

EXECUTIVE MEETING

May 5, 2009

6:00 P.M. FINANCE COMMITTEE TO SIGN VOUCHERS

Meeting called to order at _____ P.M

<u>ROLLCALL:</u>	Mayor:	Paul A. Sarlo
	Council:	Ezio Altamura
		Thomas Gonnella
		Robert Riccardella
		Catherine Cassidy
		Richard Carbonaro
		Dominick Azzolini
	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 Wood-Ridge Independent setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

Engineering: (Neglia)

General items to be discussed:

1. Cablevision

Proclamation - May 15th as Peace Officers' Memorial Day and National Police Week

Resolutions:

Resolution #A - Supporting the "Click It or Ticket" mobilization of May 18 to May 31, 2009.

Resolution #B - Authorizing Mayor to sign Developer's Agreement Amendment.

Resolution #C - Adopting a new development agreement between the Borough of Wood-Ridge and the Wood-Ridge Planning Board with AvalonBay Communities Inc. and Wood-Ridge Development, LLC.

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Ordinance on First Reading:

Ordinance #2009-7 (Signage)

AN ORDINANCE AMENDING ORDINANCE NO. 2003-6 AS
SUBSEQUENTLY MODIFIED, AMENDING THE WEST SIDE WOOD-RIDGE
REDEVELOPMENT PLAN IN THE BOROUGH OF WOOD-RIDGE, NEW
JERSEY PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING
LAW, N.J.S.A. 40:A:12A-1, ET SEQ.

Resolution #

BE IT RESOLVED by the Mayor and Council of the Borough
of Wood-Ridge that **Ordinance #2009-7** entitled as above,
be passed on first reading, to be published in the
Wood-Ridge Independent on May 14, 2009 and public
hearing on the Ordinance to be held at Executive Meeting
on June 9, 2009 at 7:00 PM or soon thereafter as the
matter can be reached, in the Municipal Building, 85
Humboldt Street, Wood-Ridge, New Jersey.

Motion: Councilperson _____, seconded by

_____ moved the adoption of all matters on the
above.

Rollcall: Altamura, Gonnella, Riccardella, Cassidy,
Carbonaro, Azzolini

Tax Appeals: (Barbire)

Other Legal: (Barbire)

Administrator Eilert:

Councilman Altamura:

Project Keep Wood-Ridge Beautiful
Public Works/Recycling
Recreation
Website/Technology

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Councilman Gonnella:

Fire Department
Veterans
Board of Health

Councilman Riccardella:

Police Matters
ADAC

Councilwoman Cassidy:

Historical Society
Local Assistance Board
Library

Councilman Carbonaro:

Buildings/Property Maintenance/CCO
Planning Board
Zoning Board Matters

Councilman Azzolini:

Finance/Insurance Matters
Board of Education

Mayor:

Shade Tree & Parks
Community Development
Emergency Management
Senior Citizens

Applications:

- A. Aviation Hall of Fame & Museum of NJ, May 19, 2009 at the Fiesta, on-premise raffle.

Seminar Approvals: None

Outstanding Agenda Items:

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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 May 5, 2009 was duly adjourned at_____P.M.

Proclamation

Whereas, The Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week, and

Whereas, the members of the law enforcement agency of Wood-Ridge play an essential role in safeguarding the rights and freedoms of Wood-Ridge and

Whereas, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

Whereas, the men and women of the Wood-Ridge Police Department unceasingly provide a vital public service;

Now, therefore, I, Paul Sarlo, Mayor of Wood-Ridge call upon all citizens of Wood-Ridge and upon all patriotic, civil and educational organizations to observe the week of May 10th through May 16th 2009 as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Wood-Ridge to observe **May 15, 2009** as Peace Officers Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of Wood-Ridge to be affixed.

PAUL A. SARLO, Mayor

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Resolution A

Supporting the *Click It or Ticket* Mobilization of May 18 – May 31, 2009

Whereas, there were 592 motor vehicle fatalities in New Jersey in 2008;
and

Whereas, a large percentage of the motor vehicle occupants killed in
traffic crashes were not wearing a seat belt; and

Whereas, use of a seat belt remains the most effective way to avoid death
or serious injury in a motor vehicle crash; and

Whereas, the National Highway Traffic Safety Administration estimates
that 135,000 lives were saved by safety belt usage nationally between
1975-2000; and

Whereas, the State of New Jersey will participate in the nationwide *Click
It or Ticket* seat belt mobilization from May 18 – May 31, 2009 in an effort
to raise awareness and increase seat belt usage through a combination of
enforcement and education; and

Whereas, the Division of Highway Traffic Safety has set a goal of
increasing the seat belt usage rate in the state from the current level of
91.75% to 100%; and

Whereas, a further increase in seat belt usage in New Jersey will save
lives on our roadways;

Therefore, be it resolved that the Wood-Ridge Mayor & Council declares it's
support for the *Click It or Ticket* seat belt mobilization both locally and
nationally from May 18 – May 31, 2009 and pledges to increase
awareness of the mobilization and the benefits of seat belt use.

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RESOLUTION NO.: B

WHEREAS, the Borough of Wood-Ridge and Wood-Ridge Development, L.L.C. desire to amend the Developer's Agreement dated April 5, 2005; and

WHEREAS, the amendment contract documents to be executed by the Borough of Wood-Ridge and Wood-Ridge Development, L.L.C. for the purposes hereinabove described are annexed hereto and is made a part of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor & Council of the Borough of Wood-Ridge as follows:

1. The Mayor and Borough Clerk of the Borough of Wood-Ridge are hereby authorized and directed to execute the attached Amendment No. 2 to the Developer's Agreement.
2. If applicable a Certificate of Availability of Funds pursuant to N.J.S.A. 40A:4-57 has been certified to by the Chief Finance Officer and is attached hereto and made a part hereof.
3. If applicable funds are subject to an appropriation by the Mayor and Council of the Borough of Wood-Ridge and will be provided by the local finance office when appropriated.
4. The within resolution is intended to supersede resolutions number 207-2008 dated October 21, 2008.

ATTEST:

PAUL SARLO
Mayor

DIANE THORNLEY
Borough Clerk

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RESOLUTION NO.: C

WHEREAS, the Borough of Wood-Ridge (Wood-Ridge Planning Board), AvalonBay Communities, Inc., and Wood-Ridge Development, L.L.C. desire to enter into a Developer's Agreement in order to construct a mixed use residential development project for property located on Passaic Street, also known as Block 320, Lots 1.01, 1.04, 2 and 3 as shown on the tax map of the Borough Wood Ridge; and

WHEREAS, the contract documents to be executed by the Borough of Wood-Ridge (Wood-Ridge Planning Board), AvalonBay Communities, Inc., and Wood-Ridge Development, L.L.C. for the purposes hereinabove described are annexed hereto and is made a part of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor & Council of the Borough of Wood-Ridge as follows:

1. The Mayor and Borough Clerk of the Borough of Wood-Ridge are hereby authorized and directed to execute the Development Agreement attached hereto and made a part hereof.
2. If applicable a Certificate of Availability of Funds pursuant to N.J.S.A. 40A:4-57 has been certified to by the Chief Finance Officer and is attached hereto and made a part hereof.
3. If applicable funds are subject to an appropriation by the Mayor and Council of the Borough of Wood-Ridge and will be provided by the local finance office when appropriated.
4. The within resolution is intended to supersede resolutions number 210-2008 dated October 21, 2008.

ATTEST:

PAUL SARLO
Mayor

DIANE THORNLEY
Borough Clerk

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ORDINANCE NO. 2009-7

AN ORDINANCE AMENDING ORDINANCE NO. 2003-6 AS SUBSEQUENTLY MODIFIED, AMENDING THE WEST SIDE WOOD-RIDGE REDEVELOPMENT PLAN IN THE BOROUGH OF WOOD-RIDGE, NEW JERSEY PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the Mayor and Council of the Borough of Wood-Ridge find it desirable to amend certain provisions of the West Side Wood-Ridge Redevelopment Plan pertaining to the requirements for signage.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey as follows:

Item One:

Under Table E: Building Function, the signage standards are hereby superseded and replaced with a new subsection to read as follows:

Signage Standards

1. General Standards Applying to All Zones
 - (a) Address numbers on any single family home or townhouse or attached housing shall not be more than six (6) inches high, and shall be attached to the building in proximity to the principal entrance or upon a mailbox. Street addresses must conform to any local code requirements.
2. Signage Standards Applying to the T-2 Zone
 - (a) Any business signage in the T-2 Zone shall not be externally lit. Signage shall be limited to either a singular sign on the building façade not to exceed a total of six (6) square feet; in the alternative, a single blade sign for each business may be permanently installed perpendicular to the building façade. Any such blade sign shall not exceed a total of four (4) square feet. Signage may not be neon.
3. Signage Standards Applying to the T-3 Zone
 - (a) A single external sign band may be applied to the façade of each building, providing that such sign not exceed three (3) feet in height by any length.

- (b) One blade sign for each business may be permanently installed perpendicular to the building façade. Such a sign shall not exceed a total of four (4) square feet unless otherwise specified for the specific zone.
- (c) Signage shall be externally lit, except that signage within the shop front may be neon lit.

4. Signage Standards Applying to the T-4 Zone

- (a) Monument signs. There shall be a maximum of two (2) monument signs permitted and should be located in close proximity to the entrance points to the development along Passaic Street. Each monument sign shall not exceed a maximum height of twenty-five (25) feet above grade. Each monument sign shall be set back a minimum of five (5) feet from all property lines. The base of any monument sign shall be made out of brick pier. There shall be no neon lighting on any monument sign.
- (b) Industrial arcade/plaza signs. There shall be a maximum of two (2) industrial arcade/plaza signs, to be located in close proximity to the entrance points off Passaic Street into the redevelopment area. The industrial arcade/plaza signs shall not exceed a height of fifteen (15) feet from grade. Industrial arcade/plaza signs shall be made primarily of brick, stone and/or related materials along the base. There is a maximum of one (1) identification sign that will be permitted in an archway of each sign. All lettering on the plaza brick shall not exceed a maximum height of eighteen (18) inches and shall not exceed fifty percent (50%) of the brick area. The industrial arcade/plaza signs shall be set back a minimum of five (5) feet from the front of the property and two (2) feet from the side yard of the property.
- (c) Building signs.
 - (i) Building signs shall be the same as allowed in the T-3 Zone.
 - (ii) In addition to those requirements specified above, buildings which are located directly along Passaic Street shall be permitted to have a maximum of one (1) identification sign attached to the façade of the building facing directly upon Passaic Street. The sign cannot be of neon design or neon lit. The sign cannot exceed a maximum of thirty-five (35) square feet. Such wall signs are only allowed on those buildings that have a wall running parallel to Passaic Street.
- (d) Awning signs. Awning signs shall be allowed lettering that is no higher than eighteen (18) inches in height and shall not span a distance greater than twenty-five (25) feet. Such lettering shall either be mounted above the front face of the awning or on the valance (i.e., the portion of the awning that forms the bottom line and is parallel to the building façade).

4. Illustration of Signage Standards Applying to the T-4 Zone.

(a) Attached as Exhibit A is an example of a monument sign and industrial arcade/plaza sign along the entrance points of the development along Passaic Street.

BE IT FURTHER ORDAINED by the Mayor and Council that if any section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not effect the other sections or provisions of this ordinance, except so far as the section or provision so declared invalid and shall be inseparable from the remainder or any portion thereof; and

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED that this ordinance shall take effect upon final passage and publication as provided by the law of the State of New Jersey.

APPROVED:

Paul A. Sarlo, Mayor

ATTEST:

Diane Thornley, Borough Clerk

Introduction: May 5, 2009

Publication: May 14, 2009

Final Reading: June 9, 2009

Publication: June 18, 2009

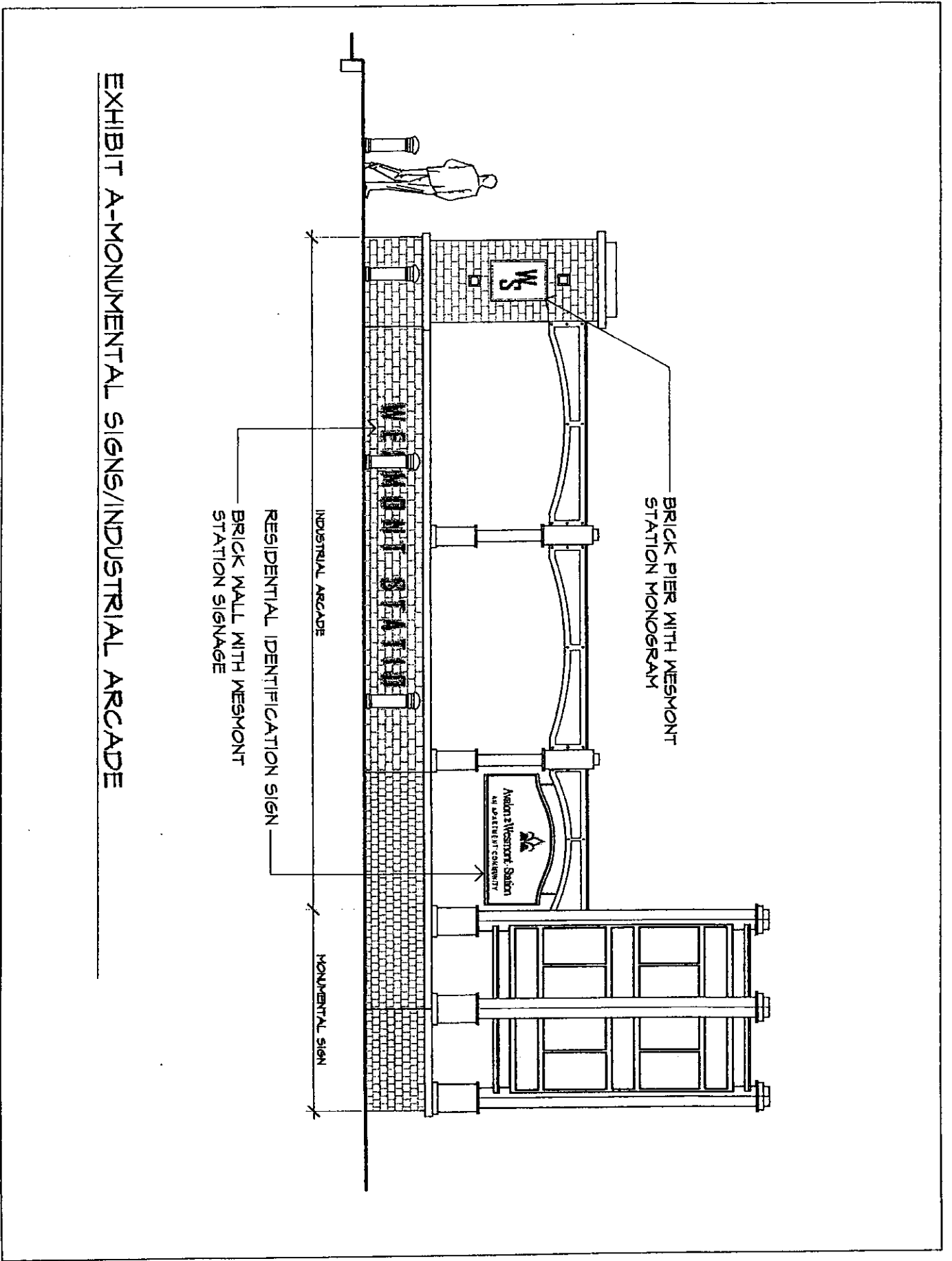


EXHIBIT A-MONUMENTAL SIGNS/INDUSTRIAL ARCADE