

Central Business District Advisory Committee

Meeting September 11, 2025 via Zoom

Members Present: Steve DelPercio (Chair), Stacey Tsapatsaris (Vice Chair), Rebecca Tatlock, Glenn Carlough, Captain Glenn Ender, Pam Perron, Niena Jerdee

Administration: The group approved both May and June 2025 meeting minutes. The group is considering the use of AI tools for meeting minutes, with Rebecca and Stacey planning to test different transcription options.

Members observed a moment of silence to mark September 11. They discussed the Costco development, expressing disappointment about its location but acknowledging it might be the best option available.

Village Council Update: Pam

Pam reported that Phil Davis no longer will serve as the Chamber of Commerce liaison and Steve Aspero has resigned. The Village Council appointed Gary di Chiara to fill Steve Aspera's unexpired term; however, he is in Japan today for work.

The Council passed an ordinance creating a special improvement district, naming the Ridgewood Business Alliance (RBA) as the district management corporation. Pam explained the process for implementing the special improvement district assessment. RBA is scheduled to present its budget to the Village Council on October 20th.

The Village is purchasing 100 new parking kiosks. Council also awarded a contract to a historic architect to design repairs to the historic designated pedestrian tunnel.

The Ridgewood Arts Foundation is applying for a grant to renovate the Warner Theater as a performing arts center. A controversial topic was the proposed assisted living development by Kensington, which faced strong opposition from neighbors. The council defeated a proposed overlay zone for the project, and the developer has filed an objection, potentially leading to a builders' remedy lawsuit

Chamber of Commerce Update: Glenn Carlough

The annual car show drew nearly 400 vehicles. Downtown for the Holidays is the next event, including potential new attractions like a sleigh ride to encourage more people to explore different areas of the downtown. The Chamber declined to organize an outdoor food festival due to logistical challenges and suggested an indoor culinary event instead, potentially in Q1. Miranda suggested improving the visibility of events on the village website to help residents keep track. The group acknowledged the need to enhance the Chamber's digital presence.

Ridgewood Guild Update: Niena

Art in the Park and Movies in the Park were very successful. Upcoming events include a Dessert Crawl and a Fall Harvest Marketplace.

Affordable Housing:

The group discussed affordable housing requirements in the town, with Pam explaining the need for 4 units based on current calculations and the potential for more through ordinances. Stephen and Miranda raised questions about the size of the proposed Kensington development on S. Maple Avenue compared to the housing need, and Pam clarified that the project would provide credit toward the town's obligation.

The property lies in the B-2 zone. It could be used for commercial or residential purposes. Glenn Carlough raised questions about the village's influence over development decisions and the need to consider traffic safety improvements at the Franklin and Maple intersection, which Captain Ender noted has been a long-standing issue due to county road jurisdiction. The group agreed to discuss traffic safety further at their upcoming joint meeting with CSAC on October 16th, where Glenn Ender will share accident data for different intersections in town.

Ways to help the Ridgewood Business Alliance get started

Stacey suggested creating a unified calendar for all Ridgewood events to better showcase the village's offerings. The group discussed the need to improve event visibility on the village website's calendar, with Miranda noting that many important events are not currently listed. Pam proposed several initiatives for the CBDAC to support the Ridgewood Business Alliance, including creating a vacancy spreadsheet, conducting stakeholder surveys, and potentially displaying Ridgewood at an ICSC conference to attract new tenants. They also explored potential office space options for the RBA, Stacey offered to research the lease details.

The group discussed the scope of the CBDAC's calendar, agreeing to focus on CBD events only and exclude schools, houses of worship, and sports organizations. They explored ways to attract new businesses to town, including attending the ICSC Conference and creating a target business list. Stacey emphasized the need for an executive director who can focus on business recruitment and networking, rather than just managing events. The group also discussed the importance of diversifying the town's business offerings and the need to complete a pitch book for potential businesses.

The group discussed the need to attract national retailers like Williams Sonoma and maintain a balanced mix of businesses. They reviewed updates on store relocations, including Warby Parker moving in to what had been P. Smith. They also discussed lighting in the CBD, with Pam noting 10 out-of-service lamp posts. The conversation ended with plans to share the Parking Subcommittee's document with Walker for their upcoming study, and a reminder about an upcoming

Public Comment: None

Next steps

1. Stephen: Finalize parking recommendations to the Council based on Miranda's notes from the Park Mobile meeting
2. Stephen and Pamela: Use May meeting minutes as basis for parking position paper to be completed by end of year
3. Rebecca: Compare AI transcription, Otter transcription, and manual minutes to evaluate minute-taking options
4. Stephen: Present slides about the Gateway Tunnel project at the December in-person meeting
5. Ridgewood Business Alliance: Need to open a bank account, apply for 501c3 status, and present the budget to Village Council for approval
6. CBDAC: Consider inviting the new code enforcer to speak at a future meeting

Next meeting: Joint meeting with Citizen Safety Advisory Committee on **October 16th at 7:30 p.m.** in the youth lounge to discuss topics including e-bikes, intersections, and lighting.