Water Capital Budget. Mr. Kazmark asked if this was a Project Labor Agreement (PLA) project, and Ms. McCollom confirmed that it was.

3. AWARD CONTRACT – CONSTRUCTION OF MOUNTAIN PFAS TREATMENT FACILITY

Ms. McCollom indicated that this matter pertains to the awarding of a contract for construction of the Mountain PFAS Treatment Facility, located at 336 Holly Drive in Wyckoff, New Jersey. Four bids were received on July 8, 2025 and reviewed by Arcadis US, Inc., the Engineer of Record for this project. Arcadis prepared the construction documents, reviewed all bids, and will assist Ridgewood Water with the administration of the construction phase of this project. It is recommended that this contract be awarded to the lowest responsible bidder, Coppola Services, Inc., of Ringwood, New Jersey, in an amount not to exceed \$3,554,013.00. Funding is contained in the Ridgewood Water Capital Budget. Ms. McCollom said that this is the next-to-last PFAS Treatment Facility to be built, with the bid opening for construction of the last (twelfth) PFAS Treatment Facility occurring next week.

Mr. Kazmark indicated that he would like to have Mr. Calbi present a full update on the PFAS Treatment Facilities at one of the Village Council Work Sessions in September. He asked either Ms. McCollom or Mr. Bierwas to make such arrangements, so that the public may be brought “up to speed” on the progress of the PFAS buildout.

4. AWARD CONTRACT UNDER STATE CONTRACT – WATER ARSENIC AND TRACE METAL LAB TESTING EQUIPMENT

Ms. McCollom indicated that this item pertains to the awarding of a contract, under State contract, for the purchase of new testing equipment (Inductively Coupled Plasma Mass Spectrometer – ICP-MS) for the lab at Ridgewood Water. The new equipment is necessary to process analysis of arsenic and other trace metals, using EPA method 200.8. The testing of arsenic, with a quick turnaround time, is necessary to determine when the PFAS treatment media can safely be placed in operation. It is recommended that this contract be awarded to Agilent Technologies, of Wilmington, Delaware, in an amount not to exceed \$147,870.43. Funding is available in the Ridgewood Water Capital Account. Deputy Mayor Perron stated that the Village will save a lot of money by being able to do this testing in-house.

5. AWARD CONTRACT UNDER STATE CONTRACT – CHLORINE REAGENT SETS FOR CHLORINE ANALYZERS AT VARIOUS FACILITIES

Ms. McCollom stated that this matter pertains to the awarding of a contract, under State contract, for the purchase of chlorine reagent sets for the chlorine analyzers at various treatment facilities.

The reagent is required for the analyzer to properly read the level of free chlorine in the drinking water. It is recommended that this contract be awarded to Hach Company, of Loveland, Colorado, in the amount of \$21,477.40. Funding is contained in the Ridgewood Water Operating Account.

6. AUTHORIZE CHANGE ORDER – PROFESSIONAL ENGINEERING SERVICES – VARIOUS DESIGN CHANGES AND PERMIT FEES – EASTSIDE, MAIN, AND MOUNTAIN PFAS TREATMENT FACILITIES

Ms. McCollom explained that this matter deals with the approval of Change Order No. 2 for professional services pertaining to the Eastside, Main and Mountain PFAS Treatment Facilities. On September 13, 2023, Arcadis U.S., Inc., was awarded this project in the amount of \$1,084,500.00. Change Order No. 1 was subsequently added, in the amount of \$164,870.00, for work beyond the original professional services contract scope, for design and contract administration of the Eastside Water Main Replacement Project (unforeseen need for additional distribution mains to replace the aging infrastructure). It is currently recommended that Change Order No. 2, in the amount of \$200,482.00, be awarded to Arcadis U.S., Inc., of Paramus, New Jersey, for additional design efforts and permit fees for the Eastside, Main and Mountain PFAS Treatment Facilities that go beyond the original scope of work.

7. CONFIRM REFUND FOR OVERPAYMENT OF CUSTOMER PAYMENT PLAN

Mr. Kazmark reminded the Village Councilmembers of a situation with an elderly Ridgewood Water customer who lives in Wyckoff, who had a delinquent balance. She inadvertently signed up for auto-pay and one of the automatic payments essentially cleaned out her bank account. This withdrawal will create an extreme financial hardship on her and her family. This proposed resolution will confirm that this Ridgewood Water customer has been reimbursed the amount of the automatic withdrawal, in the amount of \$6,833.77. This was previously verbally consented to by the Village Councilmembers.

8. AUTHORIZE AGREEMENT WITH TOWNSHIP OF WYCKOFF – ROAD IMPROVEMENTS ON HARTUNG DRIVE AND CARLTON ROAD

Ms. McCollom stated that this matter pertains to the authorization of an agreement with the Township of Wyckoff, for Ridgewood Water to perform road improvements on Hartung Drive and Carlton Road, in order to restore the road surface from prior water main installation work. The paving contract for Ridgewood Water for 2025-2026 was awarded to the lowest responsible bidder, Smith-Sondy Asphalt Construction Company, Inc., of Wallington, New Jersey. This tri-

party contract agreement will be between the Village, Wyckoff, and the paving contractor. This resolution will authorize the Mayor and Village Clerk to execute the contract on behalf of the Village.

9. **AMEND CHAPTER 269 – WATER – UPDATE DEFINITIONS AND MATERIALS FOR CUSTOMER-OWNED WATER SERVICE LINES**

Ms. McCollom explained that this item deals with an amendment to Chapter 269, Water, to update definitions and materials for customer-owned water service lines. The revisions are necessary to address recent directives from the New Jersey Department of Consumer Affairs and the Uniform Construction Code, allowing customers to use materials other than copper for their water service. This applies to the portion of the service owned by the customer. In order to codify this change, new definitions and changes to some archaic plumbing references are included in the amendment.

10. **DECLARE PROPERTY SURPLUS – STANDBY GENERATOR – WORTENDYKE FACILITY**

Ms. McCollom stated that this matter pertains to declaring some property owned by Ridgewood Water as surplus. Mr. Bierwas stated that this surplus property consists of a standby generator (Cummins 250 kilowatt Genset) at the Wortendyke facility, which does not meet the current electrical needs resulting from the new plants and cannot be used at any other site. The Borough of Ringwood has agreed to purchase this standby generator for the amount of \$39,500.00.

B. PARKING

1. **AWARD PROFESSIONAL SERVICES CONTRACT – PARKING PLANNING AND OPERATIONS CONSULTANT FOR PARKING UTILITY**
2. **RESOLUTION – CAPITAL BUDGET AMENDMENT – PARKING CAPITAL ORDINANCE – PURCHASE OF KIOSKS AND RELATED SERVICES**
3. **BOND ORDINANCE – PURCHASE OF KIOSKS, LICENSE PLATE READERS, AND FINANCING OF PROFESSIONAL PARKING CONSULTANT**

Robert Rooney, Chief Financial Officer and Director of the Parking Utility, first spoke about this matter which deals with the awarding of a professional services contract to hire a parking

planning and operations consultant for the Parking Utility. He is recommending that this contract be awarded to Walker Consultants, of New York, New York, which firm assisted with the initial building of the Hudson Street Parking Garage. In January 2025, Mr. Rooney asked Walker Consultants to provide him with a proposal for various services, including the purchase of new kiosks, review of current signage, and processing of parking permits. This professional services contract would provide for data collection, review of parking policies and practices, revenue analysis, signage and wayfinding improvements, Parking Access and Revenue Control System (PARCS), as well as the proposal and bidding process for the purchase of 100 new kiosks.

Mr. Rooney described this matter as a work in progress. The contract cannot be recommended for formal award until the Parking Utility Ordinance is adopted, which will be discussed later this evening.

Mr. Kazmark clarified that this proposal outlines the maximum amount of services that can be provided by Walker Consultants. Mr. Kazmark believes that a comprehensive parking study must be performed in the Village. The Village must also address some of the issues and complaints posed by both business owners and patrons regarding the difficulties encountered with the existing kiosks. Mr. Kazmark suggested that focus groups be organized and implemented to find out exactly what the issues are in the CBD, regarding parking. He said that it was no coincidence that this proposal is “following the same path” as the formation of the SID. Mr. Kazmark said that he wants members of the SID, Ridgewood Guild and Chamber of Commerce to be involved in the focus groups and comprehensive parking study. He stated that the goal this evening is to hopefully have the Village Councilmembers authorize Matthew Jessup, the Village’s Bond Attorney, to write the Bond Ordinance for subsequent approval by the Village Council.

Councilmember Mortimer said that he agreed that focus groups would be extremely helpful. He said that he is aware of the problems encountered by patrons and visitors, particularly seniors, to the CBD, with the parking kiosks. He suggested that members of Highlights in Leisure Time (H.I.L.T.) members participate in the discussions as well. Mr. Kazmark said that the Village Councilmembers could email any comments or suggestions to Mr. Rooney regarding this proposal for services by Walker Consultants.

Deputy Mayor Perron said that she will share this proposal with the Central Business District Advisory Committee (CBDAC) and the Ad Hoc Parking Committee. She said that she would suggest that this proposal be expanded to include the west side of Ridgewood. She would like suggestions as to where electric vehicle (E.V.) parking stations could be installed. Deputy Mayor Perron would also like to explore a jitney service in Ridgewood, which she feels would reduce vehicular volume on the roads and the resultant need for parking. Mr. Kazmark suggested consulting with Walker Consultants about whether or not they know of private companies that

offer jitney service. The service does not necessarily have to be based in Ridgewood, but could have a stop in Ridgewood to assist with local-based mass transportation.

Councilmember Winograd agreed that a three-pronged, multigenerational approach should be taken with regard to the parking study and kiosk improvements, including high school students. She agrees with the idea of a jitney service, but she was thinking more of a whimsical trolley service during local events or on the weekends. She stated that the kiosks should be age friendly, with bigger fonts and something to prevent sun glare on the screen.

Mr. Rooney stated that the old kiosks were purchased in 2019, and there are no software upgrades or improvements available for these kiosks. Councilmember Mortimer and Deputy Mayor Perron both expressed dismay that this purchase was only six years ago and the equipment became archaic rather quickly. Councilmember Mortimer said that if Walker Consultants was the firm the Village used previously to purchase these kiosks, he recommended that the Village set up some “guide rails” so that Walker Consultants provides the Village with vendors that will not sell equipment that will become outdated in five years.

Councilmember Mortimer added that the complaints about the kiosks started within only a year of them being installed. He said that it was shocking that these kiosks could not be upgraded, considering how expensive they were to purchase. He strongly recommended that when new kiosks are purchased, questions are asked regarding how long they are expected to last and the company’s history regarding upgrades.

Mr. Rooney clarified that Walker Associates was not involved with the original purchase of the parking kiosks. Walker Consultants assisted with the parking rate structure and cash flow regarding the Hudson Street Garage, in order to ensure that the proper kiosk rates were in place to meet debt service requirements and operations of the Parking Utility. The Village solicited quotes from various kiosk vendors and the selected vendor was the most reasonable, as far as cost. In addition, five kiosks had been tested on North Broad Street before purchasing, and the Village was satisfied with the performance of those kiosks.

Councilmember Mortimer recommended that the new bid specifications include a requirement that the kiosks last longer than six years. He said that it appears as though the Village took the “cheapest bidder” the last time kiosks were purchased. Mr. Kazmark mentioned that the kiosks are used repeatedly by patrons and are exposed to harsh weather throughout the year. He said that perhaps the Village may not want to go with the “most reasonable” vendor the next time these kiosks are purchased. There was further discussion about the number of kiosks in the CBD (100), as opposed to the 1,900 parking meters that previously existed.

Mr. Rooney said that Walker Associates will also assist with revenue flow through the Parking Utility, since merchant service fees are associated with the kiosks. Mr. Kazmark reiterated that

the professional services contract is a work in progress and has not yet been finalized. The Bond Ordinance will be developed, however, to ensure that financing is in place when it comes time to purchase the kiosks and perform the parking study. Councilmember Winograd asked if the maximum amount of the professional services contract will be \$131,000.00. Mr. Rooney stated that it totals \$1,372,000, which includes an estimate on the cost of purchasing 100 kiosks and payment of the services provided by Walker Consultants.

C. BUDGET

1. REVENUE AND EXPENDITURE REPORT – 2025 SECOND QUARTER

Mr. Rooney presented the highlights of his revenue and expenditure report for the second quarter of 2025. He stated that 44% of local revenues for the Current Fund have been realized as of May 31, 2025 (\$2,811,821.00), when compared to what was actually anticipated for the year. This percentage/sum does not include capital that has to be paid from the Capital Fund for interest on investments and deposits; interest and costs on taxes, which increased from \$125,000.00 to \$685,000.00 as of July 31, as a result of the Tax Sale; and billings that were sent out in June. It is anticipated that State aid will be distributed to the Village in August (total of \$1,918,770.00 without offsetting appropriations). “Other Special Items,” such as rent of the cellular tower and sale of municipal assets, totaled 83% of what was anticipated for the year (\$3,788,527.00). Receipts from delinquent taxes were 22% of what was anticipated for the year, as of May 31, 2025. In addition, \$2.4 million was received in June by the Village, together with \$1.9 million towards delinquent taxes in July, regarding the Valley Hospital property (bringing the General Revenues to approximately 43% as of the end of July, of what was anticipated for the year).

Regarding appropriations in the Current Fund, Mr. Rooney said that most of the percentages that are in excess of expectation are usually due to encumbrances that have been incurred during the year. Examples include blanket orders for tires for the Village Fleet Division. If it is anticipated that the sum of \$200,000.00 will be spent to purchase tires in any one year, the Fleet Division (Streets Department) will be asked to encumber that amount for the year to ensure that the funds will be available to purchase the tires when needed. Salaries and wages also show higher-than-normal percentages because of not having allocations booked yet for the Parking Utility and Water Utility, which may come from the Village Manager’s Office, Finance Office, or other Village departments.

2. ANNUAL AUDIT AND CORRECTIVE ACTION PLAN

Mr. Kazmark stated that he previously spoke briefly about the 2024 Annual Audit prepared by an independent auditor, as well as the Corrective Action Plan prepared by Mr. Rooney. Mr. Rooney said that there were four recommendations that are “consistent” with the last 6 or 7 years. The

first recommendation is the segregation of duties with respect to the recording and treasury functions. Various Village departments should report all recorded revenues, including cash receipts, to the Finance Department on a monthly basis. Mr. Rooney said that he is in the process of putting 100% of the departments under the Spatial Data Logic (SDL) software program, which is designed to enhance government operations. The Building and Health Departments have been utilizing the SDL software, and this software has recently been implemented in the Fire Department. This will enable the Village to tighten internal controls of the various departments.

The second finding pertains to ordinances in the General Capital and Utility Capital Funds that are over five years old with deficit cash balances as of December 31, 2024, including some where projects appear to be complete. He will be recommending cancellation of these ordinances, as appropriate, later this year (September or October). The most recent bond and note sales in January 2025 eliminated some of these deficits.

The third finding is associated with the first finding. Although the outside offices utilize prenumbered receipts, they are not all maintaining a cashbook for monies received as revenue. Some departments maintain cashbooks, while others do not. The cashbooks and/or monthly reports are not reconciled to the Finance Department's records. A formal process to reconcile monthly departmental cash receipts is being established for all collection points.

The fourth finding stated that the balance sheets of all capital funds should include encumbrances from prior years. Mr. Rooney stated that regarding capital funds, encumbrances may be carried forever. He said that a lot of purchase orders established by ordinances need to be updated, which is part of the cancellation process. He will have all Department Directors address these issues.

3. BOND ORDINANCE – DOWNPAYMENT FOR PURCHASE OF WARNER THEATER

Mr. Kazmark explained that this matter pertains to the Bond Ordinance for the purchase of the Warner Theater. Mayor Vagianos said that everyone was saddened last year when the iconic Warner Theater closed its doors. He said that he was pleased to report that after lengthy discussion and negotiation with the current owners, the Village of Ridgewood and the Ridgewood Arts Foundation will be entering into a Purchase Option Agreement to purchase the Warner Theater. Application will contemporaneously be made for a grant from the New Jersey Economic Development Authority (NJEDA) to hopefully finance up to 80% of the cost of renovating the theater into a performing arts center. Mayor Vagianos said that the Village will most likely not purchase the theater if it is unsuccessful in obtaining the NJEDA grant.

Mayor Vagianos anticipates that the agreement with the current owner of the theater will be executed by the Village in the coming weeks. The Ridgewood Arts Foundation will apply for the NJEDA grant in the fall and will hopefully get approval by the end of 2025. If the Village successfully obtains the grant, the “first curtain” will be in approximately three to five years.

Mayor Vagianos then presented the terms of the agreement. He stated that the Village will enter into a Purchase Option Agreement with the current owners for \$250,000.00. If the Village obtains the NJEDA grant, the Village will pay an additional \$2.5 million to purchase the theater. If all goes well, the Ridgewood Arts Foundation will be operating the performing arts center in the future. Mayor Vagianos said that he wanted to recognize the hard work of Jill Williams, President of the Ridgewood Arts Foundation; Kristin Plumley, a member of the Ridgewood Arts Foundation; as well as Alina Swanson and Lorraine Haskins for their support and assistance on this project. Mayor Vagianos said that this was a once-in-a-lifetime opportunity to save the 100-year-old theater from developers.

Jill Williams stated that she is the current President of the Ridgewood Arts Foundation, a 501(c)(3) nonprofit organization which has been operating for approximately eight years, with the mission of supporting and funding the arts in and around Ridgewood. She said that they are very excited to have the opportunity to participate in the potential renovation and revitalization of the Warner Theater. She thanked everyone for their support.

Councilmember Mortimer congratulated Mayor Vagianos for “pulling” this together, and Deputy Mayor Perron thanked him for his “big vision.” Councilmember Winograd thanked everyone who assisted in this endeavor. She said that if the purchase comes to fruition, it will benefit the citizens and businesses of Ridgewood. She acknowledged the tremendous amount of time spent by Mayor Vagianos in these negotiations with the current owner.

4. USAGE OF RIDGEWOOD OPEN SPACE FUNDS FOR DEBT SERVICE FOR PAVILION AT IRENE HABERNICKEL FAMILY PARK

Mr. Kazmark explained that this item pertains to the \$303,000.00 appropriation in the budget that is allocated annually from the Open Space Trust Fund. Historically, the Village has used this annual allocation to pay off debt service relative to the acquisition of property, including the Irene Habernickel Family Park, the Schedler property, and the Citizens Park Expansion projects. Since the Village is now in the final phase of paying off the acquisition of the Irene Habernickel Family Park, the sum of \$123,000.00 of the approximate \$303,000.00 raised by taxation in 2025 will go towards outstanding debt service. Mr. Kazmark and Mr. Rooney are recommending that the remaining \$180,000.00 be applied towards the new pavilion at the Irene Habernickel Family Park. Councilmember Mortimer stated that this aligns perfectly with the intended use of open space funds.

5. **CHAPTER 159 – 2025 BUDGET AMENDMENT – GRANT FROM
STATE OF NEW JERSEY DEPARTMENT OF
TRANSPORTATION – VAN NESTE SQUARE BUS SHELTER
IMPROVED MOBILITY PROJECT**

Mr. Kazmark explained that this matter deals with a 2025 Budget Amendment to Chapter 159 to include grant monies in the amount of \$146,935.00, received from the NJDOT. These funds will be used for the Van Neste Square Bus Shelter Improved Mobility Project.

6. **AWARD SOLE SOURCE CONTRACT – BREATH TESTING
INSTRUMENT – POLICE DEPARTMENT**

Mr. Kazmark stated that this matter pertains to the awarding of a Sole Source contract for the purchase of breath testing equipment for the Police Department. This purchase of services and equipment will allow the Police Department to remain in compliance with the New Jersey State Police Alcohol and Drug Testing Unit's standards for testing suspects who are arrested for Driving While Intoxicated. The equipment used by the Police Department currently will be phased out in early 2026. It is recommended that this contract be awarded to Draeger, Inc., of Houston, Texas, in an amount not to exceed \$22,822.50.

7. **AWARD CONTRACT UNDER STATE CONTRACT – TAX MAP
MAINTENANCE, GIS SUPPORT AND STATE CERTIFICATION –
TAX ASSESSOR'S OFFICE**

Mr. Kazmark stated that this item deals with the awarding of a contract, under State contract, for 2025 tax map maintenance, GIS support, and State Certification. It is recommended by William Palumbo, Village Tax Assessor, that this contract be awarded to Civil Solutions, of Hammonton, New Jersey, in an amount not to exceed \$207,120.00, with a down payment of \$25,000.00 to be made in 2025. The remaining balance of \$182,120.00 will be available contingent upon appropriation by the Village Council in 2026. Mr. Kazmark said that the Village is mandated by the Bergen County Tax Board to move forward in preparation for a revaluation in 2027, and the first step is to update the Village's tax maps.

8. **AWARD CONTRACT UNDER STATE CONTRACT – PUBLIC
SAFETY VHF RADIO PAGING BASE AND UHF RADIO
REPEATER**

Mr. Kazmark stated that this matter pertains to the awarding of a contract, under State contract, for the purchase of a new Motorola VHF paging base and a new UHF radio repeater to replace malfunctioning and/or temporarily repaired radio equipment, to benefit all public safety departments in the Village. The current VHF paging base, which is used to dispatch, Fire,

Emergency Medical Services, and Office of Emergency Management Special Operations, is malfunctioning and has been operating on a temporary, patchwork fix that is unreliable. The current UHF radio repeater is not operational. It is recommended that this contract be awarded to Motorola Solutions c/o Goosetown Communications, of Congers, New York, in the amount of \$41,069.72.

At this point, a five-minute break was taken and roll call was taken after the meeting was reconvened, with the following being present at roll call: Councilmembers Mortimer, Perron, Winograd, and Mayor Vagianos. Councilmember Weitz was absent from the meeting. Also present were Keith Kazmark, Village Manager; Heather Mailander, Village Clerk; and Matthew Rogers, Village Attorney.

**9. AWARD CONTRACT UNDER BERGEN COUNTY CONTRACT –
TREE AND STUMP REMOVAL SERVICES FOR PAVING WORK
AND WEST GLEN AVENUE SIDEWALK INSTALLATION**

Mr. Kazmark stated that this matter pertains to the awarding of a contract, under the Bergen County Cooperative Purchasing Program, for services related to the removal of a number of trees and stumps around the Village, as a result of certain paving/sidewalk projects completed this summer in the Village. It is recommended that this contract be awarded to Downes Tree Service, of Hawthorne, New Jersey, in an amount not to exceed \$43,450.00. Part of this work was performed on West Glen Avenue in preparation for the sidewalk construction, as well as at Heermance Place and Beverly Road, where a roundabout was constructed.

**10. AWARD CONTRACT UNDER SOURCEWELL COOPERATIVE
PURCHASING SYSTEM – SNOWPLOWS – PARKS AND
SANITATION DIVISIONS**

Mr. Kazmark stated that this item pertains to the awarding of a contract, under the Sourcewell Cooperative Purchasing System, for the purchase of snowplows for the two new 2025 F-350 pickup trucks recently purchased for the Village's Parks and Sanitation Divisions. It is recommended that this contract be awarded to FDR Hitches, of Hawthorne, New Jersey, in the amount of \$16,916.00.

**11. AWARD PROFESSIONAL SERVICES CONTRACT – SOCIAL
WORKER – HEALTH DEPARTMENT AND POLICE
DEPARTMENT**

Mr. Kazmark stated that this matter deals with the awarding of a professional services contract to hire a Social Worker to assist both the Health Department and Police Department. Dawn Cetrulo, Director of the Health Department, has contracted with The Senior Company for the past six

months, as a trial for social worker services, and has been pleased with their services. It is recommended that the contract with The Senior Company be renewed for the next 12 months at the same hourly rate as the original contract (\$125.00 per hour, and \$200.00 per hour for emergency responses), from July 15, 2025 through July 14, 2026, in an amount not to exceed \$36,000.00.

12. AWARD PROFESSIONAL SERVICES CONTRACT – HISTORIC ARCHITECT AND PROFESSIONAL ENGINEERING SERVICES – RIDGEWOOD TRAIN STATION PEDESTRIAN TUNNEL RESTORATION AND REPAIRS

Mr. Kazmark indicated that this matter pertains to the awarding of a professional services contract (historical architectural and engineering services) for repairs to the pedestrian tunnel at the Ridgewood Train Station. It is recommended that this contract be awarded to Barton Ross & Partners, LLC, of Livingston, New Jersey, in an amount not to exceed \$96,910.00. These services will include the preparation of a condition assessment and historic rehabilitation design documents, supporting the scope of work provided to the New Jersey Historic Trust and Bergen County Open Space Trust Fund, and assistance with pursuing grants through those agencies. Mr. Kazmark said that the funding for this contract was previously allocated in the Capital Budget for 2025.

Deputy Mayor Perron thanked Jeanne Johnson for being such a “noodge” in ensuring that the rehabilitation of the pedestrian tunnel was begun. Mr. Kazmark said that he learned this week that the firm of Barton Ross & Partners, LLC, will prepare for the Village an historic preservation plan specifically for the pedestrian tunnel. He added that the Village will become more grant-worthy once the plan has been developed, together with the fact that the Village has already allocated the sum of \$100,000.00 to show that the Village has some “skin in the game.” Councilmember Winograd explained to the public that this contract does not include the repair costs to the exterior of the pedestrian tunnel on the east side, caused by a vehicular accident.

13. AWARD EMERGENCY CONTRACT – REPLACE AIR CONDITIONING UNIT AT FIRE DEPARTMENT HEADQUARTERS

Mr. Kazmark stated that this item deals with the awarding of an emergency contract for the replacement of the air-conditioning unit at Fire Department Headquarters on East Glen Avenue. The Traffic and Signal Division has determined that the current heating and air-conditioning unit needs extensive repairs and replacement of some components. It is recommended that this contract be awarded to Atlantic Mechanical, Inc., of Paramus, New Jersey, in an amount not to exceed \$32,000.00.

14. AUTHORIZE CHANGE ORDER – UNLEADED GASOLINE AND DIESEL FUEL

Mr. Kazmark stated that this matter pertains to an authorization for Change Order No. 1 for the purchase of additional fuel for the Village's Fleet Services Division, which is necessary to keep the Village's equipment and vehicles operational. These purchases are made through the New Jersey State Cooperative Purchasing Program. It is recommended that an additional award of \$50,000.00 be made for the purchase of fuel, to Rachles/Michele's Oil Company Inc., of Clifton, New Jersey, to hopefully last until the end of 2025.

Councilmember Mortimer asked how much the Village pays per gallon, and Mr. Kazmark said that he would have to find out that information.

15. RELEASE PERFORMANCE SURETY BOND – 657 RIDGEWOOD, LLC, FOR 657 FRANKLIN TURNPIKE – SHELL STATION / DUNKIN DONUTS

Mr. Kazmark stated that this matter deals with the release of a Performance Surety Bond regarding work completed at 657 Franklin Avenue, Ridgewood, New Jersey (Subdivision/Site Plan Bond No. B 1188987).

16. AWARD CONTRACT – AFFORDABLE HOUSING SERVICES

Mr. Kazmark said that this matter pertains to the awarding of a contract regarding compliance and monitoring of affordable housing by Piazza & Associates, Inc. The changes from the 2024 contract are the inclusion of a reference to the new rules; an increase payable by the seller for processing a resale unit from \$1,000.00 to \$1,500.00, due to the new rules; and an increase in the certification fee for rentals and re-rentals from \$500.00 to \$550.00, payable by the respective landlords. The fee to the Village remains the same for 2025.

Deputy Mayor Perron asked if the Village currently has units for sale. Ms. Mailander replied that there are currently no units for sale, but the Village may have some units available for sale in the future. Mr. Kazmark said that whether or not the Village has units available for sale, the Village is required to have a professional service provider, under the affordable housing rules, that deals with compliance monitoring.

D. POLICY

1. ESTABLISHMENT OF THE HISTORY AND CULTURAL CENTER OF BERGEN COUNTY AT THE HISTORIC JOHN A.L. ZABRISKIE HOUSE AND PARTNERSHIPS WITH THE RIDGEWOOD LIBRARY, THE BOLGER HERITAGE CENTER, AND THE RIDGEWOOD HISTORICAL SOCIETY

Mr. Kazmark stated that this matter pertains to the establishment of the History and Cultural Center of Bergen County at the historic John A.L. Zabriskie House and partnerships with the Ridgewood Library, the Bolger Heritage Center, and the Ridgewood Historical Society. Mr. Kazmark turned the Village Councilmembers' attention to Resolution No. 25-15 from the Ridgewood Public Library Board of Trustees consenting to the partnership. Mr. Kazmark will also provide the Village Councilmembers with a letter he has received from the Ridgewood Historical Society consenting to the partnership. This evening, endorsement of the Village Council is being sought for the creation of the History and Cultural Center of Bergen County. Regarding a question asked earlier this evening by Ms. O'Keefe during public comments, Mr. Kazmark clarified that Bergen County is not a partner in this endeavor, and they were not asked to be a partner. In an effort to attract people from the entire county, Ridgewood officials felt that including "Bergen County" in the title of the cultural center would attract more people to visit, once the facility is up and running. Mr. Kazmark indicated that multiple productive meetings have been held with representatives from the Ridgewood Library, the Bolger Heritage Center, and the Ridgewood Historical Society.

Mr. Kazmark stated that by July, he and others realized that there was no potential tenant for the house and, if there were, the tenants would only use the house for storage or non-historic use. There was a pre-meeting held with SHPO and Ridgewood officials on July 2, 2025, during which time representatives of SHPO were seeking mitigative measures and development plan for the future of the Zabriskie-Schedler house. After the meeting, it was decided that the house would be made a "destination" for people to learn and understand about the history and culture of Bergen County, particularly concerning the Schedler property, the Old Paramus Church, and the Valleau Cemetery. Mr. Kazmark stated that the Ridgewood Library has already provided him with a three-page document filled with programming that they would like to initiate at the Zabriskie-Schedler house. Carol Bialkowski, Director of Communications and Special Projects, is already starting to develop a plan designating how each space in the house should be utilized, such as a gallery space and meeting area on the first floor, as well as rooms on the second floor to be used for artistic endeavors, activities for children, sports meetings, and office space.

Mr. Kazmark spoke about how the formation of the culture center will positively serve as a vital educational resource, about its social and cultural impact, historic preservation impact, and the economic and tourism impact on the area. Mr. Kazmark further spoke about other information

contained in the report submitted to SHPO, including a SWOT (strengths, weaknesses, opportunities, and threats) analysis, Executive Summary, missions and goals of the center, key operations, programming and public calendar, operations and management plan (staffing and capital/operating expenses), as well as a funding and sustainability strategy.

Mayor Vagianos stated that the Village has made a \$2.6 million investment in the Zabriskie-Schedler house, and Councilmember Winograd has single-handedly been trying to find a suitable tenant for the house for years. Mayor Vagianos commended Mr. Kazmark and his staff, as well as Lorri Steinbacher, the Director of the Ridgewood Public Library, and her staff, for all of their hard work in developing the development plan for the Zabriskie-Schedler house. He said that he is confident the entire Village Council will support this plan wholeheartedly.

Mr. Kazmark added that the formation of the History and Cultural Center will alleviate a lot of the concerns expressed by SHPO staff when the Village made a presentation at the meeting of the Historic Sites Council, which concerns were not made known to Ridgewood officials until the day of the meeting.

Councilmember Mortimer said that he was very excited about the formation of the History and Cultural Center, since there is a lot of culture in Bergen County, including Dutch settlers. He said that suitable uses for The Stable were also very trying, because it is quite small. Mr. Kazmark indicated that Nancy Bigos, Director of the Parks and Recreation Department, was included in this week's meeting for the first time, since they already have a model at The Stable with the monthly exhibits. Her input was invaluable during the meeting held this past Monday morning. Mr. Kazmark indicated that with the addition of the Zabriskie-Schedler house, the Village now has another space to present the work of local artists, whether it be photography or paintings, and to display historic artifacts. Mr. Kazmark said that the development plan for the Zabriskie-Schedler house and future uses were modeled after the Rea House in Goffle Brook Park in Hawthorne, New Jersey. Deputy Mayor Perron and Councilmember Mortimer both expressed approval of this plan.

Councilmember Winograd said that it was her hope that the future usage of the Zabriskie-Schedler house would generate revenue for the Village, and she is pleased that the house will be used for a public purpose. She thanked everyone who had expressed interest in being a tenant at the house in the past, including the Fields Committee, and everyone who donated period-specific furniture to the house. Addressing Ms. O'Keefe's earlier comments, Councilmember Winograd said that the Village Councilmembers can reach out to the Bergen County Historical Society once the final plan for the house has been established. Mr. Kazmark added that the Bolger Center at the Ridgewood Library partners with the Genealogy Society of Bergen County. Councilmember Winograd expressed the need for a public outreach campaign once everything has been solidified.

Mr. Kazmark added that the rental of the Zabriskie-Schedler house would be treated the same way as the rental for The Stable. A fee schedule would be approved and adopted. Mr. Kazmark said that a formal endorsement of the proposal would be sought by the Village Council at the next Public Meeting on August 13, 2025.

E. OPERATIONS

1. AMEND CHAPTER 190 – AFFORDABLE HOUSING – RESIDENTIAL DEVELOPMENT FEES

Beth McManus, the Village's Affordable Housing Planner, stated that this first amendment to Chapter 190, Land Use and Development, Section 144, deals with the modification of residential development fee requirements. This existing ordinance regulates the collection of development fees and the Village's Affordable Housing Trust Fund. She explained that a development fee is a type of fee applied to new development that is authorized in New Jersey for municipalities that participate in the affordable housing process. These funds are used solely for affordable housing purposes, in a variety of ways. This ordinance amends the applicability of the fees that are applied to residential developments. The existing ordinance applies development fees in the amount of 1.5% of the assessed value of either a new home or an increase in assessed value that occurs, such as when an addition is built onto a home. These fees are not applicable to any affordable housing project.

Ms. McManus stated that if a developer is building one or two new single-family homes, or a new addition is made to a home, this development fee would currently be applied. This amended ordinance reduces the applicability of the residential development fee, in that the fee is only applicable to the creation of new units (such as a new home or renovating an existing building to create additional units). The development fee would no longer be applied to a residential addition. For new home construction, if an existing home is destroyed by a natural disaster, such as a fire, the fee does not apply.

2. AMEND CHAPTER 190 – TO-1 – TOWNHOUSE OVERLAY DISTRICT

Ms. McManus stated that the next amendment to Chapter 190, Land Use and Development, modifies zoning standards to create the TO-1 Townhouse Overlay District. This amendment particularly applies to property located at 299 Goffle Road in Ridgewood. The TO-1 District is intended to expand Village housing options with additional attached housing and to promote development of affordable homes. The Village is obligated to adopt ordinances that implement the Affordable Housing Plan that was adopted by the Planning Board earlier this year. The property at 299 Goffle Road is currently zoned in the R-2 District, and this ordinance creates a

new overlay zone for that property. The existing R-2 zoning will remain, but a developer may utilize the TO-1 Overlay District to construct townhouses on that property.

Ms. McManus stated that this overlay district permits single-family, attached homes; townhomes; single-family, detached homes; and a variety of accessory uses (parking and amenities). This ordinance contains tract development standards for townhomes, as well as any single-family homes; provides buffers to the surrounding residential uses, including larger setbacks where there is an adjacent residential use; and regulates the district in a similar manner to how Ridgewood regulates other zoning districts, such as floor area ratio (FAR) and building height. This new overlay district also provides an affordable housing “set aside” so that the Village may gain affordable housing credit and have this ordinance approved as part of the Village’s Housing Plan.

Councilmember Winograd asked Ms. McManus to further define what an “overlay district” is. Ms. McManus explained that an overlay zone is a type of zoning designation for a property, and it exists as an option to a developer or a property owner. The overlay zoning allows for the existing zoning to remain in place for a particular property (such as an R-2 zone), but the owner or developer has the option of utilizing this overlay zone instead. Either one or the other zoning designation must be selected in the development of the property, but not both zoning designations.

Deputy Mayor Perron said that she did not see in the proposed ordinance where the property was designated as 299 Goffle Road, Ridgewood, New Jersey. Ms. McManus said that she could add the exact address into the ordinance.

3. AMEND CHAPTER 190 – ZONING STANDARDS FOR THE B-1 AND B-2 DISTRICTS

Ms. McManus stated that this matter deals with an amendment to Chapter 190, Land Use and Development, to modify the inclusionary housing standards for the B-1 and B-2 Districts. The existing ordinance already has a variety of standards in place for development that does not include affordable housing (mostly standards for commercial and residential uses). The amendment includes a provision that where inclusionary development is proposed (with “inclusionary” being defined as a mix of market rate and affordable units), there are certain flexibilities granted in order to encourage the affordable housing to be created.

Ms. McManus stated that, basically, there are three aspects of the B-1 and B-2 Districts that are changed by this amendment. The first change is that any affordable housing that is being created in either district, by any developer that seeks to utilize the additional flexibility, must provide a 20% set-aside of affordable housing (regardless of whether the development is for rent or for sale units). The current ordinance only requires a 15% set-aside where rental housing is being

developed, or a 20% set-aside where sale housing is being developed. Secondly, the amendment increases the floor area ratio for inclusionary developments up to 250%, an increase from 75%. These first two changes will enable the Village to implement its recent Housing Plan and will better encourage the creation of affordable housing in the Village. Thirdly, there is an administrative change which specifies the affordability controls that are now applicable pursuant to the new Fair Housing Act.

**4. AMEND CHAPTER 190 – CHESTNUT STREET C-R-1 –
COMMERCIAL – RESIDENTIAL ZONE DISTRICT**

Ms. McManus explained that this matter pertains to an amendment to Chapter 190, Land Use and Development, to modify zoning standards to create the C-R-1 Commercial-Residential District. The C-R-1 Zone District would pertain to the Chestnut Street area from Robinson Lane to the apartments at the northern end of Chestnut Street, excluding the Chestnut Village apartments and the YMCA. It is intended to promote multifamily development that supports the commercial development pattern in the Central Business District (CBD). This zone is also intended to promote the development of affordable homes in a location that is within convenient walking distance to the Village downtown and train station. This zone will enable the Village to implement its Housing Plan, revising the C (Commercial) District to permit mixed use inclusionary development. The existing uses in the C District would continue to be permitted, but the uses would include multifamily housing.

Ms. McManus said that a variety of development standards are set forth in the revised ordinance, including a maximum density of 30 units an acre (which is less than the Chestnut Village development); a maximum building height of 45 feet; a variety of front, rear, and side yard setbacks; and a 20% set-aside for affordable housing.

**5. AMEND CHAPTER 190 – MANDATORY AFFORDABLE
HOUSING SET-ASIDE STANDARDS**

Ms. McManus explained that this item pertains to the amendment of Chapter 190, Land Use and Development, to modify the mandatory affordable housing set-aside standards. Whenever the Zoning Board of Adjustment grants a use variance for multifamily housing, where such use is normally not permitted in the case of rezoning, 20% of the residential units must be for affordable housing. The current ordinance requires a 15% set-aside for rental developments and a 20% set-aside for sale developments. This amended ordinance would require a 20% set-aside “across the board.” The other change is administrative and references the specific affordability controls, which controls must be consistent with the Village ordinance.

At this point, Mr. Kazmark asked Ms. McManus to respond to a public comment made earlier this evening that important agenda matters, such as those on the agenda this evening, should not

be heard in the summer while people are on vacation, since they are precluded from participating in discussion of these important matters. Mr. Kazmark said that the scheduling of certain matters on the meeting agenda this evening is not the scheduling that the Village prefers. Ms. McManus corroborated the fact that scheduling of certain matters on the agenda this evening, particularly affordable housing, zoning and proposed assisted living facility matters, is not something that the Village has any control over. The State of New Jersey has imposed certain deadlines when it comes to the Fourth Round Affordable Housing Plan and the Fair Housing Act. These schedules and deadlines apply to every municipality in the State, and municipalities have no control over these schedules or deadlines. A Housing Plan had to be developed and submitted by July 30, 2025, and certain ordinances had to be approved and passed by the end of August 2025, in order for the Village to implement the Housing Plan submitted to the State.

Mr. Kazmark added that when the proposed assisted living facility on Maple Avenue was introduced at a Village Council meeting in July 2025, Ms. Mailander was obligated as the Village Clerk to send out notifications to the Bergen County Planning Board, to adjoining municipalities, and to residents within 200 feet of the proposed development. He asked Ms. McManus to review the notification requirements for the proposed amendments to Chapter 190. Ms. McManus said that the same notice requirement will apply to most of the proposed ordinances, except for the ordinance modifying the residential development fee requirements and the mandatory set-aside ordinance, since they are not zone specific. When the zone-specific ordinances (TO-1, B1 and B-2, and C-R-1) are scheduled for Public Hearing, then the notice requirement will apply. Mr. Kazmark then reviewed the process that will be followed by the Village once the proposed ordinances are reviewed by the Planning Board, including publication in the newspaper on both introduction and adoption of the ordinances.

Ms. Mailander asked that the block and lot numbers be included in the amended ordinances dealing with zoning, so that she may compile the list required to notify neighboring residences/businesses within 200 feet of the area affected by each ordinance. Ms. McManus said that she would provide same to Ms. Mailander within the next few days.

For the public's edification, Councilmember Winograd explained the process by which an ordinance is adopted. She said that the ordinance to create an S-1 Senior Overlay Zone on Maple Avenue near Franklin Avenue was introduced at a Village Council Public Workshop meeting approximately 30 days ago. The second reading of this ordinance will take place at the Village Council meeting scheduled on August 13, 2025. The first reading/introduction of the residential development fee ordinance, along with the other four ordinances discussed this evening regarding amending Chapter 190, will take place on August 13, 2025. Mr. Kazmark added that in between the first and second readings, the ordinances dealing with zoning and related matters are reviewed by members of the Planning Board. Mr. Kazmark mentioned that the Planning Board has 35 days to report back to the Village Council, and their review of some of these proposed ordinances may not be received in time for the scheduled August 13, 2025 meeting. There was

further discussion between Mayor Vagianos, Ms. McManus, Mr. Rogers and Mr. Kazmark about the probability that some of these ordinances may not be able to be heard until September 2025.

6. 2026 VILLAGE COUNCIL MEETING DATES

Ms. Mailander presented the proposed 2026 Village Council meeting schedule. Meetings are usually held on the first, second and fourth Wednesdays of every month, beginning at 7:30 p.m., except if the scheduled Wednesday falls on a holiday. Ms. Mailander stated that April 26, 2025 is the second night of Passover, so she recommends that this Work Session meeting date be moved to Monday, April 20, 2026.

Ms. Mailander stated that July 1, 2025 is the first Wednesday of the month, and the Fourth of July will be observed on July 3, 2025. She stated that her office would not be able to prepare a Public Meeting agenda packet in one day (July 2nd), so she is recommending that the Public Work Session be moved to July 8, 2026 and the Public Meeting to July 15, 2026.

Ms. Mailander indicated that the second Wednesday of November, 2026 is November 11, 2026, which is Veterans Day, so she is recommending that this Public Meeting be moved to Monday, November 9, 2026.

Ms. Mailander said that she would like to set Council Chat dates for March 28, May 2, and October 3, 2026, and Coffee with the Council on September 12, 2026 (traditionally the Saturday after Labor Day). Ms. Mailander pointed out that Coffee with the Council this year will be held on September 6, 2025, although the Village Calendar states that it will be held on September 13, 2025. This event is usually slated for new residents so that they may meet the governing body on a casual basis, although current residents may attend as well. All new residents get letters from the Village informing them of Coffee with the Council. Everyone was in favor of the dates proposed by Ms. Mailander.

Mayor Vagianos asked if it would be possible for the Village Clerk's Office to send calendar invites to the Village Councilmembers in advance of the scheduled meetings, and Ms. Mailander said that she would do so.

7. APPOINT ACTING MUNICIPAL COURT ADMINISTRATOR

Mr. Kazmark stated that the Ridgewood Municipal Court Administrator, Aarika Will, has requested that Theresa Ernest be appointed as the Acting Municipal Court Administrator of the Ridgewood Municipal Court, on an interim basis, for the continuity of essential functions of the court. This would only be used during Ms. Will's scheduled and/or unscheduled leaves of absence, a disaster or national security crisis, until the absence or inability ceases. This appointment is required by the Bergen Vicinage and must be approved by formal resolution.

**8. RENEW MEMBERSHIP IN BERGEN COUNTY MUNICIPAL
JOINT INSURANCE FUND**

Mr. Kazmark stated that this matter pertains to renewal of membership by the Village of Ridgewood with the Bergen County Joint Insurance Fund (JIF). This must be done every three years through the adoption of a resolution, and it is now time to renew for the time period of 2026 through 2029.

**9. ENDORSE COMMUNITY DEVELOPMENT BLOCK GRANT –
SHARE, INC. – 104 COTTAGE PLACE – REPAIR OF PIPE**

Mr. Kazmark indicated that this item pertains to a required endorsement of a Community Development Block Grant (CDBG) by the Village Council for the Cottage Place SHARE House, the funds from which will be used to repair a leaking pipe in the elevator shaft at a cost of \$3,750.00.

**10. AUTHORIZE EXECUTION OF MEMORANDUM OF
UNDERSTANDING – USAGE OF NJ GRANT FUNDS – HEARING
LOOPS AND RETROFITTED AUDIO SYSTEMS**

Mr. Kazmark said that Ms. Bialkowski has been working with the New Jersey Division of Deaf and Hard of Hearing on a grant application, and through these efforts, the Village has been awarded a \$70,000.00 grant to install hearing loops in the courtroom, Youth Center and Senior Lounge at Village Hall. A Memorandum of Understanding (MOU) between the County of Bergen and Village of Ridgewood must be executed in order to receive the funds. An endorsement resolution is needed supporting the execution of the MOU.

Councilmember Winograd thanked Ms. Bialkowski for her efforts in this regard and stated that the ACCESS Committee will be hosting an American Sign Language (ASL) course at the Ridgewood Public Library. She said that ASL is a language option at Ridgewood High School.

**11. DECLARE PROPERTY SURPLUS – GRAYDON POOL
CONCESSION STAND ITEMS**

Mr. Kazmark said that this matter deals with the declaration of property as surplus in the Parks and Recreation Department, specifically a Garland Electric Counter Top Fryer and Master-Bilt Flip Lid Dipping Cabinet which had been used at the concession stand. These two pieces of equipment are no longer operable and are being stored at the Graydon Pool facility, where space is limited.

8. COMMENTS FROM THE PUBLIC

Boyd A. Loving, a Ridgewood resident and taxpayer, said that to set things straight, he did not use the Village Manager's name when he made comments about the situation at the former Town Garage property. Mr. Loving never said that the Village Manager told him that the Village had to wait two years before that property could be developed, since it had to be monitored for that period of time. Mr. Loving believed that a Village Councilmember told him that, but he did not want to divulge that Village Councilmember's name.

Mr. Loving said that he never asked how much soil was being removed from the Schedler property. Rather, he said that it was his understanding that excavation would be two to four feet in depth. He told Deputy Mayor Perron that he never asked the quantity of soil that was being removed from the Schedler property.

Mr. Loving said that Deputy Mayor Perron stated that with regard to the upcoming August 21, 2025 hearing before the Historic Sites Council (HSC), that people should be aware that hybrid access is available, so that they could call in and make their comments. Mr. Loving said that hybrid access is wonderful, but there was some confusion during the July 21st meeting, when it was indicated that written comments would be cut off as of that date. A July 22nd memo from Jennifer Leynes, of SHPO, however, indicated that the public would be able to submit written comments until the next meeting date. Mr. Loving advised the listening public that they have the ability to not only call in and make comments on August 21, 2025, but they may also submit written comments until that hearing date.

Mr. Loving said that he was absolutely shocked this evening when a Village Councilmember had the audacity to say that if a member of the public could not figure out how to read a map, there is a class offered on map reading at the Ridgewood Library. He said that this comment was uncalled for and was an insult to the person who asked for an explanation of what she was seeing on a map of the Schedler property.

Cynthia O'Keefe, a resident of Ridgewood, said that she was also shocked when a member of the Village Council told her to seek technical assistance at the Ridgewood Library if she was unable to read a map. (Ms. O'Keefe had asked earlier in the meeting how far away from the property line the public restrooms on the Schedler property would be.) Ms. O'Keefe said it was "mind blowing" that this insulting comment was even made. Ms. O'Keefe said that development of the Schedler property has been a very contentious proposed plan, with adjacent neighbors losing trust in Village government and feeling marginalized. The property is angled and it is difficult for her to determine the amount of feet away from the property line the public restrooms will be located. She said that Schedler neighbors pay a lot of taxes and have a right to know where these public restrooms will be located, in relation to their homes.

Ms. O’Keefe said that she asked a simple question about the location of the public restrooms in relation to surrounding residential properties over a month ago, and expected a simple answer, but she has not yet received an exact answer. Councilmember Winograd told Ms. O’Keefe that the map scale was in the lower left-hand corner of the map of the Schedler property showing that one inch equaled 30 feet, but Councilmember Winograd hesitated to give her an exact answer. Ms. O’Keefe asked why there is no full disclosure regarding these public bathrooms, which are near people’s homes. Ms. O’Keefe said that she did not have time to go to the library, and she would be sending a copy of her email to Matthew Rogers, Village Attorney, and Mr. Kazmark.

Rurik Halaby, a resident of Ridgewood, complimented the Village Council and Village Manager for a stellar meeting this evening. He stated that he was very happy with how much they have accomplished this evening. He asked Mr. Kazmark, during his meeting with the NJDOT, not to mention replacing the berm on the Schedler property with another berm. He said that the berm is an eyesore, has to be maintained, and does not provide the safety or soundproofing needed for the Schedler property. He said that once the berm is removed, it should be replaced by a wall. He said that the existing berm occupies one acre out of the seven-acre Schedler property and, with the fence required by SHPO, more than an acre will be used up. He said that he would email Mr. Kazmark with further suggestions of what to construct in place of the berm, once the berm is removed from the Schedler property. He asked the Village Councilmembers to “keep up the good work.”

There were no further comments from the public.

Mayor Vagianos said that he barely remembers the comment that was made by Councilmember Winograd regarding her suggestion that a resident seek technical assistance at the Ridgewood Library to learn how to read a map. He said that he recalls the comment being made in an “offhanded way.” With regard to people being insulted and hurt from lack of getting answers to their questions, Mayor Vagianos said that approximately \$100,000.00 has been spent by the Village for Matrix to answer the public’s questions regarding the work being done at the Schedler property. He said that the Village has answered more questions about the Schedler property than all other issues combined. Mayor Vagianos said that Councilmember Winograd has been spoken to in an “untoward fashion” on numerous occasions, in a tone that he finds offensive. Despite this, Councilmember Winograd returns week after week to serve on the Village Council for the benefit of Ridgewood residents. Mayor Vagianos said that he was dumbfounded by people’s reaction to what was clearly a joke and not intended to be derogatory in any way.

Councilmember Winograd said that she is not offended but is instead concerned by the misrepresentation of her comment. She said that she takes answering questions from the public very seriously, and responds to every email she receives. She explained that the Village has

issued a “technical” map prepared by Suburban Consultants, with legends, dimensions, shading, and a scale. Even though she has a degree in Civil Engineering, Councilmember Winograd said that residents have to answer their own questions regarding their interpretation of this map, because the Village Councilmembers are not “technical people.”

The first questions received about the map from the public was how they should decipher the distance from the bathrooms to surrounding residential properties, which is clearly identified on the map. Since there are multiple houses, there would be multiple distances to be calculated. The bathrooms are on an angle, which adds to the complexity of calculating the distance. She said that since the proposed development of the Schedler property is contentious, any reply Councilmember Winograd gives as to the distance will be weaponized. This is why she very clearly pointed out the legend on the map, which indicates that one inch equals 30 feet.

Living in a multigenerational household, Councilmember Winograd said that some people do not know how to operate their phones or how to zoom in on a map, and do not understand basic web functionality. Councilmember Winograd said that the Village Councilmembers cannot answer every technical question posed to them. She said that it would be better if every resident could understand how to read and interpret this “expensive, premium, technical document.” She said that she did not mean to be insulting when commenting that people should go to the Ridgewood Library and learn how to read a map. In a Village of 26,000 residents, Councilmember Winograd said that 25% of this population is over the age of 55. She said that the Village Councilmembers receive technical questions all day long, and if a resident desires, she can help them get technical training at the Ridgewood Library. Councilmember Winograd said that she was hesitant to give an answer about the distance from the proposed bathrooms to the property line of adjacent homes, because she is afraid that her answer will be misconstrued or she will be accused of misrepresentation. In addition, the bathrooms are at an angle, and there are four adjacent homes.

Councilmember Mortimer said that the subject map is a technical map, and Councilmember Winograd is not qualified to give a technical answer. However, Councilmember Winograd instructed certain residents how to calculate distances on their own, by using the legend and scale on the map itself.

Addressing Mr. Loving and the situation regarding the former Town Garage property, Mr. Kazmark has repeatedly stated that two years’ worth of testing needs to be performed on the newly remediated property before any development can take place on the property. Two quarters’ worth of testing would reap enough information for the Licensed Site Remediation Professional (LSRP) to make recommendations to the Village Councilmembers as to what type of development could be made on the site.

Mr. Kazmark acknowledged that the question regarding how much soil would be removed from the Schedler property was clearly Mr. Noe's question. Mr. Loving actually asked about soil replacement and Mr. Kazmark subsequently described the soil testing policy established by the Village.

Mr. Kazmark said that shortly after the July 21, 2025 meeting before the Historic Sites Council, two people asked him if he "demanded" that public comment be squelched between the July 21, 2025 meeting and the meeting scheduled for August 21, 2025. Mr. Kazmark said he has the transcript of the July 21, 2025 HSC meeting in front of him this evening, and he described a dialogue between himself and Kate Marcopul, who is the Chief Administrator/Director of the State Historic Preservation Office in Trenton, New Jersey. At the conclusion of the hearing, Mr. Kazmark stated, "So, just so I fully understand, because I know you and I are both going to get asked a lot of questions between now and August 21st, there is no additional presentation other than what the public will bring to the public comment period, and then we will continue just as if this session were to continue on tonight. SHPO will then consider the resolution, but there'll be no more additional materials or information presented."

Mr. Kazmark said that he could not understand how these statements could be interpreted as trying to suppress or stifle public comment. He said that the only thing he asked Ms. Marcopul at the end of the July 21, 2025 was a question to understand the process, and that the Village would not be able to submit any supplemental information between the hearing dates. Ms. Marcopul responded, "That's correct." He said that the misinformation that is being perpetuated in the public, that he demanded that no additional information could be presented by the public, is categorically false. He said that he appreciated Mr. Loving bringing up this topic this evening.

Mayor Vagianos asked everyone to try to take a "step back from the edge" in terms of accusing people of things. He said that the Village Councilmembers are neighbors of Village residents and may agree or disagree with residents. The Village Councilmembers have volunteered to serve the Village residents and will try as best as they can to make the Village a better place to live. He asked everyone to discuss issues and not "personalities."

9. ADJOURNMENT

There being no further business to come before the Village Council, on a motion by Councilmember Winograd, seconded by Councilmember Mortimer, and carried unanimously by voice vote, the Village Council's Regular Public Work Session was adjourned at 10:50 p.m.

Paul Vagianos
Mayor

Heather A. Mailander
Village Clerk