

EXECUTIVE MEETING

December 4, 2012

6:00 P.M. FINANCE COMMITTEE TO SIGN VOUCHERS AND
REVIEW REQUEST FOR QUALILIFICATIONS FOR 2013
PROFESSIONALS

Meeting called to order at _____ P.M

ROLLCALL: Mayor: Paul A. Sarlo
Dominick Azzolini
Catherine Cassidy
Ezio Altamura
Edward Marino
Joseph DiMarco
Philip Romero
Borough Attorney: Paul S. Barbire
Borough Engineer: Brian Intindola
Borough Clerk: Diane Thornley
Borough Admin: Chris Eilert

SUNSHINE NOTICE:

This meeting is being held in accordance with P.L. 1975, Chapter 231, and the notice requirements of the law have been met by appropriate notice being forwarded to The Record, The Herald News and Star Ledger setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

SUSPEND REGULAR ORDER OF BUSINESS:

Motion: Councilperson _____ seconded by Councilperson _____
moved to suspend the regular order of business for:

Bond Ordinance #2012-12, Bond Ordinance #2012-13, Ordinance #2012-14 and Ordinance #2012-15 on second reading and final passage

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

Executive Meeting, December 4, 2012

ORDINANCES ON SECOND READING AND FINAL PASSAGE:

BOND ORDINANCE 2012-12 (Improvements to Roads)

BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF VARIOUS ROADS IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$700,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Advertisement of the above Bond Ordinance has been made according to law and a copy of the Ordinance was posted on the Bulletin Board.

Mayor Sarlo calls for a Hearing of Citizens on Bond Ordinance #2012-12

Mayor Sarlo closes Hearing of Citizens on Bond Ordinance #2012-12

Motion: Councilperson _____ seconded by _____ moved the adoption of Bond Ordinance #2012-12 on second and final reading.

Discussion:

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

BOND ORDINANCE 2012-13 (Improvements to Municipal Buildings and Property)

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO MUNICIPAL BUILDINGS AND PROPERTY IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$800,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Executive Meeting, December 4, 2012

Advertisement of the above Bond Ordinance has been made according to law and a copy of the Ordinance was posted on the Bulletin Board.

Mayor Sarlo calls for a Hearing of Citizens on Bond Ordinance #2012-13

Mayor Sarlo closes Hearing of Citizens on Bond Ordinance #2012-13

Motion: Councilperson _____ seconded by _____ moved the adoption of Bond Ordinance #2012-13 on second and final reading.

Discussion:

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

ORDINANCE 2012-14 (Sewer User Charges)

AN ORDINANCE TO MODIFY CHAPTER 208 OF THE WOOD-RIDGE CODE BY THE MODIFICATION AND/OR ADDITION THERETO OF SANITARY SEWER USER CHARGES FOR A CERTAIN DESIGNATED CLASS OF SUCH UTILITY USERS.

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the Bulletin Board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2012-14

Mayor Sarlo closes Hearing of Citizens on Ordinance #2012-14

Motion: Councilperson _____ seconded by _____ moved the adoption of Ordinance #2012-14 on second and final reading.

Discussion:

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

Executive Meeting, December 4, 2012

ORDINANCE 2012-15 (Certificate of Continued Occupancy Fees)

AN ORDINANCE TO AMEND THE WOOD-RIDGE CODE SPECIFICALLY THAT SECTION SET FORTH IN CHAPTER 248-100(B) ENTITLED CERTIFICATE OF CONTINUED OCCUPANCY FEES.

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the Bulletin Board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2012-15

Mayor Sarlo closes Hearing of Citizens on Ordinance #2012-15

Motion: Councilperson _____ seconded by _____ moved the adoption of Ordinance #2012-15 on second and final reading.

Discussion:

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

Executive Meeting, December 4, 2012

Resolutions:

- A. Accepting M.B.I. Development Company/Ingerman as a Qualified Entity under the Redevelopment Agreement.

Motion: Councilperson _____ seconded by _____

Discussion:

Roll call: Azzolini, Cassidy, Altamura,
Marino, DiMarco, Romero

- B. Award of Contract to A. Takton Concrete of South River, NJ for the Hillcrest Avenue ADA Ramp/Sidewalk Project in the amount of \$222,941.70.

Motion: Councilperson _____ seconded by _____

Discussion:

Roll call: Azzolini, Cassidy, Altamura,
Marino, DiMarco, Romero

- C. Authorizing Neglia Engineering to be Construction Manager on the Hillcrest Ave Ramp & Sidewalk Project.

Motion: Councilperson _____ seconded by _____

Discussion:

Roll call: Azzolini, Cassidy, Altamura,
Marino, DiMarco, Romero

- D. Approving Plans & Specifications for the "Veteran's Park Playground Equipment Improvement Project as prepared by Borough Engineer, Michael Neglia, and authorizing clerk to advertise for bids.

Motion: Councilperson _____ seconded by _____

Discussion:

Roll call: Azzolini, Cassidy, Altamura,
Marino, DiMarco, Romero

Executive Meeting, December 4, 2012

RESUME REGULAR ORDER OF BUSINESS:

Motion: Councilperson _____ seconded by
Councilperson _____ moved to resume regular order of
business.

Roll call: Azzolini, Cassidy, Altamura, Marino, DiMarco, Romero

Engineering: (Neglia)

General items to be discussed:

Senior Citizen Christmas Party - December 7th, 5:30 pm
Reorganization Meeting - January 1ST at 3:00 pm
Year-end reports at meeting of December 18th

Tax Appeals: (Barbire)

Other Legal: (Barbire)

Administrator Eilert:

Councilman Azzolini:

Fire & Emergency Services
Board of Education
Emergency Management

Councilwoman Cassidy:

Police & Drug/Alcohol Abuse
Historical Society
MDA - D.A.R.E
Library Board
Local Assistance Board

Executive Meeting, December 4, 2012

Councilman Altamura:

Public Information & Events & Website
Public Works, Recycling & Utilities
Veterans
Recreation Commission
Keep Wood-Ridge Beautiful Committee
Senior Citizens

Councilman Marino:

Finance, Insurance & Administration
Planning Board

Councilman DiMarco:

Buildings & Grounds,
Board of Health
Community Development,
Merchants Relations

Councilman Romero:

Law, Land Use & Code Enforcement
Shade Tree Commission
Traffic Safety Committee

Mayor:

Seminar Approvals: None

Outstanding Agenda Items:

Executive Meeting, December 4, 2012

HEARING OF CITIZENS:

Mayor Sarlo declared the Hearing of Citizens to be open. Anyone wishing to speak please come to the microphone in front of the room and state your name and address. Please speak clearly into the microphone.

Seeing none and hearing none further, the Mayor declared the Hearing of Citizens closed.

ADJOURNMENT:

Since there was no further business to come before the Council, Councilperson _____ seconded by _____ moved for adjournment. By unanimous vote of the members of the Council present, the Executive Meeting of the Mayor and Council of the Borough of Wood-Ridge held on December 4, 2012 was duly adjourned at _____ P.M.

EXECUTIVE MEETING, DECEMBER 4, 2012

RESOLUTION NO. #A

WHEREAS, Wood-Ridge Development, LLC has requested that the Borough of Wood-Ridge acknowledge MBI Development Company, Inc./Ingerman as a Qualified Entity under the Redevelopment Agreement between the Borough of Wood-Ridge and Wood-Ridge Development, LLC dated April 5, 2005; and

WHEREAS, Section 2.5 of the said Redeveloper's Agreement governs the terms and conditions for the approval of a Qualified Entity by the Borough of Wood-Ridge; and

WHEREAS, the Borough of Wood-Ridge through its various officials, representatives of MBI Development Company/Ingerman and Wood-Ridge Development LLC have met in order to discuss the qualification of MBI Development Company/Ingerman as a Qualified Entity; and

WHEREAS, the Borough of Wood-Ridge has received and reviewed certain documents relative to the designation of MBI Development Company/Ingerman as a Qualified Entity.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF WOOD-RIDGE, that MBI Development Company/Ingerman be designated as a Qualified Entity pursuant to Section 2.5 of the aforesaid Redeveloper's Agreement subject to the following:

- i. The Qualified Entity, MBI Development Company/Ingerman, acknowledges and agrees that to the extent MBI Development Company/Ingerman performs the obligations of Wood-Ridge Development, LLC under the Redevelopment Agreement, such obligations are binding on MBI Development Company/Ingerman in accordance with their terms.
- ii. Wood-Ridge Development, LLC shall be obligated to be bound by each and every provision of the Redevelopment Agreement made reference to hereinabove. Specifically but not by way of limitation it is understood that the following components be adhere to:
 - a. Subject to the Amendments to the Redevelopment Agreement which tolled certain obligations as noted in this paragraph, notwithstanding anything in the agreement entered into between MBI Development Company/Ingerman and Wood-Ridge Development LLC to the contrary, the parties agree and understand that any and all obligations with respect to public amenities, i.e., construction of school, athletic fields, train station, etc., shall be completed in accordance with the Redevelopment Agreement as amended.
- iii. MBI Development Company/Ingerman will establish and maintain an escrow with the Borough of Wood-Ridge for any and all professional review fees, construction and inspection oversight, etc. requiring as a result of continuing analysis of the subject project and in accordance with the provisions of the Municipal Land Use Law. Such escrow shall be maintained at a \$25,000.00 level at all times in order that the Borough may have sufficient cash on hand to pay any and all relevant expenses as same are incurred. MBI Development

Company/Ingerman shall, within 30 days of the adoption of this resolution, make an initial deposit of \$25,000 into this escrow account.

- iv. This resolution shall be subject to the filing of any and all land use applications with the Wood-Ridge Planning Board in the normal course of said Developer/Qualified Entity seeking such required land use approvals.

PAUL A. SARLO
MAYOR

DIANE THORNLEY
BOROUGH CLERK

EXECUTIVE MEETING, DECEMBER 4, 2012

RESOLUTION NO.: #B

WHEREAS, seven (7) bids were received by the Wood-Ridge Municipal Clerk on November 20, 2012 for the Hillcrest Avenue ADA ramp and sidewalk project; and

WHEREAS, the Borough Council has reviewed the recommendations made by the, Borough Administrator, Borough Engineer, and Borough Attorney on said bid; and

WHEREAS, the Financial Officer has determined sufficient funds are available in the General Account as is evidenced by Treasurer's Certification attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey that a contract for Hillcrest Avenue ADA ramp and sidewalk project be awarded to A. Takton Concrete on its bid of \$222,941.70.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized and directed to execute the contract for same.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to return the certified checks or bid bonds of the following unsuccessful bidders:

Reggio Construction
Covino & Sons Construction
Smith Soudy Asphalt
Cifelli & Son
Tec-Con Contractors

and the certified checks or bid bonds of the successful bidder and the next lowest bidder:

PA Contractors

are to be returned upon the receipt of a fully executed contract and other required documents.

ATTEST:

PAUL SARLO
Mayor

DIANE THORNLEY
Borough Clerk

EXECUTIVE MEETING, DECEMBER 4, 2012

RESOLUTION-C

AWARD OF CONTRACT

Be it resolved by the Mayor and Council of the Borough of Wood-Ridge, Bergen County, New Jersey upon the recommendation of the Borough Administrator that the Contract for:

**Construction Management Services for the Hillcrest Avenue
ADA Ramp and Sidewalk Project**

be awarded to Neglia Engineering Associates of Lyndhurst, New Jersey for a cost not to exceed Fifteen Thousand Dollars Five Hundred Forty Dollars and Zero Cents (\$15,540.00)

This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

Dated:

Certified: _____

Treasurer

Dated:

Approved: _____

Paul Sarlo

CERTIFICATION

I, Diane Thornley, Clerk of the Borough of Wood-Ridge, Bergen County, New Jersey do hereby certify that the foregoing Resolution was adopted by the Mayor and Council at a meeting held _____.

Dated:

Clerk

Executive Meeting, December 4, 2012

RESOLUTION-D

Introduced by Councilperson:

Seconded by Councilperson

Be it resolved by the Mayor and Council of the Borough of Wood-Ridge, Bergen County, New Jersey that the Plans and Specifications for the “**Veterans Park Playground Equipment Improvement Project**”, as prepared by the Borough Engineer, Michael J. Neglia, are hereby approved and accepted and the Borough Clerk is hereby directed to advertise for bids.

This Resolution to take effect immediately.

Dated: _____

Approved: _____
Mayor

CERTIFICATION

I, Diane Thornley, Clerk of the Borough of Wood-Ridge, Bergen County, New Jersey, do hereby certify that the Board of Commissioners of the Borough of Wood-Ridge, at a regular meeting held, _____

Dated: _____

Clerk