

Borough of River Edge

Mayor and Council
Agenda, June 8, 2020

Regular Meeting

Borough Hall
705 Kinderkamack Road

7:00 P.M.

-
1. Call to Order –
 2. Silent Prayer – Flag Salute
 3. Statement of Compliance with Open Public Meeting Act: This meeting complies with the Open Public Meeting Act by notification on December 20th of this location, date and time to the Ridgewood News and the Record and by posting of same on the municipal bulletin board and Borough Web Site and filing a notice of the same with the Municipal Clerk.
 4. Roll Call –
 5. Minutes
 - a. Approval of the minutes of the Mayor and Council Regular Meeting of May 26, 2020.
 6. Proclamations & Awards –
 - a. Proclamation Declaring the Month of June 2020 as LGBTQ Pride Month
 - b. Proclamation Declaring the Month of June 2020 as National Gun Violence Awareness Month
 - c. Proclamation Honoring Mary Karpowich on Her 100th Birthday
 - d. **#20-136** Resolution Honoring and Recognizing 2020 Graduates
 7. Public Comments on any item on this agenda –
 8. RESOLUTIONS - By Consent
 - a. **#20-137** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the 2020 Riverside Cooperative Road Resurfacing Program Oversight & Inspection
 - b. **#20-138** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to ADA Ramps at Millbrook Avenue & Adams Avenue and Elm Avenue and Tenney Avenue
 - c. **#20-139** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the Bogert Road Section 5 Project
 - d. **#20-140** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to ADA Ramps at Manchester Road & Fifth Avenue
 - e. **#20-141** Award Contract to American Asphalt & Milling Services, LLC, 96 Midland Avenue, Kearny, New Jersey 07032 for the 2020 Riverside Cooperative Road Resurfacing Program
 - f. **#20-142** Purchase of Two Police Vehicles Through State Contract

- g. **#20-143** Resolution in Support of Proposed Bylaw Amendment
- h. **#20-144** Award of Contract for Cleaning Services to North Jersey Friendship House, Inc., 125 Atlantic Street, Hackensack, NJ 07601
- i. **#20-145** Purchase of Ford F350 4 x 4 Pick –Up Truck Through State Contract
- j. **#20-146** Purchase of Ford Mason Dump Truck Through State Contract
- k. **#20-147** Award Contract for Roof Repairs and Various Parks to Layne Roofing, Inc.
- l. **#20-148** Appointment of Representatives to the Community Regional Committee
- m. **#20-149** Appointment of Representative to the Open Space Trust Regional Committee
- n. **#20-150** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to 2020 ADA Ramps at Various Locations
- o. **#20-151** Purchase of Patrol Car Computers with Mount for Two Police Vehicles
- p. **#20-152** Purchase of Interior/Exterior Vehicle Equipment for Two Police Vehicles
- q. **#20-153** Authorize Refund from Recreation Dedicated and Trust Other Account
- r. **#20-154** Enter into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the Rectangular Rapid Flashing Beacons at Manchester Road & Fifth Avenue and Elm and Continental Avenue
- s. **#20-155** Installation of Various Computer/Radio Equipment for Police Vehicles Through State Contract

9. **#20-156** Payment of Bills

10. New Business –

- a. Proposed Licensing Agreement/Presentation on Sonny T
 - 1. Petition for Franchise Ordinance
 - 2. Proposed Franchise Ordinance
 - 3. Site Plan Showing Proposed Franchise Area
 - 4. Metes and Bounds Description of Proposed Franchise Area (Encroachment)
 - 5. Location Survey of Property
- b. Possible Introduction of **Ordinance #20-08**
- c. COAH Obligations
 - #20-157** Resolution Appointing Municipal Housing Liaison
 - #20-158** Resolution Appointing Affordable Housing Administrative Agent
 - #20-159** Resolution Adopting Affirmative Marketing Plan for the Borough of River Edge
 - #20-160** Resolution of the Council of the Borough of River Edge Approving the Borough’s Spending Plan for It’s Affordable Housing Trust Fund in Accordance with the Borough’s Third Round Affordable Housing Obligations
 - #20-161** Resolution of the Borough of River Edge Council Adopting a Rehabilitation Program Manual
 - #20-162** Resolution of Intent to Bond in the Event of a Funding Shortfall

11. Introduction of Ordinances-First Reading

- a. **Ordinance #20-09** An Ordinance to Create Chapter 50, Entitled “Affordable Housing Regulations” to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough’s Affordable Housing Obligations

- b. Ordinance #20-10** An Ordinance to Amend and Supplement Article VIII, Conditional Uses, Planned Residential Developments, of Chapter 416, Zoning, of the Borough of River Edge, Bergen County, New Jersey, to Establish a New Bridge Road Affordable Housing (AH-1) Overlay Zone

12. Public Comments

13. Council Comments

14. Adjournment

BOROUGH OF RIVER EDGE
RESOLUTION #20-136

Resolution Honoring and Recognizing 2020 Graduates

WHEREAS, the world has faced and is still facing a national pandemic due to the COVID-19 virus; and

WHEREAS, this has disrupted educational plans for elementary, middle and high schools as well as colleges; and

WHEREAS, this has created a challenging environment for students, teachers, parents, guardians and school district leadership teams; and

WHEREAS, remote/virtual learning has become the new norm as we social distance from each other; and

WHEREAS, the students, teachers, parents, guardians and school districts of River Edge and River Dell have risen to meet this challenge head on; and

WHEREAS, based on public safety concerns, the Governor has limited traditional graduation ceremonies; and

WHEREAS, social distancing affects goes beyond the learning world and affects the Borough of River Edge as a whole.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of River Edge would like to commend all of the students, teachers, parents, guardians and school district leadership teams, but especially all of the graduates of the Class of 2020 whether they be from kindergarten, elementary school, middle school, high school or college for their extraordinary efforts and wish them the best of luck in their future endeavors. They should be proud of their accomplishments!

Cherry Hill School Class of 2020!

Alijah	Abraham
Art	Burgija
James	Cannon
Camryn	Cariaga
Cerenna	Choe
Noah	Cole
Cassidy	Collins
Madeline	Connor
Colton	Crane
Andrei	David
Abdullah	Elzawawy
Samuel	Friedman
Matthew	Gandolfo
Tyler	Gastman
Hanna	Gilmour
Juliet	Gioffre
Rishab	Gulati

Deborah	Hwang
Adrian	Irizarry
Julia	Jodlowski
Michael	Julien
Michael	Kelly
Rory	Kepple
Joon	Kim
Joshua	Kim
Daniel	Kwon
Angela	Lee
Colin	Lee
Dylan	Lee
Elisha	Lee
Jua	Lee
Kayla	Lee
Vincent	Lee
Spencer	Leopold
Grace	Love
Jayden	Lyness
Nia	Madnani
Riley	Magat
Erica	Mancia
Kira	Marachlian
Shani	Maroth
Jack	Maschio
Edward	Mathews
Morgan	Murray
Ailee	Na
Jayden	Na
Michael	Nader
Zachary	Neben
Athanasios	Ntarlagiannis
Orestis	Ntarlagiannis
Emma	O'Donnell
Brian	O'Leary
Deniz	Ozcan
Sean	Paleewong-Stoltz
Gabriella	Parente
Ethan	Perkins
Francesco	Petrosino
Christopher	Porco
Michael	Porco
Henry	Porter
Marcus	Quijano
Thomas	Raskin
Alissa	Reyes
Nicolle	Ruiz Cortes
Hanna	Sawtelle
Avery	Sobong

Elva	Song
Justin	Spano
Marcus	Valcarcel
Matthew	Valencia
Lucca	Vasquez Alvarez
Hammel	Veintimilla
Victoria	Wei
Hillary	Xie
Hailey	Yihm
Daniel	Yu
Aaron	Yun
Hannah	Yun
Vincent	Zou

Roosevelt School Class of 2020!

Agerup	Jenna
Avcioglu	Aytunc
Barber	Amaya
Barth	Samara
Baxter	Christopher
Baxter	Sean
Blackman	Scarlett
Brignola	London
Budiyono	Clyde
Busteed	Claire
Cabanlit	Michaela
Campanelli	James
Cardenas	Hailey
Caughlan	Andrew
Cha	Kayla
Chape	Mario
Cheley	Alexander
Cho	Stacy
Choflet	Evan
Choi	Yeseo
Compa	Jonathan
Darmochwal	Joseph
Doo	Maxx
Dumitru	Edward
Estrin	Jase
Fortini	Mikayla
Gallo	Sebastian
Gawrylo	Nicholas
Gutierrez-Biggar	Ava
Hernandez	Alex
Hwang	Kyle
Hwang	Michelle
Jackson	Atiya

Jeong	Da Yoon
Kim	Abigail
Kim	Annette
Kim	Ian
Kim	Jayden
Kim	Katelyn
Koenig	Caroline
Kreutzer	Madison
Kristan	Delaney
Lanza	Cain
Lee	Hannah
Lee	Logan
Lee	Nicholas Jayden

Lee	Shiloh
Lehmann	Connor
Martin	Owen
McElroy	John
Mei	Marisa
Miller	Noah
Mirmira	Neel
Ng	Charles
Ng	Justin
Pak	Sean
Park	Jeffrey
Pfleging-Howes	Thomas
Qureshi	Hanaah
Ra	Daniella
Saladin	Gabriella
Salazar	Juslyn
Sanchez	Sadira
Schlegel	Cecilia
Schlegel	Sawyer
Shi	Angela
Shim	Gina
Staines	Leana
Thota	Parnika
Tietjen	Julia
Trujillo	Aidan
Turschmann	Kaitlyn
Van Wettering	Bria
Vesey	William
Visconti	Valerie
Walsh	Kenneth
Weinkauf	Thijs
Yoon	Zion
Zhao	Yewen

River Dell High School Class of 2020! – River Edge

Agresta, Emily Rose
Akdemir, Peter Jeremy
Alter, Justin Morgan
Armen, Mia Josie
Babington, Anabelle Elizabeth
Baek, SuMin
Baker, Andrew
Balgahoom, Sannia
Bartnicki, Craig
Blasco, Juliana
Bonardi, Briana
Bougades, Genevieve
Boyd, Lyndsey Kathleen
Boyle, Shane Aloysius
Brignola, Aidan Matthew
Brodersen, Holden Maxwell
Brown, Justin Robert
Brunner, Jack
Calem, Justin
Cartelli, Caesar C.
Castro Fuentes, Paola Andrea
Chamberlain, Danielle
Chan, James Baldwin
Chan, Nicholas Evan
Cho, Kenneth
Choe, Sarah
Chung, Yuna
Compa, Lindsay Brooke
Conlin, Ryan Thomas
Cortes, Melissa
Courain, Mary Elisabeth
DeLorenzo, Alyssa Taylor
Demitriou, Jillian Taylor
Diamond, Steven
Dobak, James
Dunleavy, Olivia Hui Qing
Ehalt, Russell Cole
Fairchild, Harrison Carlos
Fernandez, Brianna
Forster, Christopher Robert
Garcia, Scott Patrick
Goldstein, Ryan Lawrence
Grande, Kevin
Grisham, Robert Alexander
Grupenhof, Gabrielle Ann
Gu, Steven
Herity, Thomas Patrick
Holzli, David Lawrence
Hroncic, Juliana
Hua, Jeffrey Jason

Huffman, Matthew T.
Iyonsi, Joshua Toritseju
Javier, Nadine Christina Sidhom
Jennings, Caroline Rose
Kang, Justin Sahn
Kavan, Loren Kate
Kim, Andrew
Kim, Hyeonseok
Kim, Yung Hwee Charles
Kohli, Harmehar Singh
Kossuth, Lauren Michelle
Lanza, Gianna Rose
Lee, Elizabeth Sharhang
Lee, Kaitlyn Goeun
Leopold, Tyler
Licata, Anthony
Liggio, Anthony Michael Jr
Lisica, Lauren Marcella
Liu, Chenchen
Locke, Connor Thomas
Lubkemeier, Jared Austin
Manzelli, Jayne Elisabeth
Matonti, Madeline Sage
Mazzoni, Breckin Mathieu
McCarthy, Aydon Daniel
McCusker, Ryan Joseph
McGinley, Daniel Michael
Mellett, Joseph Dennis
Miceli, Ryan Gerard
Montes, Simone
Morone, Jed
Munoz, Sarah
Nastasi, Jack Ronald Jude
Newman, Amanda
Ortiz, Jean Paul
Owens, Denecia Alliyah
Pak, Kaylee
Paley, Michelle Valerie
Palladino, Justin
Park, Chae Yeon
Park, Christopher
Park, Jaewoo
Park, Kevin Chanyoung
Park, Serin
Paul, Charley Anne
Perez Herrera, Oscar
Rabinowitz, Jake Spencer
Reyes, Lila Infinity
Rhee, Justin
Rincon, Daniel
Rodriguez, Jaydah Nikkole
Rodriguez, Lucas

Rovinsky, Gregory Jacob
 Sanford, Theodore
 Santana, Aria Nicole
 Seo, Yejun
 Sheinman, Zachary Jordan
 Shin, Jinee
 Silane, Carter Catherine
 Simon, Isabella Rose
 Skific, Nina
 Skinner, Gabriela
 Smith, Michael F.
 Soiferman, Tyler William
 Song, Joanna Injoo
 Spano, Carly Lynn
 Spelda, Katrina Marie
 Speller, Zoe
 Stein, Isaac Ross
 Suarez, Emely
 Surian, Olivia Marie
 Svevar, Owen
 Svevar, Sage
 Tarifa, Allyson G
 Thomas, Ryan William Mastrolia
 Torres, Lucas Alberto
 Troncoso, Trinity
 Vanderbeck, Lilly Breanne
 Vazquez Rey, Willie Jose
 Vesey, Chloe Elizabeth
 Villalba, Kayla Marie
 Wagreich, Jared Mitchell
 Walker, Rachel Alexandra
 Walliser, Kelly Nicole
 Wechsler, Julia Sharlotte
 Wilhelm, Kaitlyn Patricia Rose
 Yoon, Steven HyunJun
 Zamsky, Rebecca Megan
 Zhang, Cathleen
 Zhang, Jeffrey

BE IT FURTHER RESOLVED that the Borough Clerk is hereby instructed to forward a copy of this resolution to River Dell Superintendent of Schools, Patrick Fletcher and River Edge Superintendent of Schools, Dr. Tova Ben Dov.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

BOROUGH OF RIVER EDGE
RESOLUTION #20-137

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the 2020 Riverside Cooperative Road Resurfacing Program Oversight & Inspection

WHEREAS, there exists a need for expert professional engineering services related to the 2020 Riverside Cooperative Road Resurfacing Program; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ -0-
Phase 2	Design & Drawings	\$ -0-
Phase 3	Bid Documents & Services	\$ -0-
Phase 4	Project Management & Inspection	\$10,000.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$ -0-
	Total	\$10,000.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-061 of the Capital Fund in the amount of \$10,000.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$10,000.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.
4. That a copy of the resolution be forwarded to THE RIDGEWOOD NEWS for publication.

**COSTA ENGINEERING CORPORATION**Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

May 14, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661**Project: 2020 Riverside Cooperative Program****Project Cost: \$455,000.00 Estimate of Contract Amount: \$ 10,000.00****Professional Services Breakdown**

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 0.00	0%	0%	\$0.00	\$0.00
Design & Drawings	\$ 0.00	0%	0%	\$0.00	\$0.00
Bid Document & Services	\$ 0.00	0%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 10,000.00	100%	0%	\$0.00	\$0.00
Total Fee:	\$ 10,000.00	100%	0%	\$0.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-138

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to ADA Ramps at Millbrook Avenue & Adams Avenue and Elm Avenue and Tenney Avenue

WHEREAS, there exists a need for expert professional engineering services related to ADA Ramps at Millbrook Avenue & Adams Avenue and Elm Avenue and Tenney Avenue; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ 2,025.00
Phase 2	Design & Drawings	\$ 3,975.00
Phase 3	Bid Documents & Services	\$ 1,000.00
Phase 4	Project Management & Inspection	\$ 4,200.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$ -0-
	Total	\$11,200.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-083 of the Capital Fund in the amount of \$11,200.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED that Governing Body hereby awards Phases 1, 2, 3 & 4 of the project.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$11,200.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.

**COSTA ENGINEERING CORPORATION**Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

May 13, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661**Project: Millbrook Ave. & Adams Ave. / Elm Ave. & Tenney Avenue****Project Estimate: \$56,000.00 Estimate of Contract Amount: \$ 11,200.00****Professional Services Breakdown**

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 2,025.00	18.08%	0%	\$2,025.00	\$0.00
Design & Drawings	\$ 3,975.00	35.49%	0%	\$4,290.00	\$0.00
Bid Document & Services	\$ 1,000.00	8.93%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 4,200.00	37.5%	0%	\$0.00	\$0.00
Total Fee:	\$ 11,200.00	100%	0%	\$6,315.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-139

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the Bogert Road Section 5 Project

WHEREAS, there exists a need for expert professional engineering services related to the Bogert Road Section 5 project; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ 6,375.00
Phase 2	Design & Drawings	\$14,875.00
Phase 3	Bid Documents & Services	\$ 4,250.00
Phase 4	Project Management & Inspection	\$17,000.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$ -0-
	Total	\$42,500.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-068 of the Capital Fund in the amount of \$42,500.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED that Governing Body hereby awards Phases 1, 2, 3 & 4 of the project.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$42,500.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.
4. That a copy of the resolution be forwarded to THE RIDGEWOOD NEWS for publication.



COSTA ENGINEERING CORPORATION

Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

May 13, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project: Bogert Road Section 5

Project Estimate: \$212,000.00 Estimate of Contract Amount: \$ 42,500.00

Professional Services Breakdown

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 6,375.00	15%	0%	\$0.00	\$0.00
Design & Drawings	\$ 14,875.00	35%	0%	\$0.00	\$0.00
Bid Document & Services	\$ 4,250.00	10%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 17,000.00	40%	0%	\$0.00	\$0.00
Total Fee:	\$ 42,500.00	100%	0%	\$0.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-140

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to ADA Ramps at Manchester Road & Fifth Avenue

WHEREAS, there exists a need for expert professional engineering services related to ADA Ramps at Manchester Road & Fifth Avenue; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ 2,100.00
Phase 2	Design & Drawings	\$ 4,200.00
Phase 3	Bid Documents & Services	\$ 525.00
Phase 4	Project Management & Inspection	\$ 3,675.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$ -0-
	Total	\$10,500.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-082 of the Capital Fund in the amount of \$ 10,500.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

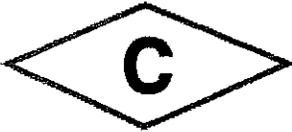
WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED that Governing Body hereby awards Phases 1, 2, 3 & 4 of the project.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$10,500.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.
4. That a copy of the resolution be forwarded to THE RIDGEWOOD NEWS for publication.



COSTA ENGINEERING CORPORATION

Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

May 13, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project: ADA Ramps Manchester Ave. & Fifth Ave.

Project Estimate: \$42,000.00 Estimate of Contract Amount: \$ 10,500.00

Professional Services Breakdown

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 2,100.00	20%	0%	\$0.00	\$0.00
Design & Drawings	\$ 4,200.00	40%	0%	\$0.00	\$0.00
Bid Document & Services	\$ 525.00	5%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 3,675.00	35%	0%	\$0.00	\$0.00
Total Fee:	\$ 10,500.00	100%	0%	\$0.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-141

Award Contract to American Asphalt & Milling Services, LLC, 96 Midland Avenue, Kearny, New Jersey 07032 for the 2020 Riverside Cooperative Road Resurfacing Program

WHEREAS, N.J.S.A. 40A:11-10(1) authorizes contracting units to enter into cooperative pricing agreements; and

WHEREAS, the Borough of Northvale has volunteered to act as "Lead Agency" for the purchase of work, materials and supplies for the Riverside Cooperative for the year 2020; and

WHEREAS, the Borough of Northvale received seven (7) bids on April 30, 2020 for the 2020 Riverside Cooperative Road Resurfacing Program on the behalf of the Boroughs of Alpine, Demarest, Englewood Cliffs, Harrington Park, Haworth, New Milford, Northvale, River Edge, and Tenafly; and

WHEREAS, seven (7) bids were received, the lowest from American Asphalt & Milling Services, LLC; and

WHEREAS, the Borough of Northvale is the Lead Agency for the Riverside Cooperative, awarded the bid on May 13, 2020, via resolution #2020-77; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-061 of the Capital Fund in an amount not to exceed \$366,163.82.

WHEREAS, this contact is awarded on a unit price basis and may be considered an "Open Ended Contract" under N.J.A.C. 5:34-5.3, in which case certification of funds is not required until such time as the services are ordered and prior to incurring the liability by placing the order, certification of availability of funds will be made by the Chief Financial Offer, and it shall be the responsibility of the official responsible for issuing the purchase order to notify and seek the certification of availability of funds from the Chief Financial Officer as appropriate.

NOW, THEREFORE, BE IT RESOLVED that the bid is hereby awarded to American Asphalt & Milling Services, LLC in the amount \$366,163.82 and the Mayor and Clerk are hereby authorized to sign said contract for the Borough.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 8th day of June, 2020..

Stephanie Evans, Borough Clerk

Resolution of the Northvale Governing Body
Resolution No. 2020-77
May 13, 2020

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Argiro			X			
DeLisio	X		X			
Devlin			X			
McGuire			X			
Shepard		X	X			
Sotiropoulos			X			
Mayor Marana						

TITLE: AWARD BID FOR THE 2020 ROAD RESURFACING PROGRAM ON BEHALF OF THE RIVERSIDE COOPERATIVE

WHEREAS, NJSA 40A:11-10(1) authorizes contracting units to enter into cooperative pricing agreements; and

WHEREAS, the Borough of Northvale has volunteered to act as “Lead Agency” for the purchase of work, materials and supplies for the Riverside Cooperative for the year 2020; and

WHEREAS, the Borough of Northvale received five (7) bids on April 30, 2020 for the 2020 Riverside Cooperative Road Improvement Program on behalf of the Boroughs of Alpine, Demarest, Englewood Cliffs, Harrington Park, Haworth, New Milford, Northvale, River Edge and Tenafly; and

WHEREAS, due to the current COVID-19 public gathering restrictions, the bid opening was performed at the Borough of Tenafly Borough Hall at which time the seven bids were read aloud; and

WHEREAS, the bids have been tabulated and reviewed by Mr. Carl O’Brien of Maser Consulting, Borough Engineer for the Borough of Northvale and for the Riverside Cooperative.

NOW, THEREFORE, BE IT RESOLVED that a contract be awarded to American Asphalt & Milling Services, LLC, 96 Midland Avenue, Kearny, New Jersey 07032 in the amount of \$4,004,220.47

BE IT FURTHER RESOLVED that the Northvale Mayor and Acting Borough Clerk be and are hereby authorized and directed to execute a Master Contract with the above named firm

for the 2020 Road Resurfacing Program acting as the Lead Agency on behalf of the Riverside Cooperative, RC-35-19-01; and

BE IT FURTHER RESOLVED that the Boroughs of Alpine, Demarest, Englewood Cliffs, Harrington Park, Haworth, New Milford, Northvale, River Edge and Tenafly shall be responsible for entering into individual contracts with the above named firm covering the scope of work under the Base Bid for each respective municipality.

CERTIFICATION

I, Frances Weston, Acting Borough Clerk of the Borough of Northvale in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 13, 2020.



**FRANCES WESTON
ACTING BOROUGH CLERK**

BOROUGH OF RIVER EDGE
RESOLUTION #20-142

Purchase of Two Police Vehicles Through State Contract

WHEREAS, the Borough of River Edge desires to purchase one (2) 2020 Interceptor Utility All Wheel Drive Vehicles, from Cherry Hill-Winner Ford, 250 Haddonfield-Berlin Road, Cherry Hill, New Jersey; and

WHEREAS, the vendor, Cherry Hill-Winner Ford, is an approved State Contract participant, bearing the State Contract #A88728; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-0111 of the Capital Fund in the amount not to exceed \$63,820.00; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contact bid on one (2) police vehicles as per the State's specifications in an amount not to exceed \$63,820.00.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 8th day of June, 2020.

Stephanie Evans, Borough Clerk

WINNER

CHERRY HILL - winnerford.

Date

Contact Name

Michael Drahuschak

Township

856-214-0755

Phone Number

856-488-1915 Fax

E-mail Address

mdrahuschak@winnerford.com

~~N.J. Contract # 88728~~

2020 Police Interceptor Utility, All Wheel Drive Base Vehicle

99B 3.3L V6 Engine

44U 10 Speed Auto Transmission

Heavy Duty Rubber Floor

Cloth Front Bucket/Vinyl Rear Seat

Power Windows/Locks/Mirrors

Air Conditioning

AM/FM Stereo

Tilt Steering

Rear Window Defroster

SYNC (Bluetooth)

Ford Telematics, includes Modem & 2 Year Trial Subscription

60R Radio Noise Suppression
59B Keyed alike 1284
43D Courtesy Lamps Disable
68G Rear Door Locks In op
87R Back up Camera In Mirror
17T Red/Clear Dome 5"
86T Tail Light Prep Pkg.
51T Drivers Side LED Spotlight
549 Power Heated Mirrors
18D Global Lock/Unlock
60A Pre-Wiring for grille LED lights, siren and speaker
Skid Plate
EAI53 80 Amp Power Source
Two Tone Paint

Total:

Number of Vehicles: 2



\$ 30,344.00

\$ 100.00
\$ 50.00
\$ 25.00
\$ 75.00
N/C
\$ 50.00
\$ 60.00
\$ 420.00
\$ 60.00
N/C
\$ 50.00
\$ 488.00
\$ 188.00
\$ 1,495.00
\$ 31,910.00
\$ 63,820.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-143

Resolution in Support of Proposed Bylaw Amendment

WHEREAS, the Borough of River Edge is a member of the Bergen County Municipal Joint Insurance Fund, hereinafter the "FUND"; and

WHEREAS, recent changes were made to the FUND'S bylaws; and

WHEREAS, after a public hearing conducted on March 19, 2020, the Executive Committee of the FUND distributed the proposed bylaw amendment to the membership for their consideration; and

WHEREAS, these revised bylaws must be ratified by at least three fourth of the member towns before they can become effective.

NOW, THEREFORE BE IT RESOLVED by the governing body of the Borough of River Edge that the revised bylaws are hereby ratified.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chimigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk

Bergen County Municipal Joint Insurance Fund

9 Campus Drive – Suite 216

Parsippany, NJ 07054

Telephone (201) 881-7632 Fax (201) 881-7633

To: Honorable Mayor & Council – *Sent via email to Clerk and/or Administrator on file*
Bergen County Municipal Joint Insurance Fund

From: David N. Grubb, Executive Director

Date: April 16, 2020

Re: Proposed Bylaw Amendment to Bergen JIF Bylaws

On March 19th, the Executive Committee unanimously adopted a bylaw amendment and referred it to the members for ratification. To be approved, 75% of the member municipalities must adopt the attached resolution within 6 months from the date of this notice.

The amendment was made necessary when Bergen Risk Managers, the JIF's Workers' Compensation Adjusters, was acquired by Acrisure Inc. that also owns several insurance agencies that serve towns in the Bergen JIF. Without this amendment, Acrisure will no longer be able to serve individual towns as Risk Manager. The Executive Committee determined that Bergen Risk Managers will not show any favoritism to towns that are also served by Acrisure as Risk Manager.

Attached is an excerpt of the Bylaws regarding Risk Management appointment and the proposed amendment language, which is ~~attached~~ for reference.

Please review and submit a resolution of whether your municipality is in support or opposition to this bylaw amendment. A sample resolution approving the bylaw amendment is included for reference.

Resolutions may be submitted via email to Nancy A. Ghani at ~~na.ghani@bergenjif.com~~ or may be mailed to the fund office at PERMA 9 Campus Drive – Suite 216, Parsippany NJ 07054.

A resolution in support or opposition must be received by the Fund Office no later than October 16, 2020.

Please feel free to call the fund office at 201-881-7632 if you have any questions.

CC: Fund Commissioners & Risk Managers – *Via Email*

Excerpt of Bergen JIF Bylaws – Risk Management Consultant

Risk Managers:

1. Each member local unit shall appoint an Insurance Producer as a Risk Management consultant who shall not be a Fund Commissioner or employed by or under contract to the Fund, ~~or the Municipal Finance Authority, Local Insurance Fund,~~ as an administrator or servicing organization. This restriction shall extend to all officers and employees of the service provider, as well as any other business entity in which the service provider or any of the aforementioned persons has a direct or indirect interest. ~~In the event of a merger or change of ownership or control between the service provider and the Fund, the Fund shall have the right to terminate the contract of the service provider.~~

2. The Risk Management Consultant's specific responsibilities shall include, but not be limited to:

- a.) Evaluation of the member's exposures.
- b.) Explanation of the various coverages available from the Fund and assisting the member in the selection of proper coverage.
- c.) Preparation of applications, statements of values, etc. required by the Fund.
- d.) Review of the member's assessment and assisting in the preparation of the local unit's insurance budget.
- e.) Assisting in the claims settlement process.
- f.) Review of losses and engineering reports and providing assistance to the member's safety committee.

3. The Risk Management Consultant(s) shall be appointed in conformance with the Public Contracts Law.

4. On behalf of the member, the Fund shall pay the Risk Management Consultant a fee of 6% of the annual assessments of members served by the Risk Management Consultant. This fee shall be paid quarterly and each member's assessment shall separately identify the fee to be paid to the Risk Manager. In the event a member changes its Risk Manager during a Fund Year, the Fund shall prorate the Risk Management fee.

BOROUGH OF RIVER EDGE
RESOLUTION #20-144

Award of Contract for Cleaning Services to North Jersey Friendship House Inc., 125 Atlantic Street, Hackensack, NJ 07601

WHEREAS, there exists a need for cleaning services for the Borough Hall and Public Safety Building, Recreation Buildings, and Fire House Company 1 in the Borough of River Edge for the balance of the year (7 months); and

WHEREAS, North Jersey Friendship House Inc., 125 Atlantic Street, Hackensack, NJ 07601, can provide these services under N.J.S.A. 40:A11-5,

WHEREAS, any contract the amount of which exceeds the bid threshold, may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor and shall be awarded by resolution of governing body if: (n) the doing of any work by handicapped persons employed by a sheltered workshop; and

WHEREAS, the Chief Financial Officer has certified the fund from the Current Account 0-01-26-310-187 (NTE), in the amount not to exceed \$33,400.00 for 2020.

NOW, THEREFORE BE IT RESOLVED the Mayor and Borough Clerk are authorized to execute a contract with North Jersey Friendship House, Inc., 125 Atlantic Street, Hackensack, New Jersey 07601 for cleaning services for the Borough Hall, Public Safety Building, Recreation Bathrooms, and other Borough Facilities for the next 7 months.

BE IT RESOLVED that that the following departments will receive a copy of this resolution: Clerk's Office, Finance, Police, Fire, Public Works, and Recreation.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge on June 8, 2020.

Stephanie Evans, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #20-145

Purchase of Ford F350 4 x 4 Pick-Up Truck Through State Contract

WHEREAS, the Borough of River Edge desires to purchase a Ford F350 4 x 4 Pick-Up Truck from Route 23 Automall, 1301 Route 23, Butler, New Jersey 07405; and

WHEREAS, the vendor, Route 23 Automall is an approved State Contract participant, bearing the State Contract #T-2959; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-102 of the Capital Fund in the amount not to exceed \$48,445.52; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the purchase of a Ford F350 4 x 4 Pick-up Truck as per the State's specifications in an amount not to exceed \$48,445.52.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on _____.

Stephanie Evans, Borough Clerk

RIVER EDGE F350 NJ STATE CONTRACT T-2959 05/13/2020

2020 NJ STATE CONTRACT T-2959 SUPER DUTY

PLEASE ADD OPTIONS TO THE RIGHT AFTER SELECTING OPTION VIA/DROP DOWN MENU

ROUTE 23 AUTOMALL LLC
 1301 ROUTE 23
 BUTLER, NJ 07405
 David Armiger
 Contact: David Armiger 908-838-0867, d.armiger@23automall.com

DEALER PRICE	YOUR PRICE
59,620	48,445.52

USE DROP-DOWN MENU BY CLICKING ON ROW TO RIGHT OF COLUMN. PLEASE SELECT EACH OPTION NEEDED. TOTAL WILL BE PROVIDED ON BOTTOM OF PAGE

CHASSIS OPTIONS

PLEASE USE DROP-DOWN MENU ON RIGHT OF LAST COLUMN TO SELECT

DESCRIPTION	DEALER PRICE	YOUR PRICE	TOTAL
93V 6.7 liter Diesel Engine	8325	8325	
44T 5 speed automatic single overdrive (requires gas engine)	495	388	
62R Diesel PTO provision for diesel engine	320	290	
X4N 3.73 limited slip axle	420	360	
X8C 4.30 limited slip axle (REQUIRES 6.8M)	420	360	
X8L 4.30 limited slip axle	420	360	
T1H8 All Tension (6) Straps	220	220	220.00
TGB Tires 2 traction rear and 2 traction front tires 18"	265	125	
512 Spare tire and wheel mounted same as on chassis	575	473	473.00
945 Stainless steel wheel covers set of four mounted on wheels Ford direct	595	480	
941 Wheel well flaps	230	180	180.00
67D Extra heavy duty alternator	90	75	75.00
2S Bell up cover	380	330	
96V XL value ed player, mp3, 4 speakers, cruise control, chrome bumper	775	595	
90L LED headlamps	90	85	85.00
67H Spray in bedliner	450	425	425.00
435 High capacity water tow package (6.8M required as well) Chassis Only	835	665	
98G CNG / LPG fuel capable engine	420	315	
63T Engine idle shutdown (optional, not mandatory in New Jersey)	365	280	
96R Operator commanded regeneration (diesel only)	345	250	
97A Dual alternators	485	360	
213 4x4 shift on the fly	320	225	225.00
45N 22 gallon midsize fuel tank	245	125	
65C Dual diesel fuel tanks 66 gallon capacity 40 gallon 28 gallon mid ship	550	380	
65H Trailer Tow Package (Package must be selected with Tow Command)	310	230	230.00
18B 6" angular cab steps molded-in-color running boards	595	388	388.00
41A Rapid (two supply) remote cab heater	325	250	
76S Remote Start (requires 90L)	240	195	195.00
61N SYNC hands free cell phone system hardware (requires 62D)	495	395	395.00
62D Steering wheel audio controls (required with SYNC)	95	70	70.00
90E Chrome front bumper with second dynamic headlights	160	125	125.00
64F 18 inch steel road wheels	585	455	
325 Chrome running boards	360	235	
942 Daytime running lights	85	45	45.00
433 Manual sliding rear window with privacy glass	180	125	
41H Long Bed	685	590	
63A Radio Alarm system with single CD Player	340	275	
CC Green color 600 gallon	880	880	880.00
76W 2 WHEEL NUTS IN CASE OF 4.30 CHASSIS ONLY		-2739	

MP Upgrade to Meyer 8 Foot Lot Pro	4889	4889	
BP Upgrade plow to 8.5 foot Western Pro Plus	5640	5420	5,420.00
WP Snow Deflector	380	380	
LG Tommy Gate G2 installed electric hydraulic 1,200 lb capacity	3988	3988	3,988.00
RD Reading plus 8 cap	6420	6420	
IPA Four Corner Strabes	970	970	
DE NFORCE amber and white 54 inch lightbar with led and alley lights	2483	2483	
WA 7 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6250	5822	
WA2 6 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6035	5735	
WA3 5 YEAR 75,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	4300	3920	

ROUTE 23 AUTOMALL IS A NJ STATE PARTS AND SERVICE CONTRACT VENDOR

TOTAL COST OF UNIT, BASE PRICE AND OPTIONS: **48,445.52**

PURCHASE ORDERS TO: d.armiger@23automall.com OR FAX TO 973-838-5572

OFF: 908-572-0867 OFFICE: 973-958-0800 x122

*Options are available to members for additional cost not included in base bid



David Armiger
 Commercial/Municipal Truck Manager
 d.armiger@23automall.com
 http://www.23ford.com/



Route 23 Automall
 1301 Route 23
 BUTLER, NJ 07405

(973) 838-0800 ext. 122 direct line
 (908) 872-0867 cellular
 (973) 838-5572 Fax

BOROUGH OF RIVER EDGE
RESOLUTION #20-146

Purchase of Ford Mason Dump Truck Through State Contract

WHEREAS, the Borough of River Edge desires to purchase a Ford Mason Dump Truck from Route 23 Automall, 1301 Route 23, Butler, New Jersey 07405; and

WHEREAS, the vendor, Route 23 Automall is an approved State Contract participant, bearing the State Contract #T-3063; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-100 of the Capital Fund in the amount not to exceed \$67,276.00; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the purchase of a Ford Mason Dump Truck as per the State's specifications in an amount not to exceed \$67,276.00.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on _____.

Stephanie Evans, Borough Clerk

RIVER EDGE 05/26/2020 NJ STATE CONTRACT T-3063 GAS

2020 NJ STATE CONTRACT 17-FLEET-00241 F550 4X4 VALID 08/17/2017 TO 11/14/2020

PLEASE ADD OPTIONS TO THE RIGHT AFTER SELECTING OPTION VIA DROP DOWN

ROUTE 23 AUTOMALL LLC

1301 ROUTE 23

BUTLER, NJ 07405

Base bid price

Contact: David Armiger 908-872-0867 darniger@23automall.com

DEALER PRICE	YOUR PRICE
76,880	67,276.00

USE DROP-DOWN MENU BY CLICKING ON ROW TO RIGHT OF COLUMN. PLEASE SELECT ONLY OPTIONS NEEDED. TOTAL WILL BE TALLIED ON BOTTOM OF PAGE

CHASSIS OPTIONS

PLEASE USE DROP-DOWN MENU ON RIGHT OF LAST COLUMN TO SELECT

99T 6.8 liter gas engine	-7382	-7382	
44T 5 speed automatic single overdrive (requires gas engine)	495	388	
62R Pto Provision	320	290	
X4N 4.10 limited slip axle (REQUIRES DIESEL 99T)	420	360	
X8L 4.30 limited slip axle (REQUIRES 99M)	420	360	
X8L 4.30 limited slip axle	420	360	
425 GVWR 19,000 pounds	-422	-422	
68M GVWR 19,500 (gas engine) double frame	1425	1155	
T8B Tires 4 traction rear and 2 all-season front tires	280	260	
T8B Tires 4 traction rear and 2 traction front tires	385	215	215.00
612 Spare tire and wheel mounted same as on chassis	575	473	INCLUDED
945 Stainless steel wheel covers set of four mounted on wheels Ford direct	595	480	
1S Cloth seat 40/20/40 split bench seat	140	100	
LS Vinyl 40/ mini console/40 front seat	485	395	
2S Cloth 40/ mini console/40 front seat	685	515	
96V XL value cd player, mp3, 4 speakers, cruise control, chrome bumper	775	595	
67H Power Group (Windows, Door locks, Heated Mirrors, Keyless Entry)	985	920	INCLUDED
535 High capacity trailer tow package (59M required as well) Chassis Only	835	665	
98G CNG / LPG fuel capable engine	420	315	
63T Engine Idle shutdown (optional, not mandatory in New Jersey)	365	280	
98R Operator commanded regeneration (diesel only)	345	250	
67A Dual alternators Diesel only	485	380	
213 4x4 shift on the fly	320	225	
53M 28 gallon mid ship fuel tank	248	125	
65C Dual diesel fuel tanks 68 gallon capacity 40 gallon 28 gallon mid ship	550	380	
53T Trailer tow Package (Package must be selected with Tow Command)	330	270	INCLUDED
18B 6" angular cab steps molded-in-color running boards	895	398	INCLUDED
41A Rapid heat supplemental cab heater	325	250	
76S Remote Start (requires 98L)	240	195	
60M SYNC hands free cell phone system hardware (requires 62D)	495	395	
62D Steering wheel audio controls (required with SYNC)	95	70	
47E Chrome front bumper with aerodynamic headlights	160	125	
47A Upfitter Interface Module	295	280.25	
67E 7500 lb front axle	450	410	INCLUDED
98R Diesel manual regeneration	85	45	
V50 V50 Special paint Gam Green	880	880	880.00
V50 Regular Cab	-6288	-6288	-6,288.00
		-569	
		-3384	
		-4804	
		-2739	
	588	488	

P13 Awap/body handles	8,047.00	8,047.00	8,047.00
HY Hydraulic for dump body	6,847.00	6,847.00	6,847.00
WE Western Pto	5,680.00	5,330.00	5,330.00
LG DUMP THROUGH GATE			
DE DIESEL ENGINE ONLY 7 YEAR 200,000 MILE WARRANTY	4695	4195	
WA 7 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6290	5922	
WA2 6 YEAR 100,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	6035	5735	
WA3 5 YEAR 75,000 MILE BUMPER TO BUMPER WARRANTY CHASSIS	4300	3820	

ROUTE 23 AUTOMALL IS A NJ STATE PARTS AND SERVICE CONTRACT VENDOR

TOTAL COST OF UNIT BASE PRICE AND OPTIONS

PURCHASE ORDERS TO darniger@23automall.com OR FAX TO 973-839-5572

CELL 908-872-0867 OFFICE 973-839-0800 X122

* Options are available to members for additional cost not included in base bid

67,276.00

NJ STATE CONTRACT 17-FLEET-00241 F450 DIESEL 4X4



David Armiger
Commercial/Municipal Truck Manager

darniger@23automall.com
<http://www.23ford.com/>



Route 23 Automall
1301 Route 23
BUTLER, NJ 07405

(973) 839-0800 ext. 122 direct line
(908) 872-0867 cellular
(973) 839-5572 Fax

BOROUGH OF RIVER EDGE
RESOLUTION #20-147

Award Contract for Roof Repairs in Various Parks to Layne Roofing, Inc.

WHEREAS, there is a need for roof repairs in various parks in the Borough of River Edge; and

WHEREAS, the Borough of River Edge has solicited three (3) quotations, the lowest received from Layne Roofing, Inc., 251 Main Street, New Milford, NJ 07646 in the amount of \$15,700.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-050-103 of the Capital Fund in an amount not to exceed \$15,700.00.

NOW, THEREFORE, BE IT RESOLVED that the contract is hereby awarded to Layne Roofing, Inc. the amount not to exceed \$15,700.00.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020.

Stephanie Evans, Borough Clerk

251 MAIN STREET
NEW MILFORD, NJ 07646



PH: (201) 385-5263
FAX: (201) 385-8908

PROPOSAL SUBMITTED TO:

**Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661
Attn: Rick**

PHONE

(201)410-0893

DATE

5/19/20

**Memorial Park
JOB NAME / LOCATION**

**Continental Avenue
River Edge, NJ 07661**

We hereby submit specifications and estimates for:

Contract price to replace Little League concession roof: \$8,200 _____

- 1) Remove all existing layers of roofing.
- 2) Replace all damaged wood up to 32 sq. ft. (\$2 per sq. ft. in excess of 32 sq. ft.).
- 3) Install ice shield as per manufacturer's specifications in all valleys, eaves and 3 ft. from gutter line.
- 4) Install synthetic felt paper over existing wood decking.
- 5) Install GAF Timberline HD fiberglass shingles to manufacturer's specifications.
- 6) Install GAF hip and ridge caps shingles.
- 7) Flash vent pipes.
- 8) Recap rear fascia with aluminum coil stock.
- 9) Protect all landscapes during roof construction.
- 10) Remove all job related debris.

SHINGLE COLOR SELECTION: _____

All workmanship guaranteed for a period of 10 years upon date of completion.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Please see above for pricing.

Payments as follows:

Deposit of \$1,200 due upon signing of contract and Balance is due upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note – this proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

251 MAIN STREET
NEW MILFORD, NJ 07646



PH: (201) 385-5263
FAX: (201) 385-8908

PROPOSAL SUBMITTED TO:

Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661
Attn: Rick

PHONE

(201)410-0893

DATE

5/28/20

Memorial Park
JOB NAME / LOCATION
Continental Avenue
River Edge, NJ 07661

We hereby submit specifications and estimates for:

Contract price to replace Camp building roof (Flat roof): \$2,100 _____

- 1) Remove existing layers of roofing.
- 2) Replace damaged plywood at the cost of \$2.00 per sq. ft.
- 3) Install modified rolled roofing to manufacturer's specifications.
- 4) Protect all landscapes during roof construction.
- 5) Remove all job related debris.

All workmanship guaranteed for a period of 10 years upon date of completion.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Please see above for pricing.

Payments as follows:

Deposit of \$300 due upon signing of contract and Balance is due upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized
Signature _____

Note – this proposal may be
withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

251 MAIN STREET
NEW MILFORD, NJ 07646



PH: (201) 385-5263
FAX: (201) 385-8908

PROPOSAL SUBMITTED TO:
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661
Attn: Rick

PHONE
(201)410-0893
Memorial Park
JOB NAME / LOCATION
Continental Avenue
River Edge, NJ 07661

DATE
5/28/20

We hereby submit specifications and estimates for:

Contract price to replace Pavilion roof: \$4,700 _____

- 1) Remove all existing layers of roofing.
- 2) Replace all damaged wood up to 32 sq. ft. (\$2 per sq. ft. in excess of 32 sq. ft.).
- 3) Install ice shield as per manufacturer's specifications in all valleys, eaves and 3 ft. from gutter line.
- 4) Install synthetic felt paper over existing wood decking.
- 5) Install GAF Timberline HD fiberglass shingles to manufacturer's specifications.
- 6) Install GAF hip and ridge caps shingles.
- 7) Flash chimney and vent pipes.
- 8) Protect all landscapes during roof construction.
- 9) Remove all job related debris.

Additional cost: \$700 _____

- 1) Remove existing gutters and leaders.
- 2) Install seamless aluminum 5" (Brown) gutters and aluminum 2" X 3" (Brown) leaders.

SHINGLE COLOR SELECTION: _____

All workmanship guaranteed for a period of 10 years upon date of completion.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:
Please see above for pricing.

Payments as follows:

Deposit of \$700 due upon signing of contract and Balance is due upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized
Signature _____

Note – this proposal may be
withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Roof work needed at Memorial Field

Al Garino III <Agarino3@aol.com>

Wed 5/27/2020 2:36 PM

To: Cathy Solimando <CSolimando@riveredgenj.org>;

Cc: agarino3@aol.com <Agarino3@aol.com>;

1 attachments (692 KB)

RiverEdgeDPW.doc;

Please give me a shout if you have any questions; 201-446-4322 is my cell. Thanks!

Al Garino III
 President
 Hackensack Roofing Co.
 67 Orchard Street
 Hackensack, NJ 07601
 Ph: (201) 487-5050

LL	\$9,945.00/xx
CAMP	\$2,655.00/xx
PAV.	\$5,970.00/xx
<hr/>	
	<u>\$18,570.-</u>

RESIDENTIAL • COMMERCIAL • INDUSTRIAL
ALL WORK GUARANTEED

ROOFING • SIDING

GUTTERS • LEADERS

HACKENSACK
ROOFING
CO.
INC.

83 FIRST STREET
CALL 201-487-5050

HACKENSACK, NJ 07601
FAX 201-487-1180

NJ LIC. 13VH01605700

May 27, 2020

River Edge DPW
Att: Rick

Re: Memorial Park Buildings
238 Webb Avenue
River Edge, NJ

Dear Rick:

The following is an estimate and specifications for the roofing work to be done at the above referenced facility:

A. Park Rest Room Building - Flat Roof Section:

1. Remove all roofing material down to wood deck.
2. There will be an additional charge of \$4.00 per sf. for the removal and replacement of any deteriorated wood decking that is discovered upon the removal of the roof.
3. Install 1/2" insulation board over the wood deck to provide suitable substrate to receive new roofing.
4. Install fiberglass base sheet over insulation.
5. Install new SBS Modified (Rubberized) roofing material, embedded in elastomeric adhesive (NOT Torch Applied).
6. Install drip edges at perimeters.
7. Cart away all debris from this work.
8. New roof section to be guaranteed against leaks for a period of ten years by Hackensack Roofing Company.

Cost: \$2,655.00

Accepted _____

Serving All North Jersey Since 1928

RESIDENTIAL • COMMERCIAL • INDUSTRIAL
ALL WORK GUARANTEED

ROOFING • SIDING

GUTTERS • LEADERS

HACKENSACK
ROOFING
CO.
INC.

83 FIRST STREET

CALL 201-487-5050

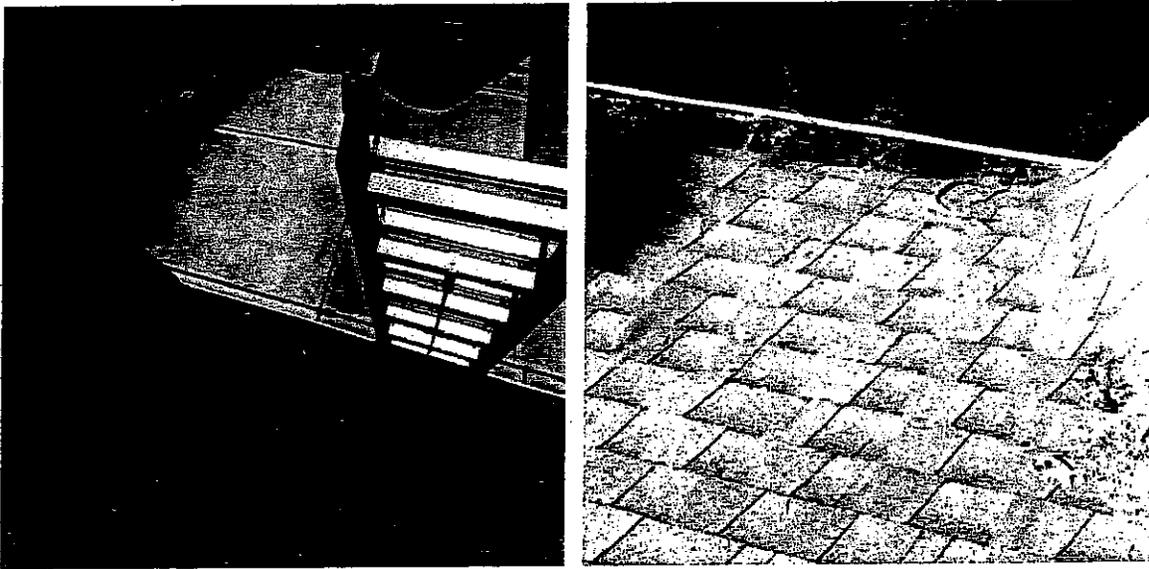
HACKENSACK, NJ 07601

FAX 201-487-1180

NJ LIC. 13VH01605700

OPTIONAL:

1. Clean gutters on entire building (Gutters packed).



Additional Cost: \$285.00

Accepted _____

B. Pavilion Building:

1. Remove all roofing material down to wood roof deck.
2. Install ice and water shield at gutter edges. Install 15 pound felt underlayment over balance of roof.
3. Install Tamko Heritage dimensional shingle roofing over underlayments (Color Weathered Wood to match Restroom Bldg.).
4. Install new gutters and leaders.
5. Cart away all debris from this work.

Serving All North Jersey Since 1928

RESIDENTIAL • COMMERCIAL • INDUSTRIAL
ALL WORK GUARANTEED

ROOFING • SIDING

GUTTERS • LEADERS

HACKENSACK
ROOFING
CO.
INC.

83 FIRST STREET
CALL 201-487-5050

HACKENSACK, NJ 07601
FAX 201-487-1180

NJ LIC. 13VH01605700

6. New roof to be guaranteed against leaks for a period of ten years by Hackensack Roofing Company.

Cost: \$5,970.00

Accepted _____

C. Little League Concession Stand Roof and Fascia:

1. Remove all roofing material down to wood roof deck.
2. There will be an additional charge of \$4.25/sf. for the removal and replacement of any deteriorated wood that is discovered upon the removal of the roof.
3. Install ice and water shield at gutter edges. Install 15 pound felt underlayment over balance of roof.
4. Install Tamko Heritage dimensional shingle roofing over underlayments (Color Weathered Wood to match other bldgs.)
5. Flash all roof penetrations. Install aluminum vent pipe collars on all plumbing vents.
6. Install all new aluminum fascia on building; rear where damaged, and front and sides to match including front peak (See photo below). New fascia to be heavy gauge, .032 aluminum.



Serving All North Jersey Since 1928

RESIDENTIAL • COMMERCIAL • INDUSTRIAL
ALL WORK GUARANTEED

ROOFING • SIDING

GUTTERS • LEADERS

HACKENSACK
ROOFING
CO.
INC.

83 FIRST STREET

CALL 201-487-5050

HACKENSACK, NJ 07601

FAX 201-487-1180

NJ LIC. 13VH01605700

7. Cart away all debris from this work.
8. New roof to be guaranteed against leaks for a period of ten years by Hackensack Roofing Company.

Cost: \$11,430.00

Accepted _____

ALTERNATE: Replace ONLY rear fascia (damaged). Delete remainder of fascia work from scope of work.

REVISED COST: \$9,945.00

Accepted _____

Thanking you to be of service and awaiting your reply.

Yours truly,

HACKENSACK ROOFING COMPANY, INC.

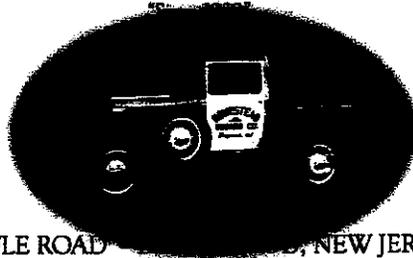
ALFRED R. GARINO, III

Alfred R. Garino, III
Vice President

ARG,III\

Serving All North Jersey Since 1928

THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD, RIVER EDGE, NEW JERSEY 07450
TEL. 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

5/20/2020

Mr. Richard Stephen - DPW
Borough of River Edge
705 Kinderkarnack Road
River Edge, NJ 07661

Project
Memorial Park

Description

We are pleased to submit our estimate and specifications to perform roofing work at Memorial Park, The Pavilion and the Little League Building at 212 Webb Avenue, River Edge, NJ. The work will be done as follows:

MEMORIAL PARK BUILDING (239 WEBB AVENUE, RIVER EDGE)

1. Remove all asphalt roofing down to the wood on the upper flat dormer roof.
2. Replacing of any rotted wood will be done on a time and material basis.
3. Re-roof the flat roof areas with SBS self-adhering premium 3-ply membrane system as follows: (1) Apply base sheet to wood deck. (2) Apply second ply base sheet using SBS self-adhering base/ply sheet. (3) Apply SBS self-adhering cap sheet, in your choice of color, on the newly prepared surface. The Homestead Roofing Company, Inc. will warranty all material and workmanship for a period of twelve (12) years.
4. Cap off all outer edges with aluminum water-stop and seal to new material with a fiberglass membrane and heavy, flashing-grade roofing compound.
5. Install new shingle ridge caps to tie into the shingled roof to create a watertight seal.
6. The Homestead Roofing Co., Inc. will guarantee all workmanship and materials for a period of Twelve (12) Years.

ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

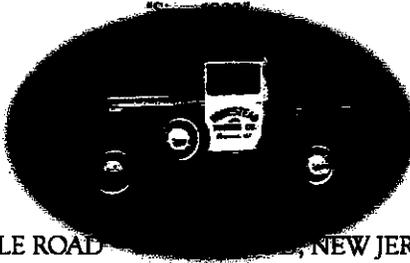
WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600



THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD, NEW JERSEY 07450
TEL 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

5/20/2020

Mr. Richard Stephen - DPW
Borough of River Edge
705 Kinderkarnack Road
River Edge, NJ 07661

Project
Memorial Park

Description

OPEN AIR PAVILION (239 WEBB AVENUE, RIVER EDGE)

7. Remove all present asphalt roofing material down to wood.
8. Replacing of any rotted wood will be done on a time and material basis.
9. We will supply and install a 36" wide strip of ice and water shield, rubberized flashing, 40 mils thick with a self-adhesive back to the leading edges of the roof.
10. Apply premium synthetic, breathable underlayment prior to re-roofing.
11. Install aluminum drip edge on all edges of the roof.
12. We propose applying GAF Timberline HD class "A" self-sealing fiberglass based asphalt dimensional shingles, in your choice of color.
13. Ridges and hips to be covered with Timbertex roof caps in matching colors.
14. All roofing nails to be coated contractor grade.
15. GAF will issue a "Weather Stopper Systems Plus" Warranty which provides a fifty (50) year non-prorated coverage period.
16. The Homestead Roofing Company, Inc to guarantee all workmanship for a period of ten (10) years.

ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

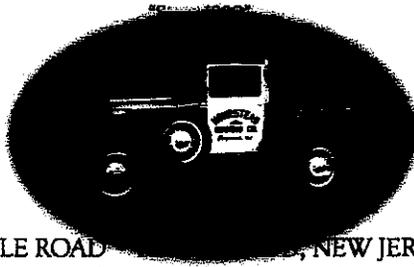
WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600



THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD, NEW JERSEY 07450
TEL. 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

5/20/2020

Mr. Richard Stephen - DPW
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project
Memorial Park

Description

OPEN AIR PAVILION - GUTTERS & LEADERS

17. Remove any existing gutters and leaders from both sides of the structure.
18. Install seamless .032 gauge standard 5" aluminum gutter with a baked (Brown) enamel finish. Gutter to be installed with hidden hangers with screws and pitched to drain properly.
19. Install (2" x 3") aluminum leader with a baked (Brown) enamel finish, attaching them securely with leader straps.
20. Install Englert MicroScreen Gutter Guards in the new gutters.

LITTLE LEAGUE BUILDING (212 WEBB AVENUE, RIVER EDGE)

21. Remove all present asphalt roofing material down to wood.
22. Replacing of any rotted wood will be done on a time and material basis.
23. We will supply and install a 36" wide strip of ice and water shield, rubberized flashing, 40 mils thick with a self-adhesive back to the leading edges of the roof.
24. We will supply and install a 36" wide strip of ice and water shield, rubberized flashing, 40 mils thick with a self-adhesive back to all valley areas.

ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

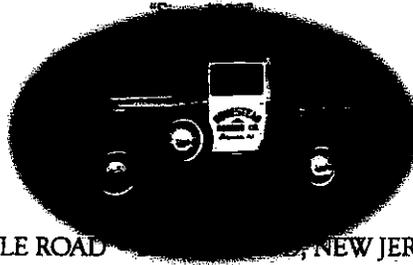
WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600



THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD, NEW JERSEY 07450
TEL. 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

5/20/2020

Mr. Richard Stephen - DPW
Borough of River Edge
705 Kinderkarnack Road
River Edge, NJ 07661

Project
Memorial Park

Description

25. Apply premium synthetic, breathable underlayment prior to re-roofing.
26. We propose applying GAF Timberline HD class "A" self-sealing fiberglass based asphalt dimensional shingles, in your choice of color.
27. Ridges and hips to be covered with Timbertex roof caps in matching colors.
28. Install new aluminum vent collars with Neoprene gaskets on the vents.
29. All roofing nails to be coated contractor grade.
30. Install aluminum drip edge on all leading edges of the roof.
31. GAF will issue a "Weather Stopper Systems Plus" Warranty which provides a fifty (50) year non-prorated coverage period.
32. The Homestead Roofing Company, Inc to guarantee all workmanship for a period of ten (10) years.
33. Install new aluminum fascia cover on all fascia boards and gable rake fascia trim boards.

We carry WORKMAN'S COMPENSATION and LIABILITY INSURANCE on all workmen in our employ. We will protect the premises, trees, lawns, etc., from damage due to the operations outlined and will REMOVE ALL DEBRIS UPON COMPLETION OF WORK. All work to be done in a neat and workmanlike manner.

ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

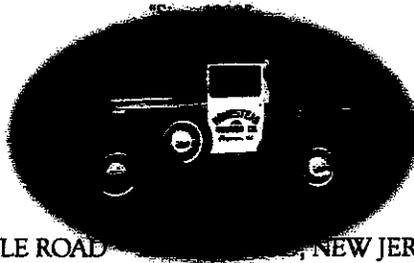
WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600



THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD • NEW JERSEY 07450
TEL. 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

5/20/2020

Mr. Richard Stephen - DPW
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project
Memorial Park

Description

PRICE FOR WORK DESCRIBED:

MEMORIAL PARK BUILDING: \$3,960.00
OPEN AIR PAVILION ROOF: \$7,260.00
OPEN AIR GUTTER/LEADER/COVERS: \$1,200.00
LITTLE LEAGUE BUILDING: \$12,360.00
TOTAL: \$24,780.00

25% Deposit is required with signed contract.

Payment is due upon completion of work unless stated otherwise herein. Interest will be charged at a rate of 2% per month for all payments received after thirty days. In the event that my account becomes delinquent for more than NINETY (90) DAYS, I agree to pay all collection costs, court costs, attorney fees, including all interest fees accrued while collecting this account.

Owner and Guarantor of payment

Richard Duchnowski

REMARKS:

The above is the entire contract. No verbal statements are binding upon the Company unless stated otherwise herein.

ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/4/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 200 Jefferson Park Whippany NJ 07981	CONTACT NAME: PHONE (A/C No. Ext): 800-360-8005		FAX (A/C No): 973-921-2876
	E-MAIL ADDRESS:		
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Pennsylvania National Mutual Cas Ins Co	14990
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

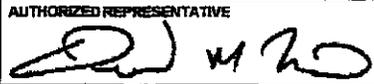
COVERAGES **CERTIFICATE NUMBER:** 138351043 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CL90672902	5/1/2020	5/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER **CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

CERTIFICATE OF WORKERS COMPENSATION INSURANCE

INSURED Homestead Roofing Co Inc
533 Goffie Rd
Ridgewood NJ 07450-4038

PROJECT Operations in the State of New Jersey

POLICY NO. W05273-8-19

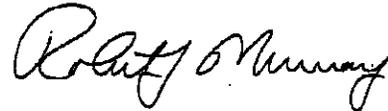
EFFECTIVE 10/09/2019

EXPIRING 10/09/2020

This policy insures the obligations imposed upon the insured by the provisions of the Workers Compensation Law of New Jersey. The limits of liability for Part Two - Employers Liability - under this policy are as follows:
Bodily Injury by Accident \$500,000 each accident, and for Bodily Injury by Disease \$500,000 policy limit,
\$500,000 each employee.

NOTE: Waiver of subrogation and/or inclusion of interests not owned in the majority by the insured are not permitted under this policy by New Jersey Workers Compensation Statute.

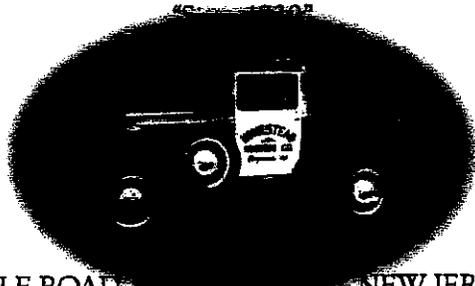
The issuance of this Certificate imposes no liability on the Company beyond that provided by the terms, conditions and exclusions of such policy as are described above by policy number, effective and expiration dates.



CERTIFICATE HOLDER

ISSUE DATE 03/04/2020

THE HOMESTEAD ROOFING CO., INC.



533 GOFFLE ROAD • LITTLETON, NEW JERSEY 07450
TEL. 201-444-2233 • FAX 201-447-5817 • www.homesteadroofing.com

Dear Homeowner:

Thank you for contacting the Homestead Roofing Company, Inc. for your roofing needs.

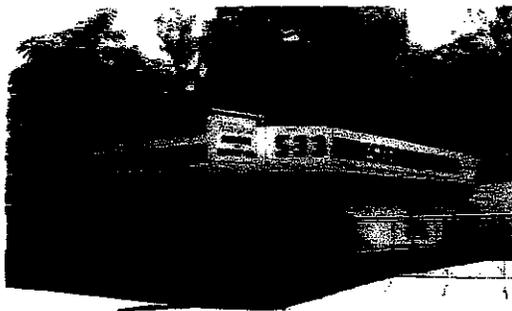
Unlike years ago, shingle styles and colors are now available in a wide selection, from the traditional, to the trendy designer collections. Selecting the ideal roof covering from a brochure or small sample swatch is not always easy. This is why we developed a premier showroom for our clients. We take great pride in our showroom and encourage you to take advantage of this invaluable tool.

We believe that once you visit our showroom and see our large assortment of shingle styles and colors, you will find it much easier to select the roof that is right for your home. We invite you to call for an appointment with one of our roofing specialists. Our trained staff will be happy to assist you in choosing the perfect roof that will not only enhance the appearance of your home, but also add tremendous value and peace of mind.

We will look forward to seeing you soon.

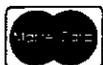
Thank you.

THE HOMESTEAD ROOFING STAFF



ROOFING • SIDING • GUTTERS • LEADERS • GUTTER & LEADER CLEANING SERVICE

WOOD ROOF SHINGLE RESTORATION • SHUTTERS • COMBINATION WINDOWS & DOORS • TILE ROOFS • SLATE ROOFS
MASON WORK • GENERAL CARPENTRY • REPLACEMENT WINDOWS & DOORS • RAILINGS • IRON & ALUMINUM



Visit Our Store For All Roofing Supplies
State of New Jersey Contractor Reg #32807600





Homestead Roofing Co Inc
 Ridgewood, NJ (Certified for NJ)

Has achieved the exclusive status of
 Master Elite™ Weather Stopper™ Roofing Contractor
 for GAF, (Residential Roofing Products Division),
 North America's Largest Roofing Manufacturer.

Only 2 % of the roofing contractors in North
 America have achieved Master Elite™ status!
 Based on their uncompromising commitment to
 the highest standards in sales, services and
 installation, they have pledged to ensure that each
 customer receives their "best choice" in roofing
 and are authorized to offer the Weather Stopper™
 Golden Pledge® Ltd. Warranty, Weather
 Stopper™ Silver Pledge® Ltd. Warranty and
 Weather Stopper™ System Plus Ltd. Warranty.

GAF ID: 1100174

Valid Through: 03/2020

Member Since: 03/2016

Jim Schnepfer
 President and CEO, GAF

Bobby Fischer
 Vice President, Contractor Programs, GAF

BOROUGH OF RIVER EDGE
RESOLUTION #20-148

Appointment of Representatives to the Community Development Regional Committee

WHEREAS, the Borough of River Edge has entered into a three year cooperative agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40a:8A-1 et seq. and Title I of the Housing and Community Development Act of 1994; and

WHEREAS, said Agreement requires that one municipal representative and alternate be appointed by the Governing Body of the community to be part of the Community Development Regional Committee for the term of one year coinciding with the fiscal year July 1st through June 30th, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby appoints Raymond Poerio as the representative to participate on the Community Development Regional Committee and Robert Costa as Alternate #2.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this 8th day of June, 2020.

Stephanie Evans, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #20-149

Approve the Appointment of Representatives to the Open Space Trust Regional Committee

WHEREAS, the Borough of River Edge has entered into a Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:8A-1 et seq. to participate in the Bergen County Open Space, Recreation, Farmland and Historic Trust Fund; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community to be part of the Open Space Trust Regional Committee for the term of one year coinciding with the fiscal year July 1, 2020 through June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Governing body of the Borough of River Edge hereby appoints Raymond Poerio and Robert Costa as Alternate #1 as its representatives to participate on the Open Space Trust Regional Committee.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this 8th day of June, 2020.

Stephanie Evans, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #20-150

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to 2020 ADA Ramps at Various Locations

WHEREAS, there exists a need for expert professional engineering services related to 2020 ADA Ramps at Various Locations; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ 5,000.00
Phase 2	Design & Drawings	\$ 7,500.00
Phase 3	Bid Documents & Services	\$ 2,500.00
Phase 4	Project Management & Inspection	\$10,000.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$ -0-
	Total	\$25,000.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-061 of the Capital Fund in the amount of \$25,000.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

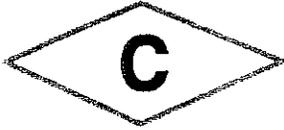
WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED that Governing Body hereby awards Phases 1, 2, 3 & 4 of the project.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$25,000.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.
4. That a copy of the resolution be forwarded to THE RIDGEWOOD NEWS for publication.



COSTA ENGINEERING CORPORATION

Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015
Fax (201) 487-5122

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

State of NJ Certificate of Authorization No. 276726

June 2, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project: 2020 ADA Ramps at Various Locations

Project Estimate: \$92,000.00 Estimate of Contract Amount: \$ 25,000.00

Professional Services Breakdown

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 5,000.00	20%	0%	\$0.00	\$0.00
Design & Drawings	\$ 7,500.00	30%	0%	\$0.00	\$0.00
Bid Document & Services	\$ 2,500.00	10%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 10,000.00	40%	0%	\$0.00	\$0.00
Total Fee:	\$ 25,000.00	100%	0%	\$0.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-151

Purchase of Patrol Car Computers with Mount for Two Police Vehicles Through State Contract

WHEREAS, the Borough of River Edge desires to purchase patrol car computers with mount for two police vehicles from Cherry Hill-Winner Ford, 250 Haddonfield-Berlin Road, Cherry Hill, New Jersey; and

WHEREAS, the vendor, Cherry Hill-Winner Ford is an approved State Contract participant, bearing the State Contract #T1786; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-111 of the Capital Fund in the amount not to exceed \$11,274.37; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the purchase of patrol car computers with mount for two police vehicles as per the State's specifications in an amount not to exceed \$11,274.37.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on _____.

Stephanie Evans, Borough Clerk



QUOTE #

A060320

Customer

Name Borough of River Edge PD
 Address 705 Kinderkamack Rd
 City River Edge State NJ
 Contact mabate@riveredgepolice.org

Date 6/3/2020
 VEHICLE: 2020 Utility
 QUANTITY 2
 Prepared by: Regina

Qty	Description	LIST	TOTAL
	Line #4, 5, 15, 23, 31, 40, 49		
2	RH-M1 - Rhino Tab M1 Sunlight Display	\$3,579.00	\$7,158.00
2	MB-i7-RH-M1 - Motherboard i7	\$252.00	\$504.00
2	OS-W10ENT64-RH-M1 - Windows 10 to T Enterprise 64 Bit	\$234.00	\$468.00
2	RD-V-1 - Rhino Tab Value Dock	\$558.00	\$1,116.00
2	KBD-TG3-BLT-X3818 - Keyboard	\$291.00	\$582.00
2	MNT-AP-5120-PPC - Adapter Plate for Patrol PC	\$55.00	\$110.00
2	MNT-VEH-TM-5126-PIU-20 - On Dash Mount	\$576.00	\$1,152.00
1	PWR-AC-15B-90W-NC - 90 WATT AC POWER ADAP	\$0.00	\$0.00
1	Shipping		\$184.37

comments:

TOTAL: **\$11,274.37**

office Use Only

QUOTE VALID FOR ONLY 30 DAYS

BOROUGH OF RIVER EDGE
RESOLUTION #20-152

Purchase of Interior/Exterior Vehicle Equipment for Two Police Vehicles Through State Contract

WHEREAS, the Borough of River Edge desires to purchase interior/exterior vehicle equipment for two police vehicles from General Sales Administration t/a Major Police Supply, 47 N. Dell Avenue, Kenvil, New Jersey 07847; and

WHEREAS, the vendor, General Sales Administration is an approved State Contract participant, bearing the State Contract #17-FLEET-00760; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-111 of the Capital Fund in the amount not to exceed \$19,105.48; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the purchase of interior/exterior vehicle equipment for two police vehicles as per the State's specifications in an amount not to exceed \$19,105.48.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on _____.

Stephanie Evans, Borough Clerk

GENERAL SALES ADMINISTRATION
T/A MAJOR POLICE SUPPLY
47 N. DELL AVENUE
KENVIL, NEW JERSEY 07847
(973)584-7714 Fax (973)584-5022
www.majorpolicesupply.com

Quotation

Quote Number:
FM672L

Quote Date:
Feb 20, 2020

Page:
1

FROM: FRANK MARANO CELL#973-713-6685
FMARANO@MAJORPOLICESUPPLY.COM
Quoted to:

BOROUGH OF RIVER EDGE
POLICE DEPARTMENT
705 KINDERKAMACK ROAD
RIVER EDGE, NJ 07661

Customer ID	Good Thru	Payment Terms	PO Number	
RIVEREDGE	3/21/20	Net 30 Days		
Quantity	Item	Description	Unit Price	Extension
		NJ STATE CONTRACT 17-FLEET-00760		
2.00	PF200	2020 FORD PI UTILITY PATHFINDER SIREN	582.47	1,164.94
2.00	ES100C	100W SPEAKER	166.95	333.90
2.00	ESBL-FPIU20	BRKT, KIT, FOR 2020 FORD UTILITY	21.20	42.40
4.00	416900-RB	DUAL COLOR 12 HEAD IN LINE CORNER LED SYSTEM R/B WITH INLINE FLASHER (HEADLIGHTS)	57.77	231.08
2.00	LIGHT BAR	LIGHTBAR WHELEN LIBERTY CONFIG: 79-000A022-00/16782	2,835.00	5,670.00
2.00	SIFMH-4026602	REAR ILS R/B/A 2020 UTILITY	694.30	1,388.60
4.00	MPSC-W	MICROPULSE SERIES C 6LED SURFACE MOUNT WITH STUD MT WHITE (GRILLE)	80.03	320.12
12.00	MPS620U-BR	MICROPULSE ULTRA 6 Blue/6 Red LEDs, clear lensMicroPulse Ultra 6, Dual Color, Clear lensl, Surface mount BR (LICENSE PLATE, FOG, HATCH)	89.57	1,074.84
2.00	330104-SB	SMC1, CONTROLLER	152.64	305.28
2.00	8583446E	INTERFACE MODULE WITH CABLE (LIST\$70.00)	66.25	132.50
2.00	05.0512.513	MERCURY SWITCH W/CLIP	25.00	50.00
2.00	RR-10	BLACK ON/OFF ROCKER SWITCH	7.95	15.90
4.00	CG.X	CHARGE GUARD LEDCO	64.35	257.40
4.00	416910-W	CORNER LED'S W/ FLASHER - WHITE (TAIL)	57.77	231.08
2.00	RBKIT1	SINGLE RUMBLER WOOFERS	158.47	316.94
			Subtotal	Continued
			Sales Tax	Continued
			Total	Continued

GENERAL SALES ADMINISTRATION
T/A MAJOR POLICE SUPPLY
47 N. DELL AVENUE
KENVIL, NEW JERSEY 07847
(973)584-7714 Fax (973)584-5022
www.majorpolicesupply.com

Quotation

Quote Number:
FM672L

Quote Date:
Feb 20, 2020

Page:
2

FROM: FRANK MARANO CELL#973-713-6685
FMARANO@MAJORPOLICESUPPLY.COM
Quoted to:

BOROUGH OF RIVER EDGE
POLICE DEPARTMENT
705 KINDERKAMACK ROAD
RIVER EDGE, NJ 07661

Customer ID	Good Thru	Payment Terms	PO Number
RIVEREDGE	3/21/20	Net 30 Days	

Quantity	Item	Description	Unit Price	Extension
2.00	RB-FPIU20	KIT, PAIR OF RUMBLER MOUNT BRACKETS W/HARDWARE, FORD PI UTILITY 2020	26.50	53.00
2.00	CONSOLE	425-6512, Ford PI Utility (2020+) Max Depth Contour Console	531.25	1,062.50
2.00	FACEPLATE	FACEPLATES INCLUDED ABOVE (1) 425-6404, (2) 425-6291, (1) 425-6533		
2.00	425-3704	DUAL ABS CUP HOLDER	44.20	88.40
2.00	425-1848	HINGED ARMREST	127.50	255.00
2.00	475-0923	SEAT 2020 UT	1,487.50	2,975.00
2.00	475-0848	WINDOW BARRIER 2020 UT	380.65	761.30
		2019 STATE CONTRACT 17-FLEET-00768		
2.00	KIT	TK47UIN20A, PRO-GARD Transfer Kit, Includes Hardware and 1/4" Air Bag Compatible Filler Panels	210.40	420.80
2.00	EXT PANEL	SP47FW20, PRO-GARD LOWER EXTENTION PANEL	68.00	136.00
2.00	PB450L4	ALUM PUSH BUMPER- WITH WHELEN ION LIGHTS RED/ BLUE	836.25	1,672.50
1.00	SHIPPING	SHIPPING & HANDLING	146.00	146.00
			Subtotal	19,105.48
			Sales Tax	
			Total	19,105.48

BOROUGH OF RIVER EDGE
RESOLUTION #20-153

Authorize Refund from Recreation Dedicated and Trust Other Account

WHEREAS, residents had signed up for Spring Tennis Lessons and Park Reservations; and

WHEREAS, these programs and reservations have been cancelled due to the COVID-19 pandemic; and

WHEREAS, the residents had paid in full for the programs and reservations; and

WHEREAS, a refund will be made to the following:

Pat Cochran 712 Fifth Avenue	\$ 50.00
Danielle Trancucci 99 Kenwood Road	\$ 50.00
Kelly Zemaites 799 Fifth Avenue	\$ 50.00
Terri Spiniello 246 Webb Avenue	\$ 50.00
Turat Murzakmat 162 Bogert Road	\$180.00
Jooin Um 70 Eastbrook Drive	\$180.00

NOW, THEREFORE, BE IT RESOLVED that a total of \$360.00 be refunded from the Recreation Dedicated Account and \$200.00 from the Trust Other Account to the above listed residents.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..



Department of Recreation & Cultural Affairs
201-599-6295 • www.riveredgenj.org/recreation • cbaldanza@riveredgenj.org
FOLLOW US ON FACEBOOK & INSTAGRAM @RiverEdgeRecreation

DATE: Wednesday, June 03, 2020

TO: Mayor and Council

FROM: Carolyn Baldanza, Director of Recreation & Cultural Affairs

RE: Refund Request – Park Reservations & Spring Tennis Lessons

Dear Mayor & Council

I would like to request the following refunds for the cancellation of Park Reservations and Spring Tennis Lessons due to COVID-19.

RESIDENT	ADDRESS	AMOUNT	ACCOUNT #
Pat Cochran	712 Fifth Ave, River Edge, NJ 07661	\$50	T-11-55-286-013
Danielle Trancucci	99 Kenwood Rd. River Edge, NJ 07661	\$50	T-11-55-286-013
Kelly Zemaites	799 Fifth Ave River Edge, NJ 07661	\$50	T-11-55-286-013
Terri Spiniello	246 Webb Ave River Edge, NJ 07661	\$50	T-11-55-286-013
Turat Murzakmat	162 Bogart Road, Apt 3, River Edge, NJ 07661	\$180	T-18-55-286-001
Joojin Um	70 Eastbrook Dr, River Edge, NJ 07661	\$180	T-18-55-286-001

Thank you,

Carolyn Baldanza

Director of Recreation & Cultural Affairs
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661
201-599-6295 (office)
cbaldanza@riveredgenj.org

BOROUGH OF RIVER EDGE
RESOLUTION #20-154

Enter Into Agreement with Robert Costa, Borough Engineer for Professional Engineering Services Related to the Rectangular Rapid Flashing Beacons at Manchester & Fifth Avenue and Elm and Continental Avenue

WHEREAS, there exists a need for expert professional engineering services related to the Rectangular Rapid Flashing Beacons at Manchester & Fifth Avenue and Elm and Continental Avenue; and

WHEREAS, Robert Costa submitted a proposal to the Borough at a cost based upon following payment schedule:

Phase 1	Surveying	\$ -0-
Phase 2	Design & Drawings	\$ -0-
Phase 3	Bid Documents & Services	\$ 8,000.00
Phase 4	Project Management & Inspection	\$ 8,000.00
Phase 5	Preliminary Special Assessment Curb/Sidewalk/Apron	\$
	Total	\$16,000.00

WHEREAS, the Chief Financial Officer has determined and certified in writing that the annual aggregate value of the service will exceed \$17,500; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account #C-04-20-060-081 of the Capital Fund in the amount of \$16,000.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

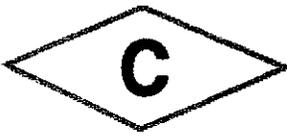
WHEREAS, Robert Costa has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Costa has not made any reportable contributions to a political or candidate committee in the Borough of River Edge Governing Body in the previous one year, and that the contract will prohibit Robert Costa from making any reportable contributions through the term of the contract; and

WHEREAS, funds shall be available for the stated purpose in the 2020 municipal budget subject to adoption of the 2020 budget.

NOW, THEREFORE, BE IT RESOLVED that Governing Body hereby awards Phases 3 & 4 of the project.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of River Edge as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreement with Robert Costa, Costa Engineering Corp., 325 South River Street, Suite 302, Hackensack, New Jersey 07601 in the amount not to exceed \$16,000.00; and
2. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and
3. The contract is awarded without competitive bidding as "Professional Service" in accordance with 40A:11-5(1)(a) of the Local Public Contracts Law because the service performed is by a person authorized to practice a recognized profession.
4. That a copy of the resolution be forwarded to THE RIDGEWOOD NEWS for publication.



COSTA ENGINEERING CORPORATION

Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

May 13, 2020

Mr. Ray Poerio, Borough Administrator
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Project: RRFBs (Manchester Ave. & Fifth Ave. / Elm Ave. & Continental Ave.)

Project Estimate: \$80,000.00 Estimate of Contract Amount: \$ 16,000.00

Professional Services Breakdown

<u>Task</u>	<u>Task Fee</u>	<u>Percentage of Task Fee</u>	<u>Percent Completed</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Surveying	\$ 0.00	0%	0%	\$0.00	\$0.00
Design & Drawings	\$ 0.00	0%	0%	\$0.00	\$0.00
Bid Document & Services	\$ 8,000.00	50%	0%	\$0.00	\$0.00
Project Managemt. & Inspection	\$ 8,000.00	50%	0%	\$0.00	\$0.00
Total Fee:	\$ 16,000.00	100%	0%	\$0.00	\$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-155

Installation of Various Computer/Radio Equipment for Police Vehicles Through State Contract

WHEREAS, the Borough of River Edge desires to install various computer/radio equipment for police vehicles from Wireless Communications & Electronics, 153 Cooper Road, West Berlin, New Jersey 08091; and

WHEREAS, the vendor, Wireless Communications & Electronics is an approved State Contract participant, bearing the State Contract #20-TELE-00910 and #89980; and

WHEREAS, the Chief Financial Officer has certified that funds are available from Account # #C-04-20-060-111 of the Capital Fund in the amount not to exceed \$8,968.00; and

WHEREAS, N.J.A.C. 5:34-1.2 requires that any local contracting unit purchasing pursuant to N.J.S.A. 40A:11-12, must award the contract by a resolution of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is authorized to accept the State Contract bid on the installation of various computer/radio equipment for police vehicles as per the State's specifications in an amount not to exceed \$8,968.00.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on _____.

Stephanie Evans, Borough Clerk



153 Cooper Road
West Berlin, NJ 08091

Proposal

Name River Edge Police Dept.
Address 705 Kinderkamack Road
Cty,St,Zip River Edge, NJ 07661
Attention Sgt. Mark Abate

Date 6/3/2020
Acct. Mgr. Rich Goldberg
rgoldberg@wirelessce.com
Quotation # Q060420

ITEM	MODEL/DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Cradlepoint IBR900 rugged router - DC, WiFi, 1 year netcloud, 600 mbps MSRP \$ 869.00	2	\$ 819.00	\$ 1,638.00
2	Cradlepoint 5-in-1 Antenna MSRP \$ 295.00	2	\$ 265.00	\$ 530.00
3	Installation of 3M PIPS ALPR (supplied by REPD)	2	\$ 1,200.00	\$ 2,400.00
4	Installation of Arbitrator MVR (supplied by REPD)	2	\$ 725.00	\$ 1,450.00
5	Installation of e-ticket printer/scanner (supplied by REPD)	2	\$ 225.00	\$ 450.00
6	Installation of UHF & VHF mobile radios (radios supplied by REPD and antennas supplied by Wireless)	4	\$ 350.00	\$ 1,400.00
7	Installation of wiring for PatrolPC and Cradlepoint (PatrolPC and Hint mount supplied by REPD)	2	\$ 550.00	\$ 1,100.00
NOTE: Any missing or damaged mounting or wiring will be replaced at additional charge. This quote is for install only, no removal of equipment is included.				
Wireless NASTART Labor Contract # 201511-00010				
NJ NASPO Panasonic Equipment Contract # 89980				
Accessories				

Terms: net/30 upon receipt of invoice
Ship Quote: 2-3 weeks from receipt of order
Shipping: F.O.B. Ship Pt
Quote: Valid for 30 days

Equipment Total \$8,968.00

TOTAL INVESTMENT \$8,968.00 n/c

Phone: 856-768-4310 Fax: 856-753-9290



Master Blanket Purchase Order 20-TELE-00910

Header Information

Purchase Order Number:	20-TELE-00910	Release Number:	0	Short Description:	T0109 - RADIO COMMUNICATION EQUIPMENT AND ACCESSORIES
Status:	3PS - Sent	Purchaser:	Jeffrey Alexander	Receipt Method:	Quantity
Fiscal Year:	2020	PO Type:	Blanket	Minor Status:	
Organization:	Division of Purchase and Property				
Department:	DPP - Division of Purchase and Property	Location:	TELE - Technology and Telecommunications	Type Code:	RFP/NJCOOP
Alternate ID:		Entered Date:	07/26/2019 02:06:08 PM	Control Code:	
Days ARO:	30	Retainage %:	0.00%	Discount %:	0.00%
Print Dest Detail:	Always				
Catalog ID:		Release Type:	Direct Release	Pcard Enabled:	Yes
Contact Instructions:		Tax Rate:		Actual Cost:	\$0.00
T Number:	T0109				
Nj Cooperative Purchasing:	Yes				
Green Blanket PO:	No				
Emergency Blanket PO:	No				
Small Business Category:	None				
Performance Bond Required:	No				

Agency Attachments:

Change Order 1 04282020 - Extension to 04302021.docx
CooperativePurchase
SourceDisclosureCertificateV2
BiddersDataPacketV3
StandardDocumentsV8
NJStandardTermsandConditionsV3
13-X-22183Pricesheet
13-x-22183RFP
13-x-22183BidSpecificForms-1
13-x-22183RevisedBidOpeningDate-1
13-x-22183RevisedBidOpeningDate&AdditionalBidInformation-2
T0109MethodofOperation
T0109VendorInformationChange1
T0109VendorInformationChange2
T0109ContractAssignment3
T0109VendorInformationChange4
T0109VendorInformationChange5
T0109ContractExtension1
T0109 Amendment 7 Ext 042319~28.docx
T-0109 Amendment 7 070319.docx

Vendor Attachments:

Primary Vendor Information & PO Terms

Vendor: V00008215 - Wireless Electronics
Bob Resetar
153 Cooper Road
West Berlin, NJ 08091
US
Email: bresetar@wirelessce.com
Phone: (856)768-4310
FAX: (609)693-0907

Payment Terms:

Shipping Terms:

Shipping Method:

Freight Terms:

PO

Acknowledgements:

Document Notifications Acknowledged Date/Time

Purchase Order Emailed to rgoldberg@wirelessce.com at 08/30/2019 02:23:16 PM

Change Order 1 Emailed to bresetar@wirelessce.com at 04/30/2020 01:50:18 PM

Master Blanket/Contract Vendor Distributor List

Vendor ID	Vendor Name	Preferred Delivery Method	Vendor Distributor Status
V00008215	Wireless Electronics	Email	Active

Master Blanket/Contract Controls

Master Blanket/Contract Begin Date: 05/01/2013 **Master Blanket/Contract End Date:** 04/30/2021
Cooperative Purchasing Allowed: Yes

Organization	Department	Dollar Limit	Dollars Spent to Date	Minimum Order Amount
ALL ORG - Organization Umbrella Master Control	AGY - Agency Umbrella Master Control	\$0.00	\$9,536.68	\$0.00

Item Information

1-10 of 16
1 2

Print Sequence # 1.0, Item # 1: RADIO EQUIPMENT & ACCESSORIES INCLUDES: BASE STATIONS, POINT-TO-POINT, AM & FM BAND AIRCRAFT & MARINE RADIO W/ ACCESSORIES, CONSOLES, RACKS, FURNITURE, UNINTERRUPTABLE POWER SUPPLIES (UPS) SUPPLIES (UNINTERRUPTABLE). Sent

NIGP Code: 725-78
 Two-Way Radio Receivers, Transmitters, Transceivers: Mobile and Base Station (Audio Transfer) (EFFECTIVE 3-1-07 THIS CLASS-ITEM INACTIVATED FOR NEW USE, REFER TO 726-89)

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00
Manufacturer:			Brand:			Model:		
Make:			Packaging:					

Print Sequence # 2.0, Item # 2: PORTABLE & MOBILE RADIO EQUIPMENT AND ACCESSORIES

3PS - Sent

NIGP Code: 726-88

Two-Way Radio, Portable, Including Vehicle Radio Relay Systems

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer:

Brand:

Model:

Make:

Packaging:

Print Sequence # 3.0, Item # 3: PORTABLE & MOBILE RADIO EQUIPMENT AND ACCESSORIES

3PS - Sent

NIGP Code: 726-88

Two-Way Radio, Portable, Including Vehicle Radio Relay Systems

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer:

Brand:

Model:

Make:

Packaging:

Print Sequence # 4.0, Item # 4: RADIO EQUIPMENT & ACCESSORIES INCLUDES: BASE STATIONS, POINT-TO-POINT, AM & FM BAND AIRCRAFT & MARINE RADIO W/ ACCESSORIES, CONSOLES, RACKS, FURNITURE, UNINTERRUPTABLE POWER SUPPLIES (UPS) SUPPLIES (UNINTERRUPTABLE).

3PS - Sent

NIGP Code: 725-78

Two-Way Radio Receivers, Transmitters, Transceivers: Mobile and Base Station (Audio Transfer) (EFFECTIVE 3-1-07 THIS CLASS-ITEM INACTIVATED FOR NEW USE, REFER TO 726-89)

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer:

Brand:

Model:

Make:

Packaging:

Print Sequence # 5.0, Item # 5: RADIO EQUIPMENT & ACCESSORIES INCLUDES: BASE STATIONS, POINT-TO-POINT, AM & FM BAND AIRCRAFT & MARINE RADIO W/ ACCESSORIES, CONSOLES, RACKS, FURNITURE, UNINTERRUPTABLE POWER SUPPLIES (UPS) SUPPLIES (UNINTERRUPTABLE).

3PS - Sent

NIGP 725-78
 Code: Two-Way Radio Receivers, Transmitters, Transceivers: Mobile and Base Station (Audio Transfer) (EFFECTIVE 3-1-07
 THIS CLASS-ITEM INACTIVATED FOR NEW USE, REFER TO 726-89)

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:

Print Sequence # 13.0, Item # 6: SPARE PARTS: RADIO COMMUNICATION & 9-1-1 TELECOMMUNICATIONS EQUIPMENT 3PS - Sent

NIGP Code: 726-90
 Two-Way Radio Supplies, Parts, and Accessories

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:

Print Sequence # 15.0, Item # 7: RADIO EQUIPMENT & ACCESSORIES INCLUDES: BASE STATIONS, POINT-TO-POINT, AM & FM BAND AIRCRAFT & MARINE RADIO W/ ACCESSORIES, CONSOLES, RACKS, FURNITURE, UNINTERRUPTABLE POWER SUPPLIES (UPS) SUPPLIES (UNINTERRUPTABLE). 3PS - Sent

NIGP 725-78
 Code: Two-Way Radio Receivers, Transmitters, Transceivers: Mobile and Base Station (Audio Transfer) (EFFECTIVE 3-1-07
 THIS CLASS-ITEM INACTIVATED FOR NEW USE, REFER TO 726-89)

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:

Print Sequence # 25.0, Item # 8: SCHEDULE A-F, H & O: RADIO COMMUNICATION EQUIPMENT & ACCESSORIES, INSTALLATIONS, REMOVALS, RE-INSTALL, MAINT & WARRANTIES 3PS - Sent

NIGP Code:

920-37

Networking Services, including Installation, Security, and Maintenance

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00
Manufacturer:			Brand:			Model:		
Make:			Packaging:					

Print Sequence # 26.0, Item # 9:SCHEDULE G (W/ SUB-CATEGORIES): RADIO COMMUNICATIONS 3PS -
EQUIPMENT & ACCESSORIES ANTENNA LEVELS, CONDITIONS & CABLING Sent

NIGP Code: 915-70

Monitoring Services: Parolee, Patient, Convict,
etc.

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00
Manufacturer:			Brand:			Model:		
Make:			Packaging:					

Print Sequence # 27.0, Item # 10:SCHEDULES I & K: RADIO COMMUNICATION EQUIPMENT & 3PS -
ACCESSORIES TIME & MATERIAL/ HOURLY MAINTENANCE, REPAIR, Sent
ENGINEERING, PROJECT & SITE MANAGEMENT SERVICES

NIGP Code: 925-36

Engineering Services (Not Otherwise
Classified)

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	1.0	\$0.00	EA	0.00	\$0.00		\$0.00	\$0.00
Manufacturer:			Brand:			Model:		
Make:			Packaging:					

1-10 of 16

1 2

Exit

BOROUGH OF RIVER EDGE
RESOLUTION #20-156

Payment of Bills

At a Regular Meeting of the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, held on June 8, 2020.

BE IT RESOLVED that the Mayor and Council of the Borough of River Edge approve the following expenditures.

CURRENT FUND ACCOUNT	\$224,540.58
CAPITAL FUND ACCOUNT	\$ 700.00
ANIMAL CONTROL ACCOUNT	\$ 10.20
TRUST OTHER ACCOUNT	\$ 3,032.00
PAYROLL ACCOUNT	\$ 9,213.60
DEVELOPER'S ESCROW ACCOUNT	\$ 3,657.50
RECREATION ACCOUNT	\$ 419.00

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Borough Council of the Borough of River Edge, held on this ____ day of _____, 2020.

Stephanie Evans, Borough Clerk

Range of Checking Accts: First to Last Range of Check Dates: 05/27/20 to 06/08/20
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
01	CURRENT	CURRENT FUND					
55917	05/28/20	COREL005 CORE LOGIC TAX SERVICES					220
20-00866	1	REFUND TAX OVERPAYMENT	5,950.21	0-01-55-205-000 TAX OVERPAYMENTS	Budget		1 1
55918	06/08/20	AAAIN005 AAA INC/ANZALONE FENCE CO.					224
20-00849	1	402 Oak Avenue fence repair	350.00	0-01-26-310-166 MAINTENANCE-GROUNDS	Budget		11 1
55919	06/08/20	ATTM005 AT&T MOBILITY					224
20-00911	1	WIRELESS BILL APRIL 2020	1,672.90	0-01-31-440-077 AT&T WIRELESS	Budget		30 1
55920	06/08/20	AUTOM005 AUTOMOTIVE BRAKE CO.					224
20-00445	18	Tift support	41.96	0-01-26-315-173 MECH. WK.-D.P.W.	Budget		6 1
55921	06/08/20	BANIS005 BANISCH ASSOCIATES, INC					224
20-00710	5	PROF. PLANNING SERV APRIL 2020	50.00	0-01-20-155-172 LEGAL-OTHER	Budget		8 1
55922	06/08/20	BCUAS005 BCUA SOLID WASTE MANAGEMENT					224
20-00912	1	GARBAGE PICKUP APRIL 2020	17,995.79	0-01-32-465-124 SANITATION LANDFILL - BERGEN	Budget		31 1
20-00912	2	GARBAGE PICKUP APRIL 2020	851.67	0-01-26-305-300 RECYCLING TAX	Budget		32 1
			<u>18,847.46</u>				
55923	06/08/20	BOROU030 BOROUGH OF PARAMUS					224
19-37345	2	PARAMUS SEWER CHARGES IN 2019	158,068.30	9-01-31-455-301 HACKENSACK/PARAMUS SEWER CHARGES	Budget		1 1
55924	06/08/20	BOROU045 BOROUGH OF PARAMUS					224
20-00896	1	Replace fuse control box	78.00	0-01-25-240-182 US TRAFFIC OTHER-GEN GROUP	Budget		20 1
55925	06/08/20	CCTIR005 C & C TIRE, INC					224
20-00881	2	DPW Tire Repair - Sweeper #88	120.00	0-01-26-315-183 TIRES RECYCLING VEHICLES	Budget		16 1
55926	06/08/20	CORNE010 CORNELL SURGICAL CO.					224
20-00903	1	Infrared Thermometers	224.85	0-01-26-290-030 GARAGE SUPPLIES	Budget		24 1
55927	06/08/20	DOWNE005 DOWNES TREE SERVICE					224
20-00854	1	QTE - Tree Removal 6 Fenway Ct	3,850.00	0-01-26-300-171 STUMP REMOVAL	Budget		13 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
01	CURRENT	CURRENT FUND	Continued						
55928	06/08/20	FOLEY005 FOLEY, INC.					224		
20-00801	1	Parts for DPW truck #86	104.99	0-01-26-315-173 MECH. WK.-D.P.W.	Budget		9	1	
55929	06/08/20	GIFTS005 DELFORD FLOWERS & GIFTS					224		
20-00924	1	M&C Memorial Flowers	106.00	0-01-20-110-192 G/HONORS & BADGES	Budget		39	1	
55930	06/08/20	GROWI005 LET IT GROW, INC.					224		
20-00526	3	May '20 Monthly Maint Contract	749.38	0-01-26-310-166 MAINTENANCE-GROUNDS	Budget		7	1	
55931	06/08/20	IDMME005 I.D.M. MEDICAL SUPPLY CO.					224		
20-00909	1	Oxygen Refill & Delivery	15.87	0-01-25-240-180 US PATROL OTHER-GEN GROUP	Budget		28	1	
20-00909	2	Oxygen Refill & Delivery	50.00	0-01-25-240-180 US PATROL OTHER-GEN GROUP	Budget		29	1	
			<u>65.87</u>						
55932	06/08/20	KEEHN010 KEEHN POWER PRODUCTS INC					224		
20-00811	1	qte z-master & mowers parts	310.61	0-01-28-375-181 MOWERS/TRIMMERS	Budget		10	1	
55933	06/08/20	MAINL005 MAIN LOCK SHOP					224		
20-00917	1	Lock for Boro Hall Drop Box	60.00	0-01-26-310-167 MAINTENANCE-BUILDING	Budget		34	1	
55934	06/08/20	NJFIR005 NJ FIRE EQUIPMENT CO.					224		
20-00876	1	N95 Masks	848.00	0-01-25-255-031 AIR TANK / SCBA REPAIRS	Budget		15	1	
55935	06/08/20	NORTH025 NORTHEASTERN ARBORIST SUPPLY					224		
20-00893	1	PARTS & SUPPLIES FOR DPW-WC	502.88	0-01-26-315-173 MECH. WK.-D.P.W.	Budget		18	1	
55936	06/08/20	OFFIC015 OFFICE CONCEPTS GROUP					224		
20-00852	1	5 - 1" 3-ring binders	29.95	0-01-26-290-036 OFFICE SUPPLIES	Budget		12	1	
55937	06/08/20	OFFIC015 OFFICE CONCEPTS GROUP					224		
20-00895	1	Phone- interview room police	29.99	0-01-25-240-036 OFFICE SUPPLIES	Budget		19	1	
55938	06/08/20	OFFIC015 OFFICE CONCEPTS GROUP					224		
20-00908	1	Supplies - toners, markers etc	869.37	0-01-25-240-036 OFFICE SUPPLIES	Budget		27	1	
55939	06/08/20	OFFIC015 OFFICE CONCEPTS GROUP					224		
20-00916	1	office supplies	138.46	0-01-20-120-036 OFFICE SUPPLIES	Budget		33	1	

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
01	CURRENT	CURRENT FUND		Continued			
55940	06/08/20	OFFIC015 OFFICE CONCEPTS GROUP					224
20-00923	1	pens, paper clips Qte#47185-0	6.49	0-01-26-290-036 OFFICE SUPPLIES	Budget		38 1
55941	06/08/20	OPTIM005 OPTIMUM					224
20-00920	1	Internet Service for Co.1	16.65	0-01-25-255-195 CABLEVISION/INTERNET SVS.	Budget		36 1
55942	06/08/20	OPTIM005 OPTIMUM					224
20-00922	1	Internet Service for Co. 2	121.55	0-01-25-255-195 CABLEVISION/INTERNET SVS.	Budget		37 1
55943	06/08/20	OPTIM005 OPTIMUM					224
20-00943	1	BOROUGH INTERNET JUNE 2020	99.89	0-01-20-101-139 CABLE BOROUGH HALL	Budget		40 1
55944	06/08/20	PALME005 PALMER ACE HARDWARE					224
20-00229	28	HARDWARE SUPPLIES-PAINTING	46.70	0-01-26-310-167 MAINTENANCE-BUILDING	Budget		4 1
20-00229	29	hardware - kbg bldg repairs	9.29	0-01-26-310-167 MAINTENANCE-BUILDING	Budget		5 1
			<u>55.99</u>				
55945	06/08/20	QUIKT005 QUIKTEKS					224
20-00217	6	SERVICES FOR JUNE 2020	1,682.00	0-01-20-101-028 PROFESSIONAL SERVICES	Budget		3 1
55946	06/08/20	RACHL005 RACHLES/MICHELE'S OIL COMPANY					224
20-00907	1	gasoline fuel - dpw	527.55	0-01-31-447-168 GASOLINE	Budget		25 1
20-00907	2	federal lurt tax	0.59	0-01-31-447-168 GASOLINE	Budget		26 1
			<u>528.14</u>				
55947	06/08/20	REGIO005 REGIONAL COMMUNICATIONS, INC.					224
20-00898	1	Repair radio for pd veh radio	345.10	0-01-25-240-077 AS COMM OTHER-GEN GROUP	Budget		22 1
55948	06/08/20	REGIO005 REGIONAL COMMUNICATIONS, INC.					224
20-00901	1	Repeater Service Agreement	4,580.00	0-01-25-240-105 MAINT. CONTRACTS	Budget		23 1
55949	06/08/20	SOFTW010 SHI INTERNATIONAL CORPORATION					224
20-00874	1	Maintenance Contract CAD RMS	19,500.00	0-01-25-240-105 MAINT. CONTRACTS	Budget		14 1
55950	06/08/20	SUEZW005 SUEZ WATER NEW JERSEY					224
20-00918	1	WATER APRIL - MAY 2020	217.98	0-01-31-446-166 RIVER EDGE WATER	Budget		35 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
01CURRENT		CURRENT FUND	Continued				
55951	06/08/20	WAGEW005 WAGWORKS, INC					224
20-00897	1	MONTHLY FEES APRIL 2020	81.50	0-01-20-100-028	Budget		21 1
				PROFESSIONAL SERVICES			
55952	06/08/20	WIELK005 WIELKOTZ & COMPANY LLC					224
20-00213	4	RELATIVE INTROD. 2020 BUDGET	875.00	0-01-20-135-166	Budget		2 1
				FINANCIAL ADMINISTRATION - AUDIT SERVICE			
55953	06/08/20	WITME005 WITMER PUBLIC SAFETY GROUP					224
20-00883	1	Hose repair	250.00	0-01-25-255-189	Budget		17 1
				HOSE REPAIR			
55954	06/08/20	BATTA005 BATTAGLIA ASSOCIATES, LLC					230
20-00362	6	PAYROLL PROC SERVICES MAY 2020	2,000.00	0-01-20-130-173	Budget		1 1
				ADP - PAYROLL			
55955	06/08/20	BATTA005 BATTAGLIA ASSOCIATES, LLC					230
20-00766	3	TAX COLLECTOR SERV MAY 2020	1,111.11	0-01-20-145-028	Budget		2 1
				PROFESSIONAL SVCS & COSTS			
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
	Checks:	39	0	224,540.58	0.00		
	Direct Deposit:	0	0	0.00	0.00		
	Total:	39	0	224,540.58	0.00		
04CAPITAL		GENERAL CAPITAL					
3381	06/08/20	JCTSOLO5 JCT SOLUTIONS					225
19-38388	2	IT SERVICES-FIREWALL 10/31/19	350.00	C-04-19-013-101	Budget		1 1
				TECHNOLOGY OE			
19-38388	3	IT SERVICES-FIREWALL 11/05/19	350.00	C-04-19-013-101	Budget		2 1
				TECHNOLOGY OE			
			700.00				
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
	Checks:	1	0	700.00	0.00		
	Direct Deposit:	0	0	0.00	0.00		
	Total:	1	0	700.00	0.00		
10ANIMAL		ANIMAL CONTROL					
1514	06/08/20	NJSTD005 NEW JERSEY STATE DEPARTMENT					226
20-00942	1	DOG LICENSE REPORT MAY 2020	10.20	T-10-55-286-000	Budget		1 1
				RESERVE FOR ANIMAL CONTROL EXPENSES			
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
	Checks:	1	0	10.20	0.00		
	Direct Deposit:	0	0	0.00	0.00		
	Total:	1	0	10.20	0.00		
11TRUST		GENERAL TRUST					
2558	06/08/20	MIDBE005 MID-BERGEN REG. HEALTH COMM.					227
20-00941	1	VACANCY INSPECTIONS MAY 2020	40.00	T-11-55-286-022	Budget		7 1
				VACANCY INSPECTION			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
11TRUST GENERAL TRUST Continued									
2559	06/08/20	NATUR005 NATURE'S CHOICE CORP.					227		
20-00919	1	vegetation	496.00	T-11-55-286-017 RECYCLING	Budget		1	1	
20-00919	2	vegetation	512.00	T-11-55-286-017 RECYCLING	Budget		2	1	
20-00919	3	vegetation	528.00	T-11-55-286-017 RECYCLING	Budget		3	1	
20-00919	4	vegetation	448.00	T-11-55-286-017 RECYCLING	Budget		4	1	
			<u>1,984.00</u>						
2560	06/08/20	NATUR005 NATURE'S CHOICE CORP.					227		
20-00925	1	vegetation 5-11-20	496.00	T-11-55-286-017 RECYCLING	Budget		5	1	
20-00925	2	vegetation 5-11-20	512.00	T-11-55-286-017 RECYCLING	Budget		6	1	
			<u>1,008.00</u>						
Checking Account Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	3	0	3,032.00		0.00		
		Direct Deposit:	0	0	0.00		0.00		
		Total:	<u>3</u>	<u>0</u>	<u>3,032.00</u>		<u>0.00</u>		
13PAYROLL PAYROLL									
78	05/29/20	LOCAL108 LOCAL #108 RWDSU AFL-CIO					222		
20-00936	1	MAY 31 2020 DPW DUES	267.26	T-13-55-286-501 DPW UNION DUES	Budget		1	1	
79	05/29/20	PBA201 PBA LOCAL #201					222		
20-00937	1	PBA DUES MAY 31, 2020	795.00	T-13-55-286-502 PBA/SOA DUES	Budget		2	1	
80	06/03/20	ICMA-457 VANTAGEPOINT TRANSFER AGENTS,L					223		
20-00938	1	MAY 2020 CONTRIBUTIONS	7,923.34	T-13-55-286-701 457- DEFERRED COMP	Budget		1	1	
81	06/03/20	WAGWORK AFLAC -WAGWORKS,INC					223		
20-00939	1	MAY 2020 FSA/HS	228.00	T-13-55-286-602 FSA/FLEX MEDICAL	Budget		2	1	
Checking Account Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	4	0	9,213.60		0.00		
		Direct Deposit:	0	0	0.00		0.00		
		Total:	<u>4</u>	<u>0</u>	<u>9,213.60</u>		<u>0.00</u>		
16ESCROW ESCROW									
2079	05/28/20	HANNA010 HANNAH & JASON CHA					221		
20-00913	1	REFUND ESCROW MONEY 506/2	375.00	T-16-55-286-000 RESERVE FOR EXPENDITURES	Budget		1	1	

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Ref Num Acct
16	ESCROW	ESCROW	Continued					
2080	05/28/20	SENDA005 SENDAI SUSHI						221
20-00914	1	REFUND ESCROW MONEY 614/8.02	2,267.50	T-16-55-286-000 RESERVE FOR EXPENDITURES	Budget		2	1
2081	05/28/20	YONGK005 YONG KI HAN						221
20-00915	1	REFUND ESCROW MONEY 809/38	375.00	T-16-55-286-000 RESERVE FOR EXPENDITURES	Budget		3	1
2082	06/08/20	BURGI005 BURGIS ASSOCIATES, INC						228
20-00910	1	PROF SVS REND PATDOM 1417/3	390.00	T-16-55-286-000 RESERVE FOR EXPENDITURES	Budget		1	1
2083	06/08/20	COSTA015 ROBERT COSTA						228
20-00930	1	SOIL MOVEMENT PERMIT 209/18	250.00	T-16-55-286-000 RESERVE FOR EXPENDITURES	Budget		2	1
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>			<u>Amount Void</u>
		Checks:	5	0	3,657.50			0.00
		Direct Deposit:	0	0	0.00			0.00
		Total:	5	0	3,657.50			0.00
18	RECTRUST	RECREATION TRUST						
5493	06/08/20	NORTH015 NORTH JERSEY MEDIA GROUP, INC.						229
20-00748	1	Run Online Ads	419.00	T-18-55-286-006 RIVER EDGE RUN	Budget		1	1
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>			<u>Amount Void</u>
		Checks:	1	0	419.00			0.00
		Direct Deposit:	0	0	0.00			0.00
		Total:	1	0	419.00			0.00
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>			<u>Amount Void</u>
		Checks:	54	0	241,572.88			0.00
		Direct Deposit:	0	0	0.00			0.00
		Total:	54	0	241,572.88			0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	0-01	66,472.28	0.00	0.00	66,472.28
Current Fund	9-01	158,068.30	0.00	0.00	158,068.30
General Capital Fund	C-04	700.00	0.00	0.00	700.00
Animal Control	T-10	10.20	0.00	0.00	10.20
Trust Other	T-11	3,032.00	0.00	0.00	3,032.00
Payroll	T-13	9,213.60	0.00	0.00	9,213.60
Developer's Escrow	T-16	3,657.50	0.00	0.00	3,657.50
Recreation Trust	T-18	419.00	0.00	0.00	419.00
Year Total:		16,332.30	0.00	0.00	16,332.30
Total of All Funds:		241,572.88	0.00	0.00	241,572.88

BOROUGH OF RIVER EDGE
RESOLUTION NO. 20-163

A RESOLUTION OF THE BOROUGH OF RIVER EDGE, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, TEMPORARILY MODIFYING CERTAIN OUTDOOR DINING REQUIREMENTS TO ENABLE LOCAL RESTAURANTS TO IMPLEMENT SOCIAL DISTANCING AND FACILITATE SMALL BUSINESS RECOVERY IN LIGHT OF THE COVID-19 PUBLIC HEALTH EMERGENCY

WHEREAS, a worldwide pandemic has occurred involving a novel Coronavirus more commonly known as COVID-19; and

WHEREAS, on March 9, 2020, Governor Murphy issued Executive Order 103 declaring a State of Emergency and a Public Health Emergency in response to the outbreak of the novel Coronavirus within the State of New Jersey; and

WHEREAS, on March 16, 2020, Governor Murphy issued Executive Order 104 enacting several "social distancing" regulations, including but not limited to, limiting public gatherings to no more than 50 people, closing educational facilities, closing various recreation and entertainment based businesses, imposed restrictions on scope of service and hours of operation for other non-essential retail, recreational, restaurants/bars and entertainment businesses; and

WHEREAS, on March 21, 2020, Governor Murphy issued Executive Order 107 which expanded the social distancing regulations set forth within Executive Order 104, including but not limited to, directing all New Jersey remain in their home or place of residence with specific limited exceptions, prohibited gatherings of any size, closed all non-essential retail businesses and identified essential businesses permitted to continue to operate subject to specific limitations, and reiterated and strengthened social distancing requirements when in public; and

WHEREAS, on March 21, 2020, Governor Murphy also issued Executive Order 108 which specifically voided and precluded County and Municipal Governments from imposing or enforcing any restrictions/regulations that in any way would or might conflict with any of the provisions of Executive Order 107, with the exception of regulating online marketplaces for arranging or offering lodging, municipal or country parks, and beaches and boardwalks; and

WHEREAS, Executive Order 107 specifically regulates the continued operation of Bars/Restaurants and provides, in part, that "All restaurants, cafeterias, dining establishments and food courts, with or without a liquor license, all bars, and all other holders of a liquor license with retail consumption privileges, are permitted to operate their normal business hours, but are limited to offering only food delivery and/or take-out services in accordance with their existing liquor licenses;" and

WHEREAS, on June 3, 2020, Governor Murphy issued Executive Order 150 which allows outdoor dining at food or beverage establishments in New Jersey starting on Monday, June 15, 2020, provided that establishments follow a number of COVID-19 health and safety protocols issued by the New Jersey Department of Health, including a limit of eight customers per table, requirements of at least six feet of distance between parties, and a prohibition on smoking in any outdoor areas designated for the consumption of food and/or beverages; and

WHEREAS, Executive Order 150 further notes that Municipal Governments are permitted to use their existing authority to allow food or beverage establishments to expand their

footprint to outdoor areas, both within their property and among municipally-governed areas, including but not limited to sidewalks, streets, or parks; and

WHEREAS, in consideration of the above and the great hardship and uncertainty the COVID-19 public health emergency has caused to the businesses of River Edge, the Governing Body desires to support the economic recovery of local restaurants and businesses by temporarily modifying certain outdoor dining restrictions so that restaurants are able to serve customers while satisfying social distancing requirements; and

WHEREAS, the Borough Attorney, Engineer and Planner and Land Use Board Attorney have reviewed same and found the temporary modification satisfactory; and

WHEREAS, the Governing Body finds it in the best interest of the Borough to temporarily modify certain restrictions.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, in the County of Bergen and State of New Jersey, as follows:

Outdoor dining shall be temporarily permitted as an accessory use to all restaurant uses, including food service establishments as defined in the Borough Code at §348-1 as well as bars and taverns.

Temporary outdoor dining as permitted by this Resolution shall not require the filing of a Site Plan Application with the Borough Land Use Board.

A Temporary Outdoor Dining Application attached hereto as Exhibit A must be obtained and approved by the Borough Administrator or Zoning Officer prior to the creation or expansion of any outdoor dining area. A drawing of the proposed outdoor dining area must accompany the Zoning Permit Application. This drawing shall show the location, size and quantities of all proposed table and chairs and distances to other tables and chairs and distances from any other structures. All distance separations shall comply with all applicable Executive Orders issued by the Governor of the State of New Jersey, as well as any other requirements, conditions, and/or limitations in any applicable Executive Orders, including but not limited to the New Jersey Department of Health Executive Directive on Outdoor Dining and those established by the State Division of Alcohol Beverage Control.

The Borough shall waive the filing fee for a Temporary Outdoor Dining Application, and the Borough shall expedite the review of all such Temporary Outdoor Dining Applications.

The regulations pertaining to "sidewalk cafes" set forth at §348 of the Borough Code shall be temporarily suspended and replaced with the following standards which shall be applicable to temporary outdoor dining:

The number of seats permitted in the outdoor dining area may not exceed 50% of the total seating capacity previously approved for the eating and/or drinking establishment.

Outdoor dining areas may be located on patios, walkways, plazas and courtyards in a manner that does not impair pedestrian circulation. Outdoor dining areas may also be located, at the discretion of the Zoning Officer, on public sidewalks and private lawn areas and parking lots, provided that pedestrian and vehicular circulation is not impaired and further provided, in the

case of parking lots, that outdoor dining shall not occupy more than 35% of the minimum number of required spaces for the totality of the site's uses as set forth in Chapters 416 and 350 of the Borough Code.

Where outdoor dining is proposed within a parking lot, driveway or roadways, bollards or other protective structures approved shall be erected along the perimeter of the outdoor dining area in order to ensure public safety at the discretion of the Borough Engineer.

If the outdoor dining area is proposed to be utilized after dark, temporary lighting shall be required. However, such lighting shall be installed to minimize impact to surrounding residential properties and public roadways at the discretion of the Borough Zoning Officer, Engineer or Chief of Police.

Landscaping and landscape planters around and/or within the outdoor dining area shall be permitted and are encouraged but are not required.

Awnings, umbrellas, canopies attached to a building wall, and heating units shall be permitted within outdoor dining areas; however, tents are permitted with no side walls.

Eating and drinking establishments may display one temporary sign per street frontage, each not to exceed 16 square feet to notify the public of in-house, take-out, and/or outdoor dining options and any restrictions in place due to the COVID-19 public health emergency. Such temporary signs shall be non-illuminated.

All outdoor dining areas must be closed with lighting turned off Thursday, Friday, Saturday by 11pm and Sunday -Wednesday by 10pm. Outdoor dining area shall be subject to the Borough's noise and nuisance requirements. The Borough shall have the discretion to enforce measures to mitigate or eliminate nuisances including the revocation of a temporary outdoor dining permit.

An applicant for a proposed temporary outdoor dining area must have previously secured site plan approval from the Borough Zoning Board of Adjustment or Planning Board and must be in compliance with its existing site plan approval.

Temporary outdoor dining facilities shall provide access to restrooms for patrons as may be required by the State and/or Borough Health Department. Such facilities shall be cleaned and maintained accordingly.

The Borough Zoning Officer shall have the discretion to create additional standards for a particular property and to enforce such conditions as may be necessary to further the purposes of Chapters 416 and 350 of the Borough Code, as well as the goals and objectives of the Borough Master Plan and to ensure public health, safety and welfare.

In addition to the above, outdoor dining areas must comply with all applicable Executive Orders issued by the Governor of the State of New Jersey, as well as any other requirements, conditions, and/or limitations in any applicable Executive Orders, including but not limited to the New Jersey Department of Health Executive Directive on Outdoor Dining. Eating and drinking establishments shall also continue to follow all rules and regulations of the Health Department and Division of Alcoholic Beverage Control, as well as all applicable local, State and federal laws.

The Borough Zoning Officer, Chief of Police, Fire Official, Construction Official, Engineer and Administrator reserve the right to put in place specific requirements or restrictions in order to protect the health, safety and welfare of the general public. Appeals of such requirements may be filed with the Borough Council.

This Resolution shall be effective beginning June 15, 2020 pursuant to the Governor's Executive Order 150.

This Resolution shall remain in effect through the end of 2020 unless this Resolution is otherwise amended or vacated by the Borough Council.

This Resolution does not permit the construction of or alternation to any building or structure. No changes may be made that alter the existing character of any building or structure.

This Resolution applies only to establishments already approved to operate as an eating or drinking establishment as of this Resolution's date of adoption.

Except for the relaxation of requirements as specifically authorized by this Resolution, all provisions of Chapter 230 of the Township Code remain in full effect.

Smoking shall be prohibited within 50 feet of all outdoor dining areas.

This Resolution shall take effect immediately.

Dated: June 8, 2020

Attest:

BOROUGH OF RIVER EDGE

Stephanie Evans, Borough Clerk

Thomas Papaleo, Mayor

	Motion	Second	Yes	No	Abstain	Absent
Busteed			X			
Chinigo	X		X			
Gautier			X			
Kaufman		X	X			
Kinsella			X			
Koen			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 4 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 8th day of June, 2020.

Stephanie Evans, Borough Clerk

1

WATERS, McPHERSON, McNEILL

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
SECAUCUS—TRENTON—NEW YORK
MEADOWLANDS OFFICE
300 LIGHTING WAY
P.O. Box 1560

SECAUCUS, NEW JERSEY 07096
201-863-4400

www.lawwmm.com

PERRY FLORIO
MEMBER N.J. & DC BARS

DIRECT DIAL
201-319-5742

E-MAIL
pflorio@lawwmm.com

TELECOPIER
201-863-2866

May 13, 2020

VIA REGULAR AND E-MAIL

Stephanie Evans, RMC, CMR
Borough Clerk
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

**Re: Application for Franchise Ordinance
PatDom, LLC
Block 1417, Lot 3
259 Johnson Avenue, River Edge, N.J. (the "Property")
Our File No. 12271-001**

Dear Ms. Evans:

On behalf of our client, PatDom, LLC, enclosed please find the following:

1. Petition for Franchise Ordinance;
2. Proposed Franchise Ordinance;
3. Site Plan Showing Proposed Franchise Area;
4. Metes and Bounds Description of Proposed Franchise Area; and
5. Location Survey of Property.

In view of the pending state of emergency we are not currently providing original signed and sealed copies of items 3-5 above, but will gladly provide same at your direction.

We would appreciate this matter being scheduled for the next available meeting of the Borough Council.

Please let us know if you require anything further for this Franchise Ordinance application. Thank you.

Very truly yours,
Waters, McPherson, McNeill, P.C.

By: 

PERRY FLORIO

PF/pf

Cc: Thomas Sarlo, Esq. (w/enc. Via e-mail)
Dominique Teta (w/enc. Via e-mail)
Carmine Teta (w/enc. Via e-mail)

PETITION

**TO: THE HONORABLE MAYOR AND MUNICIPAL COUNCIL OF THE
BOROUGH OF RIVER EDGE**

PatDom, LLC ("Petitioner"), having an address of c/o Briarwood Development 431 Mantoloking Road, Brick Township, New Jersey 08723, respectfully says that:

1. Petitioner is the lessee of the property located at Block 1417, Lot 3 (a/k/a 259 Johnson Avenue), on the current tax map of the Borough of River Edge (the "Property"). Petitioner, through its affiliated entity and sub-lessee Sonny T, LLC (collectively the "Franchisee") intends to operate a restaurant facility on the site and is seeking a Franchise from the Borough of River Edge (the "Borough") for a portion of the right-of-way located in front of the premises at 259 Johnson Avenue for the purposes of a minor encroachment of a building portico. The proposed improvements will include an expansion of the building portico to include within the interior portion of same, a handicap access lift in the franchise area as more fully described below.

2. Supported by the attached survey of the Property, metes and bounds description of the proposed Franchise and a site plan depicting the Franchise area, the Petitioner proposes to make the following site improvements within the area of the public right-of-way which is the subject matter of this Petition:

a. Modify the existing portico of the building to extend same along an irregular area to provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in a 7.10 square foot encroachment (the "Franchise Area") into the public right-of-way of Johnson Avenue, on the private property side of the existing sidewalk. The purpose of the Franchise is to provide a handicap lift for patrons of the property's restaurant operation which is currently not handicap accessible.

b. All costs associated with these improvements will be incurred by the Petitioner.

3. The contemplated improvements will assist in and are essential to meet the handicapped community wishing to patronize the property's restaurant operation. The Franchise Area will be used exclusively by Franchisee and their employees, invitees and licensees.

4. The Petitioner presented its plan for the proposed improvements Borough Zoning Board, which indicated that the encroachment could only be approved upon the Petitioner being granted a Franchise Ordinance by the Borough.

5. The public interest will not be hindered by said improvements.

WHEREFORE, your Petitioner respectfully petitions for itself, its successors and assigns, for the enactment of a Franchise Ordinance to allow it to make private improvements within the public right-of-way of Johnson Avenue, as more particularly shown on the survey and site plan annexed hereto and made a part of this Petition.

By: _____
Perry Florio, Esq.
Waters, McPherson, McNeill, P.C.
Attorneys for the Petitioner

Dated: May 13, 2020

1182247

2

**ORDINANCE OF
RIVER EDGE, NEW JERSEY**

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

BOROUGH ORDINANCE NO. _____

TITLE:

**A FRANCHISE ORDINANCE GRANTING PERMISSION TO
PATDOM, LLC, ITS TENANTS, SUCCESSORS AND
ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO AND
EXCLUSIVELY UTILIZE A PORTION OF LANDS WITHIN
THE AREA OF THE JOHNSON AVENUE PUBLIC RIGHT-
OF-WAY LOCATED ADJACENT TO 259 JOHNSON
AVENUE, RIVER EDGE, NEW JERSEY**

WHEREAS, PatDom, LLC ("Petitioner") having an address c/o Briarwood Development 431 Mantoloking Road, Brick Township, New Jersey 08723, is the lessee of the property located at Block 1417, Lot 3 (a/k/a 259 Johnson Avenue), on the current tax map of the Borough of River Edge and desires to make site improvements to a portion of lands located within the public right-of-way for Johnson Avenue within the franchise area identified "Encroachment Detail" in the within site plan ("Franchise Area"); and

WHEREAS, The proposed improvement of the property is an expansion of the existing building portico which would include within the interior portion of same, a handicap access lift in the Franchise Area resulting in a minor encroachment into the right-of- for the exclusive use by the PatDom, LLC and its affiliated entity and sub-lessee, Sonny T, LLC (collectively "Franchisee") and their successors, assigns, invitees and licensees for the purpose of providing handicapped access to the business operations at the property which are currently not handicapped accessible; and

WHEREAS, Franchisee has filed a petition for relief and represented to the Municipal Council of the Borough of River Edge that the passage of this Ordinance is essential to meet the exigencies of the operation of activities at the property; and

WHEREAS, presently the Franchise Area is/will be used exclusively by Franchisee's employees, invitees and licensees; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Franchisee to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. Modify the existing portico of the building to extend same along an irregular areas to provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in a 7.10 square foot encroachment (the "Franchise

Area”) into the public right-of-way of Johnson Avenue, on the private property side of the existing sidewalk. The purpose of the Franchise Easement is to provide a handicap lift for patrons of the property’s restaurant operation which is currently not handicap accessible.

2. All costs associated with these improvements will be incurred by the Petitioner.

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-ways and limit the use of the Franchise Area; and

WHEREAS, by reason of the character of the development of the area within which this property is situated the area requested for the franchise is minimal, and the said improvements will assist the Franchisee and will not result in a detriment to adjoining property owners, the general public or the Borough; and

WHEREAS, the public interest will be served by said improvements, which will be of benefit to the furtherance of commerce in River Edge and the rights of the public will not be injuriously or adversely affected by the requested relief;

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the Borough of River Edge, that:

SECTION I. Permission be, and is hereby granted to Franchisee, its successors and assigns, to make private improvements to and to exclusively utilize a portion of lands located on Johnson Avenue, in the Borough of River Edge, said areas being more particularly described as follows and on the plan attached hereto as **Exhibit A** (survey, site plan and metes and bounds description).

1. The contemplated improvements will modify the existing portico of the building to extend same and provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in an encroachment into the Franchise Area provide a handicap lift for the purpose of providing for the exclusive use by the Franchisee and Franchisee's employees, invitees and licensees to meet the exigencies of the operation of activities on the property; and
2. The Franchisee is granted the rights to exclude persons from the Franchise Area; and
3. The contemplated improvements will be constructed consistent with plans approved by the Borough and there will remain sufficient area in the right-of-way roadway for the passage of vehicles and pedestrians; and
4. All costs associated with these improvements will be incurred by the Petitioner.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the Borough of River Edge. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the Borough Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic.

Franchisee, and its successors and assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the Borough.

SECTION III. This Ordinance shall remain in full force and effect for a period of seventy-eight (78) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the Borough reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by Franchisee.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, Franchisee, its successors and assigns hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the Borough of River Edge harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the Borough or its officers, employees or agents) for the term of this Ordinance. Franchisee, its successor and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the Borough of River Edge, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$2,000,000.00 in General Liability insurance, or in such amount and type as the Borough may reasonably require from time to time, in a form deemed acceptable by the Borough, shall be delivered to the Borough before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Franchisee-Petitioner with the Borough Clerk. In the event, that the Franchisee-Petitioner shall not file with the Borough Clerk its acceptance in writing of the provisions of this Ordinance within thirty (30) days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the Borough Council of the Borough of River Edge, which consent and approval shall not be unreasonably withheld, shall Franchisee-Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the Borough of River Edge and all public utility companies including any cable television company as defined in the "Cable Television Act", P. L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their

successors and assigns, shall pay annually to the Borough of Jersey Borough the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a part of the Borough of River Edge Code as though codified and fully set forth therein. The Borough Clerk shall have this Ordinance certified and incorporated in the official copies of the Borough of River Edge Code.
- C. The Borough Clerk and Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repealers of existing provisions.

1182283

EXHIBIT A



HUBSCHMAN ENGINEERING

ENGINEERS
SURVEYORS
PLANNERS

263A SOUTH WASHINGTON AVE., BERGENFIELD, NJ 07621 • (201) 384-5666 • FAX (201) 384-7968

Encroachment Description

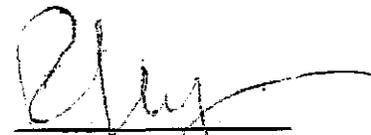
**Building Located on Lot 3, Block 1417
Borough of River Edge**

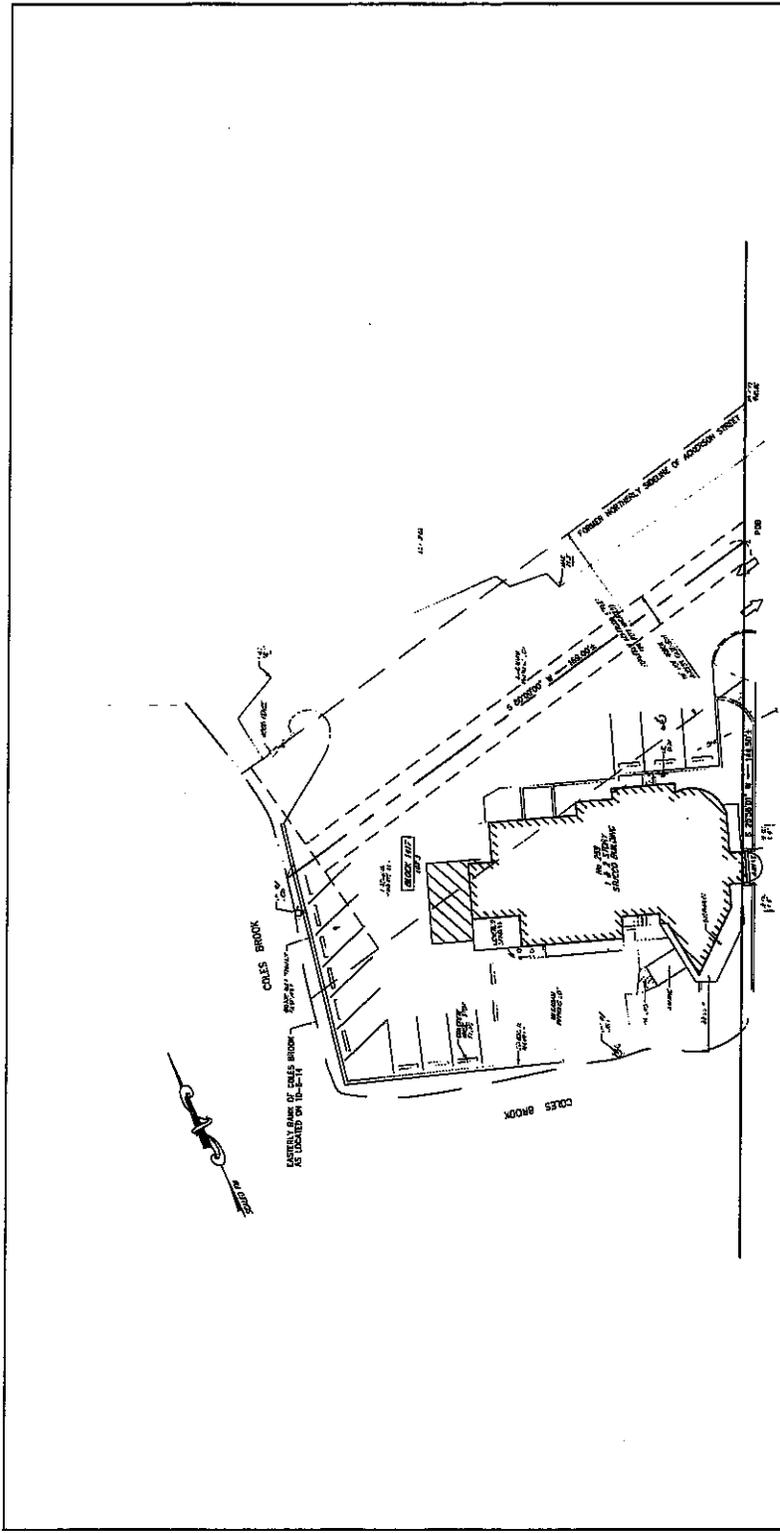
Bergen County, New Jersey

Beginning at a point on the westerly sideline of Johnson Avenue, (75 foot right-of-way), said point being distant South 25 Degrees 58 Minutes 01 Seconds West, 100.72 feet from the point of intersection of the westerly sideline of Johnson Avenue and the former centerline of Ackerson Street, (vacated), and running thence;

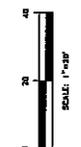
- 1) South 68 Degrees 39 Minutes 25 Seconds East, 0.62 feet to a point in the Johnson Avenue right of way, thence;
- 2) South 21 Degrees 20 Minutes 35 Seconds West, 6.79 feet, to a point in the Johnson Avenue right of way, thence;
- 3) South 68 Degrees 39 Minutes 25 Seconds East, 0.87 feet, to a point in the Johnson Avenue right of way, thence;
- 4) South 21 Degrees 20 Minutes 35 Seconds West, 0.50 feet, to a point in the Johnson Avenue right of way, thence;
- 5) North 68 Degrees 39 Minutes 25 Seconds West, 2.08 feet, to a point on the westerly sideline of Johnson Avenue, thence;
- 6) North 25 Degrees 58 Minutes 01 Seconds East, 7.31 feet, along the westerly sideline of Johnson Avenue, to the point and place of beginning.

Containing 7.10 Square Feet


Robert J. Mueller, PLS
May 11, 2020



JOHNSON AVENUE



Map Lot 3 IN BLOCK 1417
 BOROUGHS OF RIVER EDGE
 BERGEN COUNTY, NEW JERSEY
HUBSCHMAN ENGINEERING
 225 S. WASHINGTON AVE., BERMUNDED
 NEW JERSEY 08001-3808
ROBERT J. MUELLER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. 37208
 DATE: 10-28-14 JOB No. 2014044
 SHEET 1 OF 1
 CADD: RJM SCALE: 1"=40' 11-2-14

CERTIFIED TO
 • FINAL SURVEY
REFERENCES
 1) LDD BOOK 574, PAGE 61.
 2) A SURVEY MAP DATED 1987, MAP OF PROPERTY OF BOROUGHS OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY, FILED IN THE OFFICE OF THE COUNTY CLERK, BERGEN COUNTY, NEW JERSEY, ON 04-11-87, BEING LOT 3 IN BLOCK 1417, ON 5300 AND 1418.
 3) FROM WATSON BOOK 8, PAGE 442.
 4) BOROUGHS OF RIVER EDGE, THE MAPS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF OCTOBER, 2014, AT BERMUNDED, NEW JERSEY.
 ROBERT J. MUELLER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. 37208

BOROUGH OF RIVER EDGE

ORDINANCE #20-8

A FRANCHISE ORDINANCE GRANTING PERMISSION TO PATDOM, LLC, ITS TENANTS, SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO AND EXCLUSIVELY UTILIZE A PORTION OF LANDS WITHIN THE AREA OF THE JOHNSON AVENUE PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO 259 JOHNSON AVENUE, RIVER EDGE, NEW JERSEY

WHEREAS, PatDom, LLC (“Petitioner”) having an address c/o Briarwood Development 431 Mantoloking Road, Brick Township, New Jersey 08723, is the lessee of the property located at Block 1417, Lot 3 (a/k/a 259 Johnson Avenue), on the current tax map of the Borough of River Edge and desires to make site improvements to a portion of lands located within the public right-of-way for Johnson Avenue within the franchise area identified “Encroachment Detail” in the within site plan (“Franchise Area”); and

WHEREAS, The proposed improvement of the property is an expansion of the existing building portico which would include within the interior portion of same, a handicap access lift in the Franchise Area resulting in a minor encroachment into the right-of- for the exclusive use by the PatDom, LLC and its affiliated entity and sub-lessee, Sonny T, LLC (collectively “Franchisee”) and their successors, assigns, invitees and licensees for the purpose of providing handicapped access to the business operations at the property which are currently not handicapped accessible; and

WHEREAS, Franchisee has filed a petition for relief and represented to the Municipal Council of the Borough of River Edge that the passage of this Ordinance is essential to meet the exigencies of the operation of activities at the property; and

WHEREAS, presently the Franchise Area is/will be used exclusively by Franchisee's employees, invitees and licensees; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Franchisee to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. Modify the existing portico of the building to extend same along an irregular areas to provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in a 7.10 square foot encroachment (the “Franchise Area”) into the public right-of-way of Johnson Avenue, on the private property side of the existing sidewalk. The purpose of the Franchise Easement is to provide a handicap lift for patrons of the property’s restaurant operation which is currently not handicap accessible.
2. All costs associated with these improvements will be incurred by the Petitioner.

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-ways and limit the use of the Franchise Area; and

WHEREAS, by reason of the character of the development of the area within which this property is situated the area requested for the franchise is minimal, and the said improvements will assist the Franchisee and will not result in a detriment to adjoining property owners, the general public or the

Borough; and

WHEREAS, the public interest will be served by said improvements, which will be of benefit to the furtherance of commerce in River Edge and the rights of the public will not be injuriously or adversely affected by the requested relief;

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the Borough of River Edge, that:

SECTION I. Permission be, and is hereby granted to Franchisee, its successors and assigns, to make private improvements to and to exclusively utilize a portion of lands located on Johnson Avenue, in the Borough of River Edge, said areas being more particularly described as follows and on the plan attached hereto as **Exhibit A** (survey, site plan and metes and bounds description).

1. The contemplated improvements will modify the existing portico of the building to extend same and provide an enclosed area for the installation of a handicap access lift. The proposed modification to the portico will result in an encroachment into the Franchise Area provide a handicap lift for the purpose of providing for the exclusive use by the Franchisee and Franchisee's employees, invitees and licensees to meet the exigencies of the operation of activities on the property; and
2. The Franchisee is granted the rights to exclude persons from the Franchise Area; and
3. The contemplated improvements will be constructed consistent with plans approved by the Borough and there will remain sufficient area in the right-of-way roadway for the passage of vehicles and pedestrians; and
4. All costs associated with these improvements will be incurred by the Petitioner.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the Borough of River Edge. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the Borough Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. Franchisee, and its successors and assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the Borough.

SECTION III. This Ordinance shall remain in full force and effect for a period of seventy-eight (78) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the Borough reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by Franchisee.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and

use hereby authorized, Franchisee, its successors and assigns hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the Borough of River Edge harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the Borough or its officers, employees or agents) for the term of this Ordinance. Franchisee, its successor and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the Borough of River Edge, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$2,000,000.00 in General Liability insurance, or in such amount and type as the Borough may reasonably require from time to time, in a form deemed acceptable by the Borough, shall be delivered to the Borough before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Franchisee-Petitioner with the Borough Clerk. In the event, that the Franchisee-Petitioner shall not file with the Borough Clerk its acceptance in writing of the provisions of this Ordinance within thirty (30) days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the Borough Council of the Borough of River Edge, which consent and approval shall not be unreasonably withheld, shall Franchisee-Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the Borough of River Edge and all public utility companies including any cable television company as defined in the "Cable Television Act", P. L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the Borough of Jersey Borough the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a part of the Borough of River Edge Code as though codified and fully set forth therein. The Borough Clerk shall have this Ordinance certified and incorporated in the official copies of the Borough of River Edge Code.
- C. The Borough Clerk and Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this

Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repealers of existing provisions.

SECTION XI

This Ordinance shall take effect immediately upon final passage and publication as required by law.

Thomas R. Papaleo, Mayor

Attest:

Stephanie Evans, Borough Clerk

EXHIBIT A

BOROUGH OF RIVER EDGE
RESOLUTION #20-157

RESOLUTION APPOINTING A MUNICIPAL HOUSING LIAISON

WHEREAS, The Borough of River Edge’s Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.), applicable Council on Affordable Housing (“COAH”) regulations and Uniform Housing Affordability Controls (“UHAC”) regulations; and

WHEREAS, the Borough of River Edge has chosen to appoint a Municipal Housing Liaison for the administration of River Edge’s affordable housing program to enforce the requirements of applicable COAH and UHAC regulations; and

WHEREAS, the Borough of River Edge’s Borough Code provides for the appointment of a Municipal Housing Liaison to administer the Borough’s affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of River Edge, in the County of Bergen, and the State of New Jersey, that Raymond Poerio, is hereby appointed by the Governing Body of the Borough of River Edge as the Municipal Housing Liaison for the administration of the Borough’s affordable housing program.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #20-158

RESOLUTION APPOINTING AFFORDABLE HOUSING ADMINISTRATIVE AGENT
BOROUGH OF RIVER EDGE

WHEREAS, The Borough of River Edge’s Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.), applicable Council on Affordable Housing (“COAH”) regulations and Uniform Housing Affordability Controls (“UHAC”) regulations; and

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., hereinafter the “Act”) the Municipality is implementing a program to provide affordable housing units to low- and moderate-income households desiring to live within the Municipality; and

WHEREAS, at Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designed to implement the Act, by assuring that low- and moderate-income units that are created under the Act are occupied by low- and moderate-income households for an appropriate period of time (the “Rules”); and

WHEREAS, Section 5:80-26.14 of the Rules provides that affordability controls shall be administered by an administrative agent acting on behalf of a municipality; and

WHEREAS, the Municipality has selected Community Grants, Planning and Housing to be the Administrative Agent for the purposes of administering the Borough’s affordable rehabilitation program; and

WHEREAS, The Administrative Agent shall perform the duties and responsibilities of an administrative agent as are set forth in the Rules, including those set forth in Sections 5:80-26.14, 16 and 18 thereof.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of River Edge in the County of Bergen, and the State of New Jersey that Community Grants, Planning and Housing is hereby appointed by the Governing Body of the Borough of River Edge as the Administrative Agent for the administration of the affordable housing program.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk

Proposal for Professional Services

Housing Rehabilitation Program Services

Borough of River Edge New Jersey

May 22, 2020



CGPH

Community Grants, Planning & Housing
Good People. Great Results. Since 1993.
1249 South River Road, Suite 301
Cranbury, NJ 08512
(609) 642-4855 (direct line)
randy@cgph.net

Proposal for Professional Services

EXECUTIVE SUMMARY

CGP&H is a New Jersey Department of Community Affairs approved Affordable Housing Administrative Agent and we are currently providing Administrative Agent and Housing Rehabilitation Services in more than 85 municipalities throughout the State of New Jersey.

CGP&H specializes in all aspects of affordable housing, planning, affordable housing compliance, and the procurement of grants and loans for our clients. Founded in 1993, our involvement in affordable housing projects grows every year. CGP&H serves as the Administrative Agent for more than 2,500 affordable homes and has also managed the rehabilitation of more than 3,000 owner and renter occupied units. Currently, two-thirds of all the professional services that our 22-person firm provides are related to affordable housing. Please visit our company website, CGPH.net for additional information about our company.

Some examples of the affordable housing-related work that our team has designed and implemented include:

- **Administering Owner-Occupied and Renter-Occupied Housing Rehabilitation Programs;**
- **Designing and Implementing Innovative and Successful Market to Affordable Programs;**
- **Providing state of the art Administrative Agent Services in compliance with Uniform Housing Affordability Controls (UHAC);**
- **Expertise with Foreclosure and Enforcement Issues;**
- **Creating and Implementing Creative Affordability Assistance Programs that work;**
- **Preparing Income Eligibility Determinations;**
- **Implementing Accessory Apartment Programs;**
- **Developing fully compliant and user-friendly Affirmative Marketing Plans; and;**
- **Planning Services to create or amend existing Housing Element & Fair Share Plans.**

CGP&H can quickly create customized policy and procedure manuals for Affordable Housing administration and Housing Rehabilitation programs that are proven, comprehensive and are often disseminated by the New Jersey Department of Community Affairs or Court Masters as model manuals.



Our Housing Rehabilitation Services

We have overseen the rehabilitation of more than 3,000 homes in municipalities through New Jersey and Pennsylvania, currently providing housing rehabilitation services to 40 of our municipal clients and 2 county clients. CGP&H always ensures that every housing rehabilitation program is seamless and rooted in the principles of maximizing efficiencies while imparting a visible, long-term positive impact for communities. From program creation to full-case processing through completion of construction and issuance of warranties to homeowners, CGP&H offers a full-service housing rehabilitation solution second to none. Always compliant with regulatory requirements, our professionals ensure an optimal outcome every time.

Our housing rehabilitation program website, www.hip.cgph.net will provide useful information for both homeowners and contractors interested in participating in River Edge's Home Improvement program. It also makes it easy for River Edge homeowners to submit a one-page electronic preliminary application and for contractors to obtain a contractor application at their convenience. Please visit www.hip.cgph.net to see how our specialized website would serve River Edge's residents. Our municipal clients choose CGP&H, and fellow planners and attorneys consistently recommend us to their clients because our programs are carefully designed to comply with all state and federal regulations, produce the most units per dollar, and result in quality construction with satisfied homeowners and renters. Other areas where CGP&H continues to shine include:

- **Creation of new or updating existing Policies and Procedures Manuals to be thorough and in full compliance of applicable federal and/or state regulations**
- **Comprehensive and extensively documented case files which municipal clients; HUD consultants, and state and federal auditors consistently praise**
- **Detailed work write-up specifications and bid documents that are second to none**
- **Progress inspections during the construction phase that increase contractor compliance**
- **Innovative, customized multi-media marketing to homeowners and contractors alike**
- **Local contractor outreach, encouraging participation from the best local contractors**
- **Successfully manage difficult contractors that prove to be sub-standard**
- **Friendly, always accessible, and bilingual staff**
- **Extensive phone support, and in person assistance whenever required**

The satisfaction rate among our applicants and quality of our case files have set the benchmark on which other rehabilitation programs are judged. In fact, on many occasions, our firm has been brought in after municipal programs were severely mismanaged by either other consultants or in-house staff, such as Bound Brook, Freehold Borough, Fairfield (Salem), New Brunswick and the City of Passaic. In every case, CGP&H turned those programs into successes, lauded by the very state and federal agencies that previously had problems with those municipal programs. Whether working with a problem situation, or in a municipality that is brand new to housing rehabilitation, or even taking over administration of a currently successful program, our approach is consistent to achieve the desired results. These reasons, coupled with our highly-experienced management and case team members are the primary reasons for the successes for each of the housing rehabilitation programs we administer throughout New Jersey for our municipal clients, as well as the housing rehabilitation programs we administer in Pennsylvania.

HOME IMPROVEMENT PROGRAMS

Sussex County

- * Sparta

Passaic County

- * Bloomingdale
- * Little Falls
- * Passaic
- * Totowa

Morris County

- * Montville
- * Parsippany-Troy Hills

Somerset County

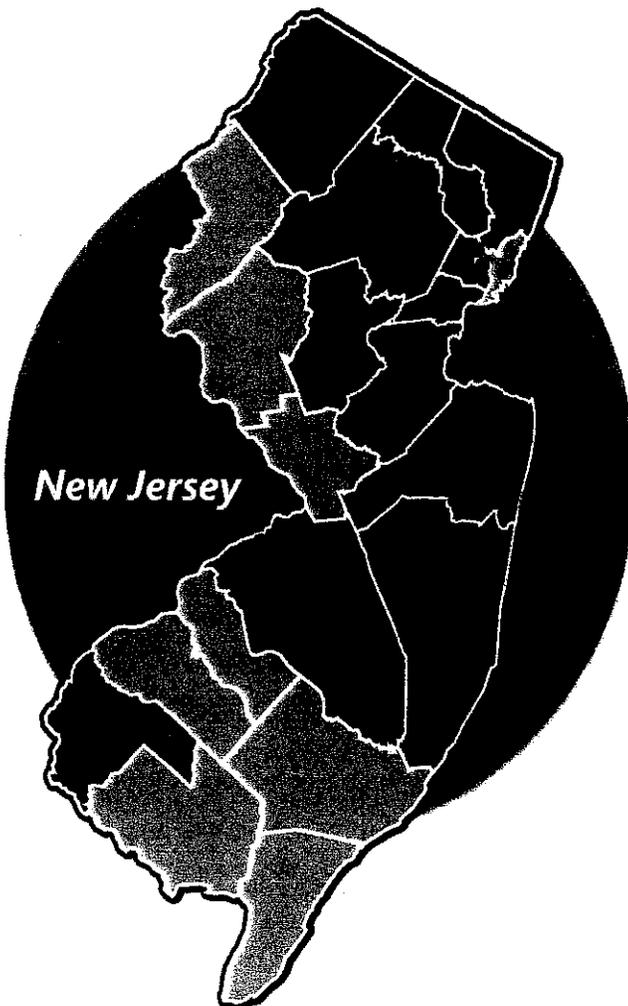
- * Bernardsville
- * Bound Brook
- * Bridgewater
- * Franklin
- * Raritan Boro
- * Watchung

Burlington County

- * Beverly
- * Mount Holly
- * North Hanover
- * Palmyra

Salem County

- * Pittsgrove



Bergen County

- * Mahwah
- * Montvale

Essex County

- * Fairfield
- * Glen Ridge
- * Livingston
- * Maplewood

Union County

- * Cranford
- * Roselle Park
- * Scotch Plains

Middlesex County

- * Milltown
- * New Brunswick
- * Old Bridge
- * Sayreville
- * Woodbridge

Monmouth County

- * Eatontown
- * Freehold Borough
- * Holmdel
- * Howell
- * Marlboro
- * Spring Lake
- * Upper Freehold

Ocean County

- * Manchester
- * Stafford

Pennsylvania

Lehigh County

- ◆ 23 Municipalities

Montgomery County

- ◆ County Program
- ◆ Norristown Program

COMPENSATION PROPOSAL

CGP&H will provide the Borough of River Edge with professional services for the purpose of administering the Borough's housing rehabilitation program. CGP&H will only bill for services performed and the actual amount billed may be considerably less than the budgets presented in the tables below depending on the breadth of services requested by River Edge.

A. Housing Rehabilitation Program Administrative Services	
1. Initial Program Setup	Billed hourly at blended rate of \$115 per hour. Not to exceed \$1,500 (initial contract year only).
2. Ongoing Day-to-Day Program Administration	Monthly flat fee of \$225 per month for a total of \$2,700 per contract year.
3. Direct Costs	Reimbursement for expenses. Not to exceed \$300 per contract year.
4. Additional services as requested	Billed hourly at blended rate of \$115 per hour. Budget for these services will depend on scope of additional services requested by River Edge. CGP&H will not bill any time towards this line item without written authorization from the Township.
Total Paid by River Edge Borough	Not-to-exceed \$4,500

- A1. Initial Program Setup:** this includes, but is not limited to, creation of or revisions to Policies and Procedure Manual for administration of the Municipality's Housing Rehabilitation Program, creation of corresponding program forms, and program marketing materials.
- A2. Ongoing Day-to-Day Program Administration:** includes, but is not limited to maintaining a waiting list of interested residents; ongoing owner outreach efforts, reviewing homeowner pre-applications to determine initial eligibility, reporting, contractor outreach, intake of new interested contractor applications, qualifying new contractors, maintaining contractor database and individual records, updates to rehab work specifications templates and compliance research, ongoing updates to program forms as needed and all other Housing Rehabilitation administrative tasks.
- A3. Direct Costs:** this includes, but is not limited to, reimbursement for direct costs for large scale printing jobs; postage; mailings; poster production; expedited mailings or messenger services, etc.

B. Housing Rehabilitation Program Case Management	
1. Milestone 1: Eligibility	Flat fee of \$1,500 payable upon certification of applicant's eligibility. Discounted flat fee of \$850 for each additional unit within a multi-family dwelling.
2. Milestone 2: Loan Closing	Flat fee of \$2,500 payable upon execution of construction documents. Discounted flat fee of \$1,250 for each additional unit within a multi-family dwelling.
3. Milestone 3: Final Inspection	Flat fee of \$1,600 payable upon satisfactory final inspection. Discounted flat fee of \$900 for each additional unit within a multi-family dwelling.
4. Title Search Fee	\$90 per property
5. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
Total Paid by River Edge Borough	Estimated not-to-exceed \$11,400 assuming up to 2 cases are completed in the first year.

- B1. Milestone 1: Eligibility:** this includes the introductory setup of a case through the processing of applications and determining the applicant's eligibility for the program.
- B2. Milestone 2: Loan Closing:** this includes comprehensive inspection of home to determine code violations, repair needs; developing a detailed cost estimate and work specifications for review and approval by homeowner; preparing bid documents for contractors to bid; review of bids received, preparing contractor contracts and homeowner agreements with the Municipality, and preconstruction meeting/contract signing/loan closing.
- B3. Milestone 3: Final Inspection:** this includes working with contractors and homeowners throughout construction to finalize the rehabilitation work, troubleshooting any difficulties that arise, progress inspections, and case closeout.
- B4. Title Search Fee:** Per property title search fee to confirm ownership and property liens.
- B5. Subordination Requests:** includes the cost of processing of subsequent Program Mortgage Subordination Requests during the affordability control period. The homeowner will be charged a flat fee per request.

Lead Risk Assessment and Testing Services (if requested by Borough)	
1. Lead Risk Assessment and Report	Flat fee of \$550 per unit (includes dust wipes and soil sample as needed)
2. Lead Clearance Testing	Flat fee of \$300 per unit.
3. Direct Costs for Lead Clearance Lab Tests	Flat fee of \$15 per dust wipe and soil sample

1. **Lead Risk Assessment and Report:** Only applicable to houses built prior to 1978.
2. **Lead Clearance Testing:** Only necessary if lead risk assessment findings have actionable lead level.
3. **Direct Costs for Lead Clearance Lab Tests:** Per each dust wipe and soil sampling needed for an applicable property lead clearance. Typically, no more than 9 samples per lead clearance. This price includes shipping from the lab.

Charges to be paid by the Housing Rehabilitation Contractor to CGP&H

Circumstance	Contractor Penalty
1. Failed Final Inspection	\$375 per failed inspection paid by the contractor directly to CGP&H. \$250 plus additional dust wipes (\$15 each) for repeat lead clearance if needed.
2. Unjustified Construction Delays	\$50 per day paid by the contractor directly to CGP&H.

1. **Failed Final Inspection:** If a contractor requests a final inspection, and fails to meet the specifications of the Work Write-Up, the contractor will be charged a flat fee to partially cover the cost of having to conduct a second inspection and preparing the accompanying inspection reports. Charges for each failed final inspection will be issued directly from the contractor to CGP&H, as specified in the construction agreement. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.
2. **Unjustified Construction Delays:** If the contractor delays construction without appropriate justification which requires CGP&H's additional follow-up with contractor, a weekly penalty will be charged to the contractor during the delay period. This will be specified in the construction agreement as a weekly penalty to the contractor paid directly to CGP&H if the penalty is imposed. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.

The following fees may apply to the Municipality only if the need arises:

Additional Housing Rehabilitation Services, as Needed	Fee
Services related to any cases that are terminated due to circumstances outside the control of CGP&H, including determination of either participant or property ineligibility, voluntary withdrawal by the program participant, or a participant failure to follow other program rules, including violations of local ordinances, falsification of eligibility documents, etc.	Hourly per case up to milestone cap.
For services related to the program inspector's discovery during the initial property inspection of non-compliant occupancy or recently completed or ongoing home improvements without required municipal permits, the CGP&H will bill hourly for all work required to get the program participant to rectify the situation and become municipally compliant before the case can continue in the program with the standard case processing procedures.	Hourly, up to 3 hours per case for compliance items*
*Municipality has the option to pass on this additional cost to the owner.	
If the program participant delays the preconstruction process for any reason, including rectifying non-compliance discovery (see above section), which then makes the state mandated certificate of eligibility period expire prior to the signing of the construction agreement, CGP&H will be required to reverify household income. Re-verification of income will be billed hourly.	Hourly, up to 5 hours per re-verification of income*
*Municipality has the option to pass on this additional cost to the owner.	
On occasion, there are secondary or supplemental funding sources available to assist a unit get fully up to code in cases where the program's funding limits and the program participant's ability to provide their own funding is insufficient. To avoid abandoning the case since it cannot be brought up to code with available funding, we can partner with other funding sources in some cases to make the project work. CGP&H will bill hourly up to the limit per case (see right) for initial research to determine if partnering source is an option for the particular case, and if so, then coordination of same with secondary funding source. If more time beyond the limit per case is needed to finalize the partnering of funds to bring the unit up to code to obtain State credit for that unit, CGP&H will not continue without additional direct written authorization from the Municipality.	Hourly, up to 3 hours per case for initial research and coordination of partnering funds
While extremely rare, if during or after the completion of a housing rehabilitation case there are contract disputes, warranty claims or other kinds of disputes causing the Municipality to request mediation or intervention by CGP&H, this work will only proceed upon written authorization from the municipality and will be conducted at our regular hourly rates. When a program participant or contractor contacts CGP&H directly, CGP&H can bill additional hours to attempt to resolve it expediently, prior to seeking written authorization from the municipality.	Hourly, up to 3 hours per case for warranty claims or up to 6 hours per case for contract disputes.
While rare, cases that require more than one bid opening (due to non-receipt of a qualified bid, contractor replacement or specialty contractor need on portion of rehab work) and/or more than one loan closing and related documents preparation; CGP&H will bill hourly per each re-bid process which includes re-sending updated bid notice and bid packages, additional bid opening, and review of bids received and/or each additional set of loan closing documents and/or additional loan closing	Hourly, up to 4 hours per case for re-bid process and up to 4 hours per case for each additional needed loan closing and/or additional loan closing documents.

Exclusions:

The following services are specifically excluded from the scope of services to be provided under this agreement:

1. All engineering and architectural services related to the rehabilitation of residential structures, and the coordination thereof. In the rare cases where such funding is needed, the homeowner is responsible for those costs.
2. All legal services as may be required to administer the program or resolve a dispute between a program participant and a contractor.
3. Direct costs such as advertising, reproduction, and expedited mail or messenger services more than amount identified above in this proposal.
4. Relocation assistance, in the extremely rare event that a household must be relocated during the construction phase.
5. CGP&H is not responsible for serving as the property manager of any rental units.
6. Lead based paint testing services.

THE CGP&H APPROACH - HOUSING REHABILITATION SERVICES

In coordination with the Borough of River Edge and the Borough's staff, elected officials, its attorney and planner, CGP&H will create and/or update River Edge's Program Policies and Procedures manual and forms to ensure effective implementation of the program that meets all State and Superior Court requirements.

CGP&H will implement a Marketing Plan to recruit interested owners to the Program. In consultation with River Edge, CGP&H will employ a variety of proven free and low-cost strategies to advertise the program within the Borough which will likely include, but not be limited to advertising on the municipal website, appending announcements and/or flyers to appropriate municipal mailings, creating 11" by 17" laminated posters and complementary flyers and more detailed brochures for display and distribution at key high visibility locations. We also utilize free local cable TV advertising, if available, to establish the program's applicant pool/waiting list and expand contractor interest as well. We also use email blasts, twitter, and Facebook in cases where the municipality already provides such services to its residents. If future program marketing is needed, CGP&H will also periodically prepare press releases for a series of free advertising opportunities. We will offer to make group presentations to community organizations or to the public at large at River Edge's municipal building, and even to local contractors to explain the program and its benefits to them. Paid newspaper advertisements will be utilized as a last resort, when deemed necessary and appropriate and is almost never necessary. The methods to be used and the order of their deployment will be analyzed to implement the most effective combination of strategies at the right time. Extensive marketing efforts are essential for all successful housing rehabilitation programs to meet their productivity objectives. Our tried and true approach to marketing is one of the many phases of a strong rehabilitation program that differentiates us from any other provider. Outreach marketing samples are available upon request.

WANTED

- Program-guaranteed payment for compliant work
- Fully-funded projects are ready to bid
- Bids are sent directly to you at no cost
- Detailed list of work items provided to you
- Expand your client base

Apply Online hip.cgh.net

CGP&H LLC manages home improvement projects throughout New Jersey and Pennsylvania. Our company earns over one million dollars in home improvement projects each year. Our contractors prefer priority payment value between \$1,000 and \$100,000.

CGP&H

DOES YOUR HOME NEED REPAIRS?
The Mayor and Municipal Council invite you to apply to the **NEW HOME IMPROVEMENT PROGRAM**

If you live in the Municipality, own your home, and your home needs repairs, you may be eligible for your Municipal Home Improvement Program.

You can receive up to \$22,000 in repairs!

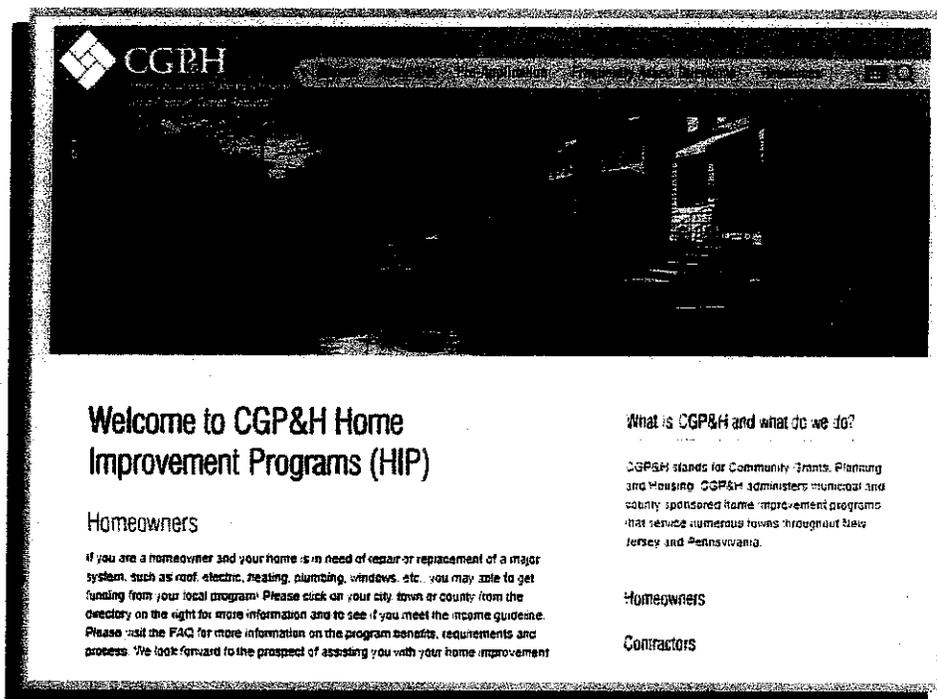
ELIGIBLE ITEMS OR REPAIRS INCLUDE:

• Bathrooms	• Windows	• Siding	• Gutters
• Decks	• Porches	• Stairs	• Foundations
• Driveways	• Fences	• Landscaping	• Electrical
• Heating	• Cooling	• Plumbing	• Roofing

FIRST COME, FIRST SERVED TAKE THE FIRST STEP!

Apply Online hip.cgh.net

Each of our municipal Housing Rehabilitation Programs are also featured on our website, www.hip.cgph.net. This easy to navigate website allows interested owners and contractors to review program requirements, to learn more about the program and even to apply. It will make it easy for applicants to quickly submit a one-page electronic preliminary application and for contractors to obtain a contractor application at their convenience. Additionally, the website provides an overview of the housing rehabilitation process via a *Frequently Asked Questions* page, as well as *before and after photos* of housing rehabilitation projects and homeowner testimonials to help potential applicants visualize the program benefits. A *Resources* page provides other possible funding sources and related services, as well as house maintenance, fire safety and lead hazards information. The *Resources* page also provides links to the state Division of Consumers Affairs codes and standards, as well as home improvement contractors. Please visit www.hip.cgph.net to get a graphic view of how our specialized website would serve River Edge residents.



Reporting and Record Keeping Requirements

CGP&H will provide the housing rehabilitation data required for annual State or Court reporting, as well as provide periodic reporting to suit the Borough's needs. Samples of program reports can be provided upon request.

Other Program Services

CGP&H will administer the applicant case processing and rehabilitation of eligible units within River Edge. The following items are included within the scope of services that will be provided by CGP&H during the daily administration of the Borough's Housing Rehabilitation Program.

For accuracy and efficiency purposes, most of our documents are in either Microsoft Excel or Access, and our standard bid, closing, and all other program forms will be designed to cost-effectively merge with the applicant's information, so that more of our professional time can be spent on higher level matters with applicants, program participants, and contractors, another difference between our company and others.

Income Eligibility Determination

CGP&H will process owner (and tenant when applicable) applications to ensure that units are occupied by income eligible households at the time of application. This is accomplished by verifying applicants' income and assets and finalizing the eligibility determination of each applicant.

This process starts with an applicant either submitting an easy online preliminary application to CGP&H or CGP&H pre-qualifying interested households by phone, whichever is the applicant's preference, and then placing them in the program's waiting list/applicant pool. The preliminary application process serves a dual benefit of not wasting the applicants' nor the program's time if the household does not meet several basic eligibility criteria. Once a household is prequalified, formal application invitations will be mailed or emailed per the applicant's preference, while program openings are currently available. Upon receipt of a completed application, we assign a case number to protect the applicant's confidentiality, set up a case file, and assign a case manager to guide the applicant through the process. All case files are kept securely in locked file cabinets.

Since applications are rarely complete at the initial application submission, we work with each household as applications are received to help them through the eligibility certification process. We have three bilingual staff members to assist those in need of either Spanish translation or Hindi language services. For communities that have a significant Spanish-speaking population, our promotional materials will also be made available in Spanish as part of our basic services.

To ensure the utmost accuracy of an applicant's income qualification, our case managers are trained in DCA (COAH) and HUD income determination methods. Our proven HUD- and DCA/Court-compliant systems for verifying income includes an additional step we call "peer review" where a second case manager reviews the income calculation methodology and all the supporting documents before the case is sent over to our program manager for formal review and approval of the case findings. Once a qualified applicant is approved in writing for program participation via a certificate of eligibility, the case manager then coordinates the comprehensive property inspection with the owner and our licensed CGP&H program inspector.

Comprehensive Property Inspection

Once an applicant is approved for program participation, the Program coordinates for the approved homeowner to complete a pre-inspection questionnaire. The questionnaire prepares the homeowner as well as assists the inspector identify any reasons, such as hoarding or active private repairs, which would postpone or prevent a successful inspection. Upon receipt and review of the completed questionnaire with no indicators to prevent the inspection, the Program Inspector will schedule the house inspection. The CGP&H inspector will then conduct a comprehensive property inspection to identify building, electrical, and plumbing code violations, and health and safety conditions requiring repair or replacement. To expedite

our inspection services during our highly productive periods, CGP&H may subcontract with a qualified licensed home inspector to assist with inspection services under the guidance of our Chief Inspector.

Our inspector will become familiar with River Edge's local ordinances, to ensure that each dwelling unit will have specifications prepared to bring each unit up to state code and/or local ordinance, whichever is stricter. Upon arrival at the residence, the assigned CGP&H inspector will reinforce previous communications with the owner that the intent of the program is to bring units into compliance with local and state building code standards. At this meeting with the owner(s), our inspector will also discuss eligible and ineligible improvements indicated in the initial inspection.

The CGP&H program inspector will prepare the detailed work write-up specifications and cost estimates for each property that specify each work task line item by line item. CGP&H will then incorporate that into a bid package for each project which includes other critical program specific documentation designed to protect the Borough and to fully explain the program's requirements and expectations to all prospective contractors. Bid packages circulated to bidding contractors do not include any cost estimates. Upon request, we would be happy and proud to provide sample cost estimates and a complete bid package, including a work write-up of an actual case file that would be within the price range of the Program's anticipated per-property rehabilitation cost.

CGP&H inspectors take an extensive number of property photos throughout the entire case process including before and after photos, and progress inspection photos. The photos not only serve to document case progress but are a wonderful tool to assist in preventing and/or resolving any contractual disputes. At the completion of every case, these photos are compiled onto a CD and placed in the permanent case file for the Borough's future reference as well.

Though the program is not expected to have a specific lead paint component, our lead licensed inspectors are well qualified to ensure the contractors comply with the Environmental Protection Agency Renovation, Repair and Painting Rules (40 CFR Part 745) for houses built prior to 1978 with lead paint hazard reduction work. Our inspectors clearly identify the applicable work item(s) marked with the EPA-RRP Rule in the work specifications, as well as spell out the EPA requirements in the General Conditions of the work specifications.

Review

Prior to bid solicitation, the owner is required to review the work write-up that was created for their unit(s) by the CGP&H Inspector who performed that work. The purpose of this review process is to provide owners with a thorough understanding of the proposed/recommended scope of work, to address any questions they may have and to obtain their written approval of the work write-up to avoid future participant-initiated change order requests. Additionally, during this phase the owner also reviews the list of contractors and can add or delete any contractor from this list prior to sending out bid notices to contractors. This step serves two important purposes. First, reviewing potential contractors with the owner and inviting them to add or delete to the contractor list makes the owner an integral part of the contractor selection process. Secondly, it often helps us build up our list of local contractors that can be added to the program's ongoing contractor list (once they become pre-qualified).

CGP&H's staff will notify contractors of the Borough's program requirements, including procedures that impact bidding, contract award, preconstruction, work write-ups and contractor payments. CGP&H inspectors are also available via telephone over an extended day (earlier and later than normal business hours, to be convenient to both owners and contractors), to answer the many questions that arise. Currently, many participating contractors already receive their bid documents via email, which is both convenient and effective for the contractor.

CGP&H staff always conducts a thorough contractor vetting process, reviewing and confirming each contractor's qualifications prior to awarding a job to ensure the contractor meets all the program contractor requirements including but not limited to proper licenses, certifications, insurance and reference checks. The contractor list is updated regularly to ensure these documents are kept current. We also have probation and termination procedures for those occasions when warranted. This vetting process is just another reason why our company can boast such a small number of contractor disputes occurring during the construction period.

Construction Phase

CGP&H coordinates the selection of the contractor with the owner. CGP&H will then prepare all necessary agreements and loan documents related to the Housing Rehabilitation Program which will be executed at a Pre-Construction Conference to be attended by the CGP&H inspector (to preside over the closing and perform notary functions), the contractor and the owner. CGP&H case managers are responsible for creating all lien documents and facilitating the recording of mortgages and modifications to mortgages.

The Municipal Construction Office will receive a copy of the work write up from the case manager following the Pre-Construction Conference. Construction officials can then reference the work write-up when the contractor applies for building permits. This gives the Borough's construction inspection department full insight and a cross reference to help determine which permits are required.

CGP&H inspectors will usually perform at least one interim payment inspection and one final payment inspection during the construction phase to monitor compliance with program requirements, and to control and carefully document contract change orders, progress inspections and payments, scheduling and completion of the final inspection and case record completion.

CGP&H will generate progress inspection reports for contractor payments. Typically, CGP&H will prepare progress (50%), completion (40%), and retention (10%) payment documents supported by applicable inspections and warranties, as required. Tracking contractor payments is a critical element of a successful housing rehabilitation program. The customized Progress Inspection Report that CGP&H has created for these programs clearly indicates the line items that are included in a particular contractor payment. In the case of a partial payment, the percentage of completion is also included. We have noticed that the Progress Inspection Report form we have been using since 2001 has successfully eliminated any confusion of the value of the work that is eligible for payment following a partial payment inspection.

CGP&H is very proud to report that we help to keep owner and contractor disputes to a minimum. We accomplish the prevention of typical owner/contractor disputes by the quality and clarity of our work specifications, combined with our processes that include a detailed Pre-Construction meeting with the

owner and contractor both present, with our inspector reviewing all work items line by line, clarifying any owner or contractor questions, and reviewing program rules and responsibilities of both parties to one another. In addition, prevention of disputes is facilitated by tight construction controls and the inspector's monitoring throughout the entire rehabilitation process, addressing potential problems before they escalate. However, there will still be occasional disputes with the contractor that is selected by the owner and then approved by us. Sometimes it is the owner that is not satisfied with certain aspects of the contractor's job performance, cleanliness, timeliness, manners, work product, etc., and sometimes it is CGP&H's inspectors who are not satisfied with the actual quality of the contractor's work. If the contractor ever initiates a dispute, it is generally due to either refusal by the owner or inspector to make payment, or very occasionally due to lack of access or poor treatment of workers by a program participant. In any circumstance, our highly trained, patient, and skilled inspectors and management team will intervene when required to quickly resolve the matter in a way that is fair to all parties, respectful, and fact based. In addition, there has never been a finding against either CGP&H or against one of our municipal clients throughout all these years and cases. CGP&H always maintains our high standards, even during delicate and difficult occasions when disputes arise.

Case Close-Out

The case close-out phase begins with the contractor providing a signed Release of Liens to the owner as well as all applicable material and equipment warranties. That is followed by the filing of the approved municipal permits, receipt of all certificates of approval(s) and the approval of the final payment, all to be placed in the case file. The case manager then sends the owner a case closeout letter explaining the warranty period, importance of program documents for personal record keeping, explaining the homeowner's responsibility to continue to maintain the home, providing the homeowner with a home maintenance checklist as guidance, thanking the owner for program participation, encouraging him/her to recommend the program to other households in the community, and when applicable reminding homeowner of the affordable housing rental requirements listed in the program lien documents and deed restriction.

CGP&H establishes and maintains complete files on each assisted unit to verify eligibility and to document the bidding, legal documents and completion of rehabilitation activities. Completed case files are transferred to River Edge and organized in a user-friendly manner for the Borough's permanent records and future reference if ever needed. We are also very proud that CGP&H has consistently received accolades from our municipal clients, state and federal representatives alike for our detailed, complete and well-organized case files. Upon request, we are happy to provide sample case files for review.

KNOWLEDGE OF AFFORDABLE HOUSING REGULATIONS

There is no Administrative Agent in the state of New Jersey with more knowledge of New Jersey Affordable Housing regulations than CGP&H. Our president, Randall Gottesman, has been practicing both before and during COAH's coming into existence in the mid-1980s, and ever since, has dedicated much of his career towards being expert in all the requirements, its implications to municipalities, and how to most cost effectively help our clients comply with all of the rules and regulations. In fact, in 2006, CGP&H was so highly recognized for its expertise in this area, that it was awarded a competitive contract to make a companion guide to the *Uniform Housing Affordability Controls* (UHAC), which CGP&H prepared for the state, and was ultimately entitled, "Understanding UHAC." Fourteen years later, "Understanding UHAC" is still considered a valuable reference tool for those in the industry. In addition, to stay current, CGP&H regularly attends training and educational workshops, and Randall Gottesman, is a founding member of a professional association called, "Affordable Housing Professionals of New Jersey", and has served on its Board since its inception in 2006, having served three of those years as its President. Mr. Gottesman continues to remain on the cutting edge of knowledge with regard to Affordable Housing compliance matters, legislative and legal matters and current events and issues. CGP&H remains committed to continuing its pursuit of full knowledge in this arena to always represent our clients to the best of our abilities.

Randy Gottesman has been on the AHPNJ Education Committee for many years, and has helped conceptualize, review and edit much of the curriculum created for AHPNJ's certification program over the years

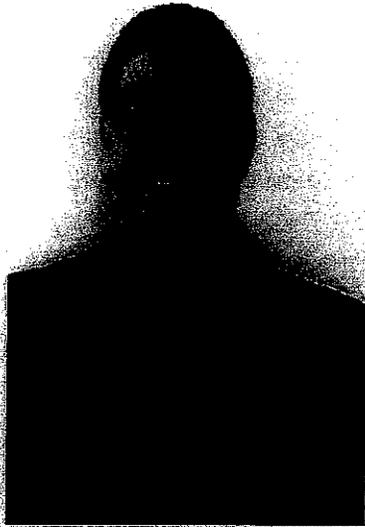
Our staff has completed the following affordable housing training programs offered by the state of New Jersey:

- Module I
- Module II – Records Management
- Module III – Ethics
- Module IV – Qualifying Households
- CTM Project/Unit Monitoring
- CTM Affordable Housing Trust Fund Monitoring

Our staff has also completed all of the training programs offered to date by the Affordable Housing Professionals of New Jersey (AHPNJ):

- Introduction to Affordable Housing for NJ Municipalities
- Fair Housing
- Qualifying for Affordable Housing: Program Distinctions
- Ethics for Affordable Housing for Affordable Housing
- Community Placement of Affordable Housing Units
- Records Management

Among many others in the company, Vice President Corinne Markulin who will oversee the day-to-day operations of the housing rehabilitation program has completed the Affordable Housing Professionals of New Jersey Certification program.



Randall Gottesman, PP
President of CGP&H

39 years of experience in:

- *Affordable Housing Planning & Administration*
- *Housing Rehabilitation Administration*
- *Grant Writing*
- *HOME, CDBG, NSP, and various other HUD Grant Management & Reporting*
- *Master Planning, Redevelopment Planning and Re-Examination Reports*

Education:

- *MCRP Rutgers University 1981*
- *BA Psychology and Social Welfare, Ohio Wesleyan University*

Associations & Licenses:

- *Affordable Housing Professionals of NJ (AHPNJ), 2006 Founding Member and President 2010-2012*
- *American Planning Association, New Jersey Chapter since 1981*
- *Licensed New Jersey Professional Planner since 1983*

Randall Gottesman *President of CGP&H* is recognized throughout the state for his professional accomplishments. Mr. Gottesman's skills and track record in Affordable Housing administration, planning and implementation of municipally based programs are among the best in the industry. He has written many Operating Manuals and Affirmative Marketing Plans for his clients, and is experienced in every aspect of affordable housing administration. Mr. Gottesman co-authored a supplementary manual to the State's Uniform Housing Affordability Controls, called "Understanding UHAC." That manual is still a major reference document for many Municipal Housing Liaisons, Administrative Agents and others throughout the state.

During his career, Mr. Gottesman has also been involved in the development of numerous affordable housing projects, the securing of more than \$270 million in state and federal grant funding, and the writing and implementation of more than 200 professional planning documents. Prior to forming CGP&H in 1993, he spent 10 years with a central New Jersey consulting firm where he was responsible for supervising all planning, grant and affordable housing operations. His first three years of experiences after graduate school included Senior Planner positions in Newark and Hoboken, New Jersey.

Mr. Gottesman received his Master's Degree in City and Regional Planning in 1981. He is also a licensed Professional Planner since 1984 (License # 3016). A hallmark of CGP&H's commitment to quality is Mr. Gottesman's involvement in all projects from conception to completion. He cost-effectively provides the benefits of his experience and a team approach to all assignments.

Mr. Gottesman has served on a local community bank's Community Reinvestment Advisory Board. Mr. Gottesman is a member of the American Planning Association, its New Jersey Chapter, and has been a highly active member on its Affordable Housing Committee. He is also a member of the National Low Income Housing Coalition, New Jersey Planning Officials, and the Housing and Community Development Network of New Jersey. In addition, in 2006, Mr. Gottesman worked with other affordable housing professionals to form the Affordable Housing Professionals of New Jersey. This non-profit organization is dedicated to improving statewide the education, ethics, and efficiencies of affordable housing professionals. Mr. Gottesman recently completed three one-year terms as its President and currently remains an active member of the Board. He is also regularly asked to speak at seminars concerning his specialties in affordable housing and grant writing. During his children's formative years, Mr. Gottesman completed three terms on the East Windsor Regional School District, having served two terms as its president.



Megan York, PP, AICP
Vice President of CGP&H

21 years of experience in:

- *Affordable Housing Planning and Administration*
- *Community Planning*
- *Grant Writing*
- *HOME, CDBG, NSP and various other HUD Grant Management & Reporting*

Education:

- *MS Geography, University of Tennessee - Knoxville*
- *BA History and Geography, Macalester College*

Associations & Licenses:

- *Affordable Housing Professionals of NJ (AHPNJ) Certification*
- *American Planning Association, NJ Chapter*
- *Licensed New Jersey Professional Planner*
- *American Institute of Certified Planners (AICP)*
- *AHPNJ Policy Committee Co-Chair*

Megan York, Vice President of CGP&H has more than 20 years of experience in affordable housing, planning, grant writing, and community development. At CGP&H, Ms. York has prepared housing elements and fair share plans for municipalities throughout New Jersey and has extensive experience navigating rules and regulations relating to affordable housing in New Jersey. Ms. York currently manages a portfolio of over 2,000 affordable housing owner-occupied and rental units in over 60 locations throughout New Jersey. She has also designed and implemented a variety of affordable assistance programs.

Ms. York is dedicated to improving the administration of affordable housing in New Jersey using technology and web-based services to innovate how services are provided. She has overseen the creation of the Affordable Homes New Jersey database, website, and personalized profile services which has transformed how CGP&H manages affordable housing programs.

As a community and neighborhood planner, Ms. York has worked with a variety of governmental entities as well as non-profit groups to identify community needs and develop comprehensive strategies to address those needs. She also assists municipalities and non-profits secure grants for a wide variety of programs including planning grants, infrastructure improvements, public safety initiatives, and education-related grants.

Prior to joining CGP&H, Ms. York was a Senior Planner with Group 70 International, a Honolulu based planning firm specializing in community planning. She began her career at Gregory House Programs, a HIV/AIDS housing provider in Honolulu where she managed all aspects of the affordable housing programs.

Ms. York received her Master's Degree in Urban Geography in 1997 from the University of Tennessee and her Bachelor's Degree in Geography and History from Macalester College in 1994. She is a licensed New Jersey Professional Planner and a certified planner with the American Institute of Certified Planners. She is current co-chair of the AHPNJ Policy Committee and she regularly participates in national studies and panels conducted by Grounded Solutions and the Center for Housing Policy on best practices in affordable housing and the administration of inclusionary housing.



Corinne Markulin,
Vice President

23 years of experience in:

- *Housing Rehabilitation Program administration and management*
- *CDBG, HOME, COAH Regional Contribution Agreement fund programs*
- *Federal Home Loan Bank's Affordable Housing Program*

Education:

- *Mercer County Community College Associates Degree in General Business*

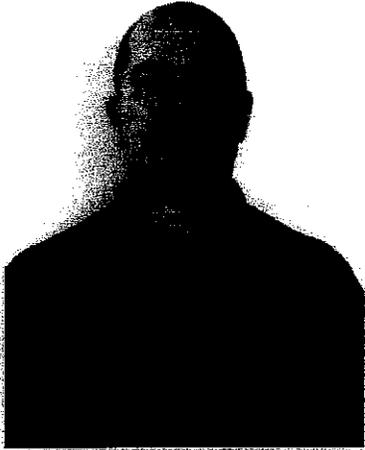
Certifications & Training:

- *Affordable Housing Professionals of NJ (AHPNJ) Certification*
- *HUD Workshops & Online Webinars*
- *Lead Compliance workshops*
- *Certified EPA Lead Renovator*
- *Certified Dust Wipe Sampling*

Corinne Markulin, Vice President for all CGP&H housing rehabilitation programs. Besides her college education, she has over thirty years of administrative and management experience including over twenty years specifically dedicated in housing program administration and management. Ms. Markulin has completed training in a variety of housing rehabilitation, affordable housing and lead compliance activities including being certified as both an EPA Lead Renovator and Dust Wipe Lead Sampling Technician.

Ms. Markulin has been with CGP&H since 1997 and has provided supervision, technical assistance and hands-on administrative services for over 35 housing programs including complex programs which have multiple funding sources, including CDBG, HOME Investment Partnership Program, Federal Home Loan Bank's Affordable Housing Program, COAH Regional Contribution Agreement funds and locally funded government programs. Many of the programs are repeat clients that we have served in multi-year and even decade long program renewals. Ms. Markulin's attention to detail, commitment to all affordable housing issues, and professional experience has led her to become an expert in providing administrative agent services, as well as administering all COAH-related programs and projects.

From Ms. Markulin's extensive background in housing administration, she has written programs' policies and procedure manuals. Among her other duties and responsibilities, she has created and presented affordable housing and home improvement presentations to homeowners; created and conducted contractor orientations; and has vast experience in the marketing of housing programs. In the past, Ms. Markulin has developed and implemented accessory housing programs, write down buy down programs as well as also developed procedures for implementing cost-certifications of sale, rental, resale and rental projects, affirmative marketing plans and supervised the implementation of those projects. She is certified by the Affordable Housing Professionals of New Jersey.



Richard Panizzi, Jr.
Chief Housing Inspector

38 years of experience in:

- *Construction, renovation, and inspection industry*

Current Licenses:

- *NJ Licensed Building Inspector (ICS) since 1994*
- *PA Certified Residential Building Inspector*
- *NJ & PA Certified Lead Inspector / Risk Assessor*
- *International Code Council Member*

Certifications & Training:

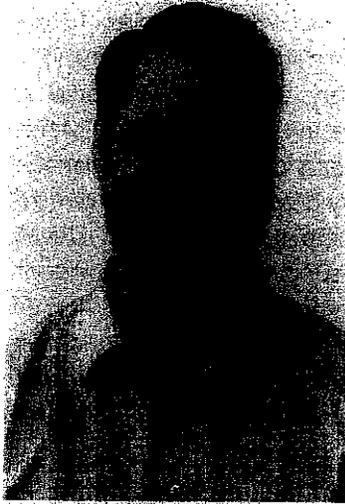
- *NJ Home Inspector License*
- *NJ Inspector of Hotels & Multiple Dwellings*
- *NJ Fire Official*
- *NJ Commercial Pesticide Applicator*
- *NJ Radon measurement Technician*

Richard Panizzi, Chief Housing Inspector has been working for CGP&H since 2008. He has been a New Jersey Licensed Building Inspector (ICS) since 1994 and is also a Pennsylvania Certified Residential Building Inspector. Mr. Panizzi is also a certified Lead Inspector/Risk Assessor in New Jersey and Pennsylvania. He has also previously held the following licenses and certifications; New Jersey Home Inspector License, NJ. Inspector of Hotels & Multiple Dwellings, NJ. Certified Fire Official, NJ. Certified Commercial Pesticide Applicator, NJ. Certified Radon Measurement Technician, International Code Council Certification as a Residential Building Inspector. Mr. Panizzi is also a member of the International Code Council.

Mr. Panizzi has worked in the construction, renovation and inspection industry since 1981. He has operated his own home improvement company and was a jobsite supervisor for an insurance restoration company.

In his role as a Building Inspector/Cost Estimator, Mr. Panizzi is responsible for comprehensive initial site inspections for housing rehabilitation programs to determine existing interior and exterior code violations and other housing rehabilitation needs; preparing work specifications and cost estimates, developing project specific scopes of work that maximize the use of public funds while always successfully conforming to all program rules and funding limits, reviewing bids, presiding over construction and loan agreement closings, and ongoing construction monitoring. In addition, he conducts lead risk assessments, lead inspections, and lead clearances testing.

Prior to construction, Mr. Panizzi meets with the homeowner and contractor to review the terms of their construction agreement and to witness the signing of program documents. In fact, as an extra convenience, Mr. Panizzi is a licensed notary in both New Jersey and Pennsylvania. Like all of our inspectors, during construction, Mr. Panizzi meets regularly with homeowners and contractors to inspect the construction work and for processing of contractor payments. He prides himself on his technical knowledge and his willingness to share his experience and expertise with others.



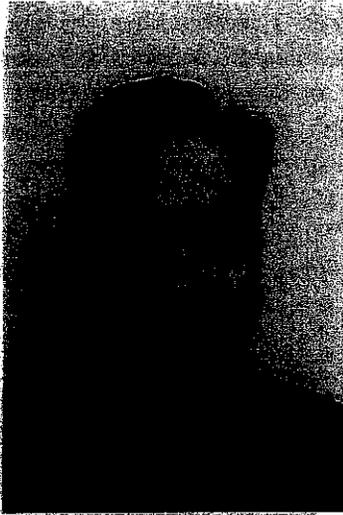
John Burton, Chief Operating Officer, is responsible for ongoing business operations at CGP&H and for leading the administrative support team providing logistical support for all departments at CGP&H. In addition, he provides Salesforce system administration and database management. He has many years of experience working mainly in the non-profit sector. John holds a Bachelor's degree from the University of California at Berkeley and a Master of Public Administration from Penn State with graduate certificates in Public Budgeting and Financial Management and in Public Sector Human Resources Management.



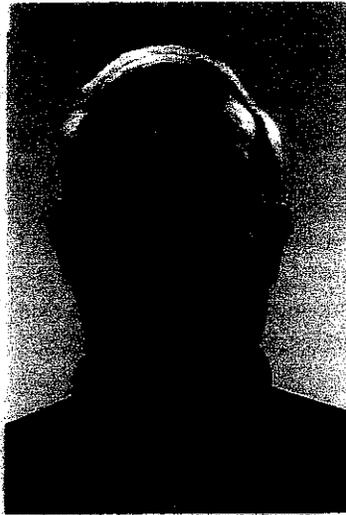
Ximena Calle, Administrative Agent Manager, has been with CGP&H since 2004. During that time, she has developed a deep understanding of the State's affordable housing regulations. Ms. Calle came to us with more than 8 years administrative experience in New Jersey as well as in her native Ecuador. She supervises the case management staff and oversees administrative agent projects including maintaining waiting lists, income certifying buyers and renters of affordable units, and liaising with landlords and developers. She also provides verbal and written translation services to Spanish-speaking homebuyers and sellers as needed. Ms. Calle is certified by the Affordable Housing Professionals of New Jersey.



Mary Alice Goss, Case Manager has been with CGP&H since 1999, coming to us with more than 12 years of prior supervisory experience with non-profits as well as a successful enterprise in international business to her role as Affordable Housing Case Manager. For the past 19 years, Mary Alice has been responsible for managing housing rehabilitation cases from application through construction in programs including but not limited to Lehigh County, Montgomery County, Norristown, the City of Passaic, Maplewood Township, Freehold Borough, and New Brunswick. She is also expert in recertifying existing tenants. Additionally, she is certified by the Affordable Housing Professionals of New Jersey.



David Landri, Case Manager, came to CGP&H with over 10 years of combined experience in case management and income certification in the fields of mental health, disaster recovery, and nonprofit social service assistance. He holds a Bachelor's degree in Psychology from Monmouth University and Mr. Landri spent three years providing case management for New Jersey Hurricane Sandy recovery programs, working directly with applicants through the eligibility determination process, developing comprehensive recovery plans, and supporting clients through the completion of residential construction projects. Mr. Landri joined CGP&H in 2016 and manages applicant pools, contractor records, and case files from application intake, through pre-construction to case completion. Additionally, he is certified by the Affordable Housing Professionals of New Jersey.



Jeff Fette, Program Inspector. Mr. Fette has is an experienced inspector with over 30 years of experience in the fields of construction and municipal code enforcement. He is a New Jersey licensed Construction Official, Building Subcode Official, Building Inspector (HHS), Fire Protection Inspector (ICS), Inspector of Hotels & Multiple Dwellings, and Mechanical Inspector (1 & 2 Family). Mr. Fette has served over 8 years as the Construction Official for Montvale Borough with full responsibility for a staff of eight including hiring, training, department budgeting and overseeing all construction activity in the borough. His experience includes zoning permit review, engineering reviews, field inspections, issuance of penalties, stop work orders, and certificates of occupancy. Mr. Fette's Construction official experience dates back to the year 2000 as he served as Construction Official for the Township of Frankford.



Stephanie Rubin, Administrative Assistant, provides administrative support to all staff at CGP&H. She graduated from the University of Delaware with a degree in Fine Arts and has extensive experience in graphic design, logistics and general office administration.

BOROUGH OF RIVER EDGE
RESOLUTION #20-159

RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN
FOR THE BOROUGH OF RIVER EDGE

WHEREAS, in accordance with applicable Council on Affordable Housing (“COAH”) regulations, the New Jersey Uniform Housing Affordability Controls (“UHAC”)(N.J.A.C. 5:80-26., et seq.), and the terms of a Settlement Agreement between the Borough of River Edge and Fair Share Housing Center (“FSHC”), which was entered into as part of the Borough’s Declaratory Judgment action entitled “In the Matter of the Borough of River Edge, County of Bergen, Docket No. BER-L-6292-15, which was filed in response to Supreme Court decision In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (“Mount Laurel IV”), the Borough of River Edge is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rehabilitation, are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 1, which encompasses the Borough of River Edge; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Borough of River Edge shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq.
- B. The Borough of River Edge has a Gap (1999-2015) and Prospective Need (2015-2025) affordable housing obligation. This Affirmative Marketing Plan shall apply to all developments that require an Affirmative Marketing Plan or will contain very low, low and moderate-income units, including those that are part of the Borough’s current Housing Element and Fair Share Plan, and those that may be constructed in future developments not contemplated in the Borough’s Housing Element and Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for identified rehabilitated rental units.
- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough of River Edge. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developer/seller/owner of the affordable unit(s).
- D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough, shall undertake all of the following strategies:
 1. Publication of one advertisement in a newspaper of general circulation within the housing region.
 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below.

- E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 in which the Borough is located and covers the entire period of deed restriction for each restricted housing unit.
- F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
1. All newspaper articles, announcements and requests for application for very low, low and moderate-income units shall appear in the Star Ledger.
 2. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper during the first week of the marketing program. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Borough's Administrative Agent.
 3. The advertisement shall include a description of the:
 - i. Location of the units;
 - ii. Direction of the units;
 - iii. Range of prices for the units;
 - iv. Size, as measured in bedrooms, of units;
 - v. Maximum income permitted to qualify for the units;
 - vi. Location of applications;
 - vii. Business hours when interested households may obtain an application; and
 - viii. Application fees.
 4. Newspaper articles, announcements and information on where to request applications for very low, low and moderate income housing shall appear in at least three locally oriented weekly newspapers within the region, one of which shall be circulated primarily in Bergen County and the other two of which shall be circulated primarily outside of Bergen County, but within the housing region.
 5. Advertisements will be broadcast on Spectrum Cable.

6. Applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
 - i. Borough Municipal Building
 - ii. Borough Public Library
 - iii. Borough Website
 - iv. Developer's Sales/Rental Office
 - v. Bergen County Administration Building

Applications shall be mailed by the Administrative Agent to the prospective applicants upon request. Locations of applications, brochures, and flyers to affirmatively market the program are listed in the attached Appendix.

7. Also, applications shall be made available at the developer's sales/rental office and shall be mailed to prospective applicants upon request. When on-line preliminary applications are utilized, if prospective applicants do not have internet access they will be given a phone number to call the Administrative Agent, who will then enter all pre-application information online during the phone call. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organization(s) in Bergen, Hudson, Passaic and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
 - i. Quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

Eastern Bergen County Board of Realtors (411 Rte. 17 South, Hasbrouck Heights, NJ 07604)

Sussex County Association of Realtors (115 DeMarest Rd., Sparta, NJ 07871)

Passaic County Board of Realtors (204 Berdan Ave., Wayne, NJ 07470)

Hudson County Board of Realtors (110a Meadowlands Pkwy., Ste. 103, Secaucus, NJ 07094)
 - ii. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies in the counties of Bergen, Hudson, Passaic and Sussex:

Welfare or Social Service Board

Office on Aging or Division of Senior Services

Housing Authority

Community Action Agencies

Community Development Departments

- iii. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all the major employers within the region as listed in the attached Appendix in accordance with the Region 1 Affirmative Marketing Plan.
- iv. The Administrative Agent will also provide specific direct notice to the following community and regional organizations whenever affordable housing units become available in the Borough to the organizations listed in the attached Appendix, including those listed below:

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203)

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

The Bergen County NAACP (P.O. Box 1136, Englewood, NJ 07631)

Bergen County Urban League (12 Tenafly Rd., Ste. 104, Englewood, NJ 07631)

Bergen County Housing Coalition (389 Main St., Hackensack, NJ 07601)

8. A random selection method to select occupants of very low, low and moderate income housing will be used by the Administrative Agent in conformance with N.J.A.C. 5:80-26.16(1). The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 1 comprised of Bergen, Hudson, Passaic and Sussex Counties.
9. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26.1, et seq.
10. Whenever appropriate, the Administrative Agent shall provide or direct qualified very low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

11. All developers/owners of very low, low and moderate income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

12. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary. Please note that in addition to complying with this Borough-wide Affirmative Marketing Plan that the Administrative Agent shall also review and approve a separate Affirmative Marketing Plan for every new affordable development in River Edge that is subject to N.J.A.C. 5:80-26.1 et seq. That document shall be completed by the owner/developer and will be compliant with the Borough's Affirmative Marketing Plan as presented herein, and incorporate development specific details and permitted options, all subject to the Administrative Agent's review and approval. The development specific affirmative marketing plans will use the standard form for Region 1, which is included in the attached Appendix.

13. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq. and the Order granting the Borough a Final Judgment of Compliance and Repose.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk

AFFIRMATIVE FAIR HOUSING MARKETING PLAN For Affordable Housing in (REGION 1)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number Randall M. Gottesman, P.P. Community Grants, Planning & Housing 1249 South River Road, Suite 301 Cranbury, NJ 08512 609-642-4855		1b. Development or Program Name, Address _____ _____ _____	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From _____ To _____	1e. State and Federal Funding Sources (if any) _____ _____	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: _____ Occupancy: _____		
1h. County Bergen, Hudson, Passaic, Sussex		1i. Census Tract(s): _____	
1j. Managing/Sales Agent's Name, Address, Phone Number _____ _____ _____			
1k. Application Fees (if any): _____			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

<p>Describe the random selection process that will be used once applications are received.</p> <p>I. RENTAL PROCESS:</p> <p>A. An initial deadline date, no less than 60 days after the start of the marketing process, will be established. All of the preliminary applications received by the Administrative Agent, on or before the initial deadline date, shall be deemed received on that date.</p> <p>B. Households that apply for very low-income housing will be prescreened by the Administrative Agent for preliminary income eligibility by comparing their total income and household size to the very low-income limits pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27-D-304 ("NJFHA"). Households that apply for low and moderate-income housing will be prescreened by the Administrative Agent for preliminary income eligibility by comparing their total income and household size to the low and moderate-income limits pursuant to the Uniform Housing Affordability Controls, 5:80-26.1 et seq. ("UHAC"). All households will be notified as to their preliminary status.</p> <p>C. A drawing will be held under the direction of the Administrative Agent to determine the priority order of the pre-qualified applications received on or before the initial deadline date. All preliminary applications received after the initial deadline, will be processed on a "first come, first served" basis.</p> <p>D. In order to ensure an adequate supply of qualified applicants, the advertising phase will continue until there are at least ten (10) pre-qualified applicants for each low and moderate-income unit available, or until all of the low and moderate-income units within the development have been rented.</p>
--

- E. Final applications will be mailed by the Administrative Agent to an adequate number of pre-qualified applicants, in priority order, for each available very low, low and moderate-income unit. The final application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets.
 - F. Completed final applications will be forwarded to the Administrative Agent. The Administrative Agent will make a determination as to their eligibility for a low or moderate-income unit. Applicants will receive a letter from the Administrative Agent with respect to the status of their application each time a review is performed.
 - G. At the same time, applicants will also be subject to any criteria set forth by the Owner, pursuant to the Tenant Selection Criteria. The criteria shall comply with all fair housing standards and be set forth in a policy statement made available to all applicants in the leasing office. The Owner will be responsible for the assessment of all criteria beyond the income and household size criteria set forth above.
 - H. Subsequent to the initial rent-up period, a list of pre-qualified applicants will be maintained by the Administrative Agent for each type of very low, low and moderate-income unit.
2. NEW SALE PROCESS:
- A. An initial deadline date, no less than 60 days after the start of the marketing process, will be established. All of the preliminary applications received by the Administrative Agent, on or before the initial deadline date, shall be deemed received on that date.
 - B. Households that apply for low and moderate -income housing will be prescreened by the Administrative Agent for preliminary income eligibility by comparing their total income and household size to the low and moderate-income limits adopted by COAH or its successors and other program restrictions that may apply. All households will be notified as to their preliminary status.
 - C. A drawing will be held under the direction of the Administrative Agent to determine the priority order of the pre-qualified applications received on or before the initial deadline date. All preliminary applications received after the initial deadline will be processed on a "first come, first served" basis after the applicants who were in the initial random selection.
 - D. In order to ensure an adequate supply of qualified applicants, the advertising phase will continue until there are at least ten (10) pre-qualified applicants for each low and moderate-income unit available, or until all of the low and moderate-income units within the development have been sold.
 - E. Final applications will be mailed by the Administrative Agent to an adequate number of pre-qualified applicants, in priority order, for each available low and moderate-income unit. The final application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets.
 - F. Completed final applications will be forwarded to the Administrative Agent. The Administrative Agent will make a determination as to their eligibility for a low or moderate-income unit. Applicants will receive a letter from the Administrative Agent with respect to the status of their application each time a review is performed.
 - G. When submitting final applications, applicants will also be asked to provide a pre-qualification letter from a qualified lending institution.
 - H. Certified applicants will be given fifteen (15) days to sign a sales agreement with the developer. Mortgage contingencies may not be an acceptable term of the agreement.
 - I. The sales agreement may also limit closing to a reasonable time to be approved by the Administrative Agent in advance of the process.

3. RESALE PROCESS:

- A. The Seller submits a Preliminary Notice with a copy of their recorded deed in order to determine the maximum resale price
- B. We will respond to the Seller in writing, explaining some of the details of the process and informing the Seller of the Maximum Sales Price (based on the change in median income as set forth by the New Jersey Dept. of Community Affairs) as well as the Maximum Income allowed for potential purchasers, as adjusted for family size.
- C. We will also send a "Notice of Availability" to households on our waiting list for an affordable home of the same size and income category. We will include about 20 copies of Preliminary Applications, specifically marked with the address of the affordable home at the top, to the Seller. The Notice will ask interested households to contact the Seller or their agent, directly, to make an appointment to see the affordable home within a two-week time frame. The Seller may want to prepare a flyer for us to distribute with our notice of availability. We reserve the right to limit the number of notices that are mailed, based on the chronological order in which the prequalified applications were received. If the notices are limited in this way, applicants receiving notices will have a priority over those who do not.
- D. With permission of the Seller, we automatically place a notification of the availability on NJHRC.gov. The Seller or their agent may also want to advertise. Ads should include the "Equal Housing Opportunity" logo and should be sent to the Administrative Agent for review prior to distribution.
- E. The Seller or their agent, upon showing the home, provides potential buyers with a copy of the Preliminary Application (which may be duplicated if necessary). All interested parties must receive a specially marked Preliminary Application, whether or not they have already submitted an application to the Administrative Agent or are on the waiting list. Also, the Seller or their agent must keep a record of the name, address and telephone number of everyone who viewed the home.
- F. At the end of the two-week time period, the Administrative Agent collects all of the Preliminary Applications submitted for a particular home. They are prioritized on the basis of a blind selection process or lottery. Preference may be given to households that can utilize all of the bedrooms, as well as handicap accommodations, when applicable.
- G. The first two applicants on the prioritized list are sent a letter which requires them to complete a final application within seven days.
- H. When an applicant is approved, the Seller may begin to negotiate a contract with the potential Buyer at this time, but there must be a contingency clause in the contract which voids the contract, without penalty to the Buyer, if the potential Buyer is not able to obtain financing within 30 days.
- I. The remaining applicants are maintained on the waiting list for this home or other homes in the same size and income categories. In the event that the potential Buyer is not able and/or willing to purchase the affordable home, the next applicant on the prioritized list is notified pursuant to the process described above.
- J. When an applicant is in second priority position to purchase an affordable home (the original home), and another home of the same size and type in the same municipality (the next home) becomes available within 90 days of the lottery date of the original home, the applicant will have the option to transfer priority from the original home to the next home. The following conditions will apply: This opportunity only applies to the next home of the same bedroom number and income category as the original home that becomes available within the 90-day period. This offer will be made only one time and only for the next home. It does not apply to other similar homes that become available. The applicant must have completed a final application and be pre-qualified for the original home in order to be considered. The applicant will be notified by phone that an alternate home is available. The applicant will then have 3 business days in which to view the next home and make the determination if he/she would like to pursue that purchase. If so, the applicant would relinquish the secondary priority position for the original home. Once the decision to transfer to the next home is made, the applicant cannot be reinstated to the secondary position for the original home if he/she is unable or unwilling to purchase the next home. Conversely, once the decision is made to remain in the secondary position for the original home, the applicant cannot then transfer to the next home if he/she is unable or unwilling to purchase the original home.

- K. The Seller must sell the affordable home with the same or comparable appliances and amenities that were in the home when it was first sold as an affordable home.
- L. The Seller may NOT charge more than the Maximum Selling Price for any reason, except the addition of a room, the installation of central air conditioning (where there was none before) or comparable upgrade, but ONLY with prior written approval from us. For the most part, condominiums in this program are NOT eligible for such upgrades and/or adjustments to the selling price. The cost of broker fees; municipal inspections and required repairs that may be necessary to receive a Certificate of Occupancy; new appliances, carpeting or other flooring upgrades; and decorating and remodeling projects are NOT eligible costs for an increase in the Maximum Sales Price.
- M. A copy of the Sales Contract must be submitted to the Administrative Agent prior to closing.
- N. During the final stages of the process, it will be necessary for the Buyer to make arrangement for the Affordable Housing Agreement and Mortgage Note to be satisfied with respect to the Seller and new documents filed with respect to the Buyer. The Administrative Agent typically provides the Buyer's attorney with the name and phone number of the attorney who can address these issues.
- O. A copy of the HUD Closing Statement or Closing Disclosure form required by the TILA-RESPA Integrated Disclosure Rule, as appropriate, must be submitted to the Administrative Agent after the sale of the home.
- P. Note: We do not guarantee that the Buyer can sell an affordable home for the Maximum Sales Price. An affordable home is also susceptible to market conditions, and the Fair Market Value of an affordable home may be lower than the Maximum Selling Price. In this case, the Seller may not be able to sell the home for more than its Fair Market Value
- Q. This outline is meant to describe the process utilized prior to the expiration of the deed restrictions. It is not meant to be a legal representation of the rights or responsibilities of any party, nor is it meant to modify the Affordable Housing Agreement, Mortgage Note or other Deed Restrictions. Buyers and Sellers are encouraged to seek legal counsel for specific questions in this regard.
- R. The Administrative Agent is available to both the Seller and the Buyer throughout the process to answer any questions that they may have.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

3b. HOUSING RESOURCE CENTER (www.nihousing.gov) A free, online listing of affordable housing

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 1			
Web Listings			
<input checked="" type="checkbox"/>	During affirmative marketing period	www.NJHRC.gov	Entire State
<input checked="" type="checkbox"/>	During affirmative marketing period	www.riveredgenj.org	Entire State
<input checked="" type="checkbox"/>	During affirmative marketing period	www.affordablehomesnewjersey.com	All of Region 1
Daily Newspaper			

X	Once at the start of the affirmative marketing process and on as needed basis	Star-Ledger	Northern and Central New Jersey
---	---	-------------	---------------------------------

TARGETS PARTIAL HOUSING REGION 1

Daily Newspaper

X	Once at the start of the affirmative marketing process and on as needed basis	Record, The	Bergen
X	Once at the start of the affirmative marketing process and on as needed basis	Jersey Journal	Hudson
X	Once at the start of the affirmative marketing process and on as needed basis	Pascack Valley Community Life	Bergen
X	Once at the start of the affirmative marketing process and on as needed basis	Herald News	Passaic
X	Once at the start of the affirmative marketing process and on as needed basis	New Jersey Herald	Sussex

TARGETS PARTIAL HOUSING REGION 1

<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	NYC Metropolitan Area
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	NYC Metropolitan Area
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	NYC Metropolitan Area
<input type="checkbox"/>		13 Wpix, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	NYC Metropolitan Area
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	New Jersey

<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	Hudson Valley
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	Northern New Jersey, Various ethnic
<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	NYC Metropolitan Area, Spanish-language
TARGETS PARTIAL HOUSING REGION 1			
<input type="checkbox"/>		8 WTNH Wtnh Broadcasting, Inc. (LIN TV Corp.)	Bergen
<input type="checkbox"/>		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
<input type="checkbox"/>		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
<input type="checkbox"/>		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		32 WXNY-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
<input type="checkbox"/>		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
<input type="checkbox"/>		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Hudson
<input type="checkbox"/>		34 WPXO-LP Paxson Communications License Company, Llc	Hudson
<input type="checkbox"/>		42 WKOI-LP Nave Communications, Llc	Hudson (Christian)
<input type="checkbox"/>		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Sussex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Sussex
<input type="checkbox"/>		23 W23AZ Centenary College	Sussex
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Sussex

<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Sussex
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Sussex
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Sussex
<input type="checkbox"/>		64 WQPX Paxson Communications License Company, Llc (Ion Media Networks)	Sussex
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1			
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Spectrum Cable	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen

<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
AM			
<input type="checkbox"/>		WFAN 660	

<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBSL 107.5	
TARGETS PARTIAL HOUSING REGION 1			
AM			
<input type="checkbox"/>		WEEX 1230	Bergen
<input type="checkbox"/>		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
<input type="checkbox"/>		WMCA 570	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WNYC 820	Bergen, Hudson, Passaic

<input type="checkbox"/>		WRKL 910	Bergen, Hudson, Passaic (Polish)
<input type="checkbox"/>		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WINS 1010	Bergen, Hudson, Passaic
<input type="checkbox"/>		WEPN 1050	Bergen, Hudson, Passaic
<input type="checkbox"/>		WVNJ 1160	Bergen, Hudson, Passaic
<input type="checkbox"/>		WLIB 1190	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WADO 1280	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
<input type="checkbox"/>		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
<input type="checkbox"/>		WQEW 1560	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRL 1600	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRU 1660	Bergen, Hudson, Passaic (Korean)
<input type="checkbox"/>		WMTR 1250	Passaic
<input type="checkbox"/>		WGHT 1500	Passaic
<input type="checkbox"/>		WNNJ 1360	Sussex
FM			
<input type="checkbox"/>		WSOU 89.5	Bergen, Hudson
<input type="checkbox"/>		WCAA 105.9	Bergen, Hudson (Latino)
X		WBGO 88.3	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFDU 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WKCR-FM 89.9	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic

<input type="checkbox"/>		WPSC-FM 88.7	Passaic
<input type="checkbox"/>		WRHV 88.7	Passaic
<input checked="" type="checkbox"/>		WNJP 88.5	Sussex
<input type="checkbox"/>		WNTI 91.9	Sussex
<input type="checkbox"/>		WCTO 96.1	Sussex
<input type="checkbox"/>		WSUS 102.3	Sussex
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex
<input type="checkbox"/>		WDHA -FM 105.5	Sussex
<input type="checkbox"/>		WHCY 106.3	Sussex
<input type="checkbox"/>		WWYY 107.1	Sussex

3c. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
--	----------------------	---------------	--

TARGETS ENTIRE HOUSING REGION 1

Bi-weekly

<input type="checkbox"/>		Al Manassah		Arab-American
--------------------------	--	-------------	--	---------------

Monthly

<input checked="" type="checkbox"/>	Once at the start of the affirmative marketing process	Sino Monthly	North Jersey/NYC area	Chinese-American
-------------------------------------	--	--------------	-----------------------	------------------

TARGETS PARTIAL HOUSING REGION 1

Daily

<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
--------------------------	--	----------	---	---------------------

Weekly

<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
<input checked="" type="checkbox"/>	Monthly, during the initial rent-up	Reporte Hispano	Regional	Spanish-Language

<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lyndenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community

3d. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)

DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION
Hudson County		
X	A flyer and Preliminary Application will be mailed to all of the employers below once at the start of the affirmative marketing process	United Parcel Service Inc. NY Corp 492 County Ave, Secaucus
X		USPS 80 County Road, Jersey City
X		Liz Claiborne Inc 1 Claiborne Ave, North Bergen
X		Maxim Staffing Solutions 26 Journal Square, Jersey City
X		Ritter Sysco Food Service 20 Theodore Conrad Dr. Jersey City
X		Jersey City Medical Center Inc. 50 Grand St, Secaucus
X		Marsh USA Inc. 121 River St, Hoboken
X		National Retail Systems Inc. 2820 16th St North Bergen
X		Community Corrections Corp Lincoln Hwy Kearny
X		Marine Personnel & Provisioning Inc. 1200 Harbor Blvd Weehawken
X		Port Authority of NY and NJ 241 Erie St. Jersey City and 120 Academy St. Jersey City
X		Christ Hospital Health Service 176 Palisade Ave, Jersey City
X		Bayonne Hospital 29th Street and Ave E, Bayonne
X		Salson Logistics Inc. 2100 88th St. and 7373 West Side Ave, North Bergen, NJ
X		National Financial Service 1000 Plaza, Jersey City
X		Fleet NJ Company Development Corp. 10 Exchange Place, Jersey City

X		Maidenform Inc	154 Ave E, Bayonne
X		Lord Abbett & Company	90 Hudson City, Jersey City
X		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
X		Port Imperial Ferry Corp.	Pershing Rd Secaucus
X		Hudson News	1305 Paterson Plank Rd, North Bergen
X		Palisades General Hospital	7600 River Rd North Bergen, NJ
X		Equiserve Inc.	525 Washington Blvd Jersey city
X		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
X		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
X		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
X		Bowne Business Communications Inc.	215 County Ave Secaucus
X		North Hudson Community Action Corp.	5301 Broadway West New York 07093
X		Goya Foods Inc.	100 Seaview Dr. Secaucus

Bergen County			
X		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
X		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee
X		Cristi Cleaning Service	77 Trinity Pl, Hackensack, NJ 07601
X		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
X		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
X		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
X		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
X		AT&T	15 E Midland Ave Paramus
X		Englewood Hospital and Medical Center	350 Engle St. Englewood
X		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
X		Holy Name Hospital	718 Teaneck Road Teaneck
X		Doherty Enterprises Inc	7 Pearl Ct Allendale
X		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
X		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
X		Howmedica Osteonics Corp	59 Route 17 Allendale
X		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes

Passaic County			
X		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
X		Acme Markets	467 AllWood Rd Clifton, NJ 07012
X		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
X		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403
X		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
X		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
X		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
X		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
X		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
X		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
X		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
X		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470

Sussex County			
X		Selective Insurance	40 Wantage Ave, Branchville, NJ
X		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
X		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
X		County of Sussex	One Spring Street, Newton, NJ 07860
X		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
X		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
X		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
X		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
X		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
X		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ

3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)	Region	All	A flyer and Preliminary Application will be mailed to all of the community groups below
New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775,	Region	All	

Brigantine, NJ 08203)			once at the start of the affirmative marketing process and as needed
The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)	Region	All	
The Bergen County NAACP (P.O. Box 1136, Englewood, NJ 07631)	Region	All	
Bergen County Urban League (12 Tenafly Rd., Ste. 104, Englewood, NJ 07631)	Region	All	
Bergen County Housing Coalition (389 Main St., Hackensack, NJ 07601)	Region	All	

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:		
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)		
	BUILDING	LOCATION
<input type="checkbox"/>	Danforth Memorial Library	250 Broadway, Paterson, NJ 07501
<input type="checkbox"/>	Johnson Free Public Library	274 Main Street, Hackensack, NJ 07601
<input type="checkbox"/>	Hudson County Library	25 Journal Square, Jersey City, NJ 07306
<input type="checkbox"/>	Sussex County Main Library	125 Morris Turnpike, Newton NJ 07860
<input type="checkbox"/>	County of Sussex	One Spring Street, Newton, NJ 07860
<input type="checkbox"/>	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306
<input type="checkbox"/>	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632
<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)		
Borough of River Edge 705 Kinderkamack Road River Edge, New Jersey 07661 Phone: 201-599-6303		
River Edge Public Library 685 Elm Avenue River Edge, NJ 07661		
4c. Sales/Rental Office for units (if applicable) N/A		

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's substantive certification and/or Fair Share obligation.

Name (Type or Print)

Title/Municipality

Signature

Date

BOROUGH OF RIVER EDGE
RESOLUTION #20-160

RESOLUTION OF THE COUNCIL OF THE BOROUGH OF RIVER EDGE APPROVING THE
BOROUGH'S SPENDING PLAN FOR ITS AFFORDABLE HOUSING TRUST FUND IN
ACCORDANCE WITH THE BOROUGH'S THIRD ROUND AFFORDABLE HOUSING
OBLIGATIONS

WHEREAS, the Borough of River Edge established an affordable housing trust fund in 2009 and will adopt a development fee ordinance to generate revenues for this fund as required by the Council on Affordable Housing's ("COAH") Second Round Rules N.J.C. 5:93 and in accordance with the Borough's June 24, 2019 Settlement Agreement with Fair Share Housing Center; and

WHEREAS, the Borough's affordable housing trust fund is required to support the Borough's various affordable housing programs, including its Third Round rehabilitation obligation, as set forth in the Borough's Housing Element and Fair Share Plan; and

WHEREAS, a municipality with an affordable housing trust fund should receive approval of a Spending Plan by COAH or the Court prior to making any expenditures from its affordable housing trust fund; and

WHEREAS, the Borough of River Edge has prepared a Spending Plan consistent with P.L. 2008, c. 46, COAH regulations and the Settlement Agreement entered into between the Borough and Fair Share Housing on June 24, 2019.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey as follows:

1. It approves the Spending Plan that is attached hereto as Exhibit A, and requests that the Court review and approve the Borough's Spending Plan so that it can expend funds in its affordable housing trust fund.
2. The Mayor and all other officials of the Borough of River Edge are hereby directed and authorized to take any and all necessary and appropriate actions to carry out the subject and intent of this Resolution.
3. This Resolution shall take effect immediately upon passage and publication in accordance with law, if required.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk

Borough of River Edge
Affordable Housing Trust Fund Spending Plan

INTRODUCTION

The Borough of River Edge (hereinafter the "Borough"), Bergen County, has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (FHA) (N.J.S.A. 52:27D-301) the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:91-1 et seq. and N.J.A.C. 5:93-1 et seq.) and the settlement agreement entered into between Fair Share Housing Center ("FSHC") and the Borough on June 24, 2019. The Borough established an affordable housing trust fund in 2009 and will adopt a development fee ordinance in 2020 as a revenue source for the trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees will be deposited in this separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

It is anticipated that during the period of 2020 to 2025, which is the period that the Borough will have a Third Round Judgment of Compliance and Repose (hereinafter "Third Round JOR"), the Borough will add an additional \$97,226.90 to its Affordable Housing Trust Fund. This is detailed below.

(a) Development fees: The Borough anticipates it will collect \$95,790.05 in development fees between June 1, 2020 and December 31, 2025 based on the following assumptions:

1. *Residential Development Fees*: Beginning in 2021, the Borough anticipates it will collect \$8,548.86 per year in residential fees based on residential certificates of occupancy issued and building department data since 2010.
2. *Non-Residential Development Fees*: Beginning in 2021, the Borough anticipates it will collect \$10,609.15 per year in non-residential development fees based on non-residential development since 2010.

- (b) Payment in lieu (PIL): The Borough of River Edge does not currently anticipate the contribution of any payments in lieu toward the municipal Affordable Housing Trust Fund during the period of its Third Round JOR.
- (c) Other Funds: The Borough of River Edge does not currently anticipate the contribution of any other funds toward the municipal Affordable Housing Trust Fund during the period of its Third Round JOR.
- (d) Projected interest: It is estimated that the Borough will collect approximately \$1,437 in interest from 2021 to 2025.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND 2020 THROUGH 2025						
	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:	\$0.00	\$19,158.01	\$19,158.01	\$19,158.01	\$19,158.01	\$19,158.01	\$95,790.05
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(c) Other Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(d) Interest	\$0.00	\$287.37	\$287.37	\$287.37	\$287.37	\$287.37	\$1,436.85
Total	\$0.00	\$19,445.38	\$19,445.38	\$19,445.38	\$19,445.38	\$19,445.38	\$97,226.90

In sum, the Borough of River Edge projects a total of \$97,226.90 in revenue to be collected between June 1, 2020 and December 31, 2025 available to fund and administer the Borough's affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough:

- (a) Collection of development fee revenues: Collection of development fee revenues shall be consistent with River Edge's development fee ordinance for both residential and non-residential developments in accordance with applicable COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.8), and as may be amended.
- (b) Distribution of development fee revenues: A request for the expenditure of development fee revenues will be submitted to the Chief Financial Officer ("CFO") of River Edge. Requests for expenditure of funds may come from administrative agencies, developers, contractors, or other entities engaged in the development or rehabilitation of affordable housing in River Edge. The CFO will review the request in the context of the Borough's Spending Plan, and, if deemed a valid utilization of development fee funds, will submit a report and request for approval to River Edge's governing body. If approved by the governing body, the funds will be distributed by the CFO.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

- (a) Rehabilitation. The Borough has a rehabilitation obligation of 6 units. In order to address its rehabilitation obligation, the Borough will participate in the Bergen County Home Improvement Program (BCHIP) – or hire a separate entity – and will utilize funds from the Borough's affordable housing trust fund to help fund these programs. The Borough will commit an average of \$18,000 per unit, consistent with COAH's Round 2 rules. This will require a total affordable housing trust fund contribution of approximately \$108,000.

COAH's rules require municipalities to set aside sufficient funds to address one-third of their rehabilitation obligation within one year of approval of their plan. In addition, municipalities are required to set aside sufficient funds to address one-sixth of their rehabilitation obligation each subsequent year of the substantive certification period. As such, the Borough will set aside at least \$36,000 for the first year following the granting of a JOR, and in accordance with the expenditure table below for each subsequent year following the granting of a JOR until the rehabilitation obligation is addressed.

(b) Affordability Assistance. Pursuant to N.J.A.C. 5:93-8.16(c), the Borough will commit to spend at least 30% of any surplus revenues collected from development fees not allocated to rehabilitation expenditures towards affordability assistance to low- and moderate-income households. As shown in the table below, the Borough does not anticipate collecting revenues sufficient to support an affordability assistance program. Should surplus funds become available, the Borough's affordability assistance program will include down payment assistance, special condominium fees and assessment assistance, emergency repair assistance, emergency/hardship mortgage payment assistance, and rental assistance.

Actual development fees + interest through 12/31/19		\$0.00
Development fees projected 6/1/20-12/31/25	+	\$95,790.05
Interest projected 1/1/20-12/31/25	+	\$1,436.85
Less rehab & housing activity expenditures through 12/31/19	-	\$0.00
Total	=	\$97,226.90
30 percent requirement	x 0.30 =	\$0.00 ⁽¹⁾
Less affordability assistance expenditures through 12/31/19	-	\$0.00
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2020-12/31/2025	=	\$0.00
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2020-12/31/2025	÷ 3 =	\$0.00

(1) The anticipated revenues are less than the cost of the Borough's rehabilitation program. As such, there is no anticipated additional funding available.

(c) Administrative Expenses. Per N.J.A.C. 5:93-8.16(e), no more than 20% of surplus revenues collected from development fees not allocated to the Borough's rehabilitation program shall be expended on administration. Administrative expenditures, subject to the 20% cap, include the salaries and benefits for municipal employees and consultant fees necessary to develop or implement the following:

1. An updated Housing Element and Fair Share Plan.
2. A rehabilitation program.
3. An affirmative marketing program.
4. An affordability assistance program.
5. Other affordable housing activities that do not involve litigation.

Actual development fees + interest through 12/31/19		\$0.00
Development fees projected 6/1/20-12/31/25	+	\$95,790.05
Interest projected 6/1/20-12/31/25	+	\$1,436.85
Less RCA expenditures through 12/31/19	-	\$0.00
Total	=	\$97,226.90
20 percent requirement	x 0.20 =	\$0.00 ⁽¹⁾
Less administrative expenditures through 12/31/19	-	\$0.00
PROJECTED MAXIMUM Administrative Expenses Requirement 1/1/2018-12/31/2025	=	\$0.00

(1) The anticipated revenues are less than the cost of the Borough's rehabilitation program. As such, there is no anticipated additional funding available.

4. EXPENDITURE SCHEDULE

The Borough intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

PROJECTS/PROGRAMS	Number of Units Projected	PROJECTED EXPENDITURE SCHEDULE 2020 - 2025					Total	
		2020	2021	2022	2023	2024		2025
Rehabilitation	6	\$0.00	\$36,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$108,000.00
Affordability Assistance		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$0.00	\$36,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$108,000.00

5. EXCESS OR SHORTFALL OF FUNDS

The Borough anticipates generating revenues less than the cost to administer its rehabilitation program. The Borough will cover this shortfall of approximately \$10,773 through bonding as determined to be necessary. In the event there are any excess funds, such funds will be allocated toward the Borough's affordability assistance requirement, administrative costs and/or to address a portion of its Third Round Unmet Need.

SUMMARY

The Borough of River Edge intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the Borough's Housing Element and Fair Share Plan.

The Borough of River Edge anticipates collecting a total of \$97,226.90 in development fees and interest to support its affordable housing trust fund. During the period of the Borough's Third Round JOR through 2025, the Borough will agree to dedicate its trust fund to support its rehabilitation program and will fund the difference between the cost of the program and any revenue shortfall. Should any surplus funds become available, such funds will be allocated to the Borough's affordability assistance program, administrative costs and/or to address a portion of the Borough's Third Round Unmet Need.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2019	\$0.00
PROJECTED REVENUE 6/1/2020-12/31/2025	
Development fees	+ \$95,790.05
Payments in lieu of construction	+ \$0.00
Other funds	+ \$0.00
Interest	+ \$1,436.85
SUBTOTAL REVENUE	= \$97,226.90
TOTAL REVENUE	= \$97,226.90
EXPENDITURES	
Funds used for Rehabilitation	- \$108,000.00
Affordability Assistance	- \$0.00
Administration	- \$0.00
TOTAL PROJECTED EXPENDITURES	= \$108,000.00
BOROUGH FUNDING OF REVENUE	= \$10,773.10
SHORTFALL	
REMAINING BALANCE	= \$0.00

BOROUGH OF RIVER EDGE
RESOLUTION #20-161

RESOLUTION OF THE BOROUGH OF RIVER EDGE COUNCIL ADOPTING A
REHABILITATION PROGRAM MANUAL

WHEREAS, the Mayor and Council of the Borough of River Edge intends to implement the Borough's Third Round Housing Plan Element and Fair Share Plan consistent with the terms of a Settlement Agreement reached between the Borough and Fair Share Housing Center, in the Matter of the Borough of River Edge, County of Bergen, Docket No. BER-L-6292-15 regarding In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) ("Mount Laurel IV"); and

WHEREAS, in accordance with the regulations of N.J.A.C. 5:93-5.2, et seq. and the terms of the settlement agreement identified above, the Borough of River Edge is required to adopt a rehabilitation program manual to guide the administration of the Borough's housing rehabilitation program to meet its rehabilitation obligation for the Third Round.

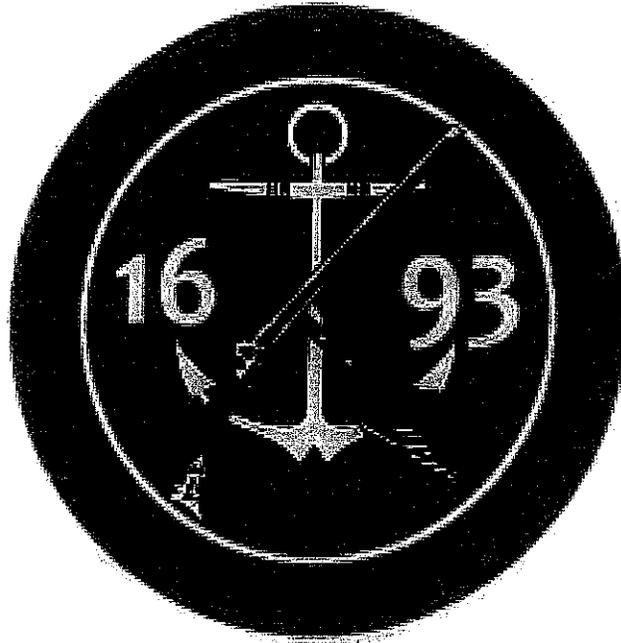
NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, hereby adopts the Rehabilitation Program Manual dated June 1, 2020.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this th day of , 2020..

Stephanie Evans, Borough Clerk



BOROUGH OF RIVER EDGE
HOUSING REHABILITATION PROGRAM
POLICIES AND PROCEDURES MANUAL

JUNE 1, 2020

This document was duly adopted by the Borough Council of the Borough of River Edge at their public hearing held on _____.



BURGIS
ASSOCIATES, INC.

Table of Contents

SECTION I. ELIGIBLE PARTICIPANTS	1
Categories of Participants	1
Income Limits for Participation	2
Program Area	2
Certification of Substandard	2
SECTION II. AVAILABLE BENEFITS	2
Program Financing	2
Program Affordability Controls	3
Owner-occupied Affordability Controls	3
Renter-occupied Affordability Controls	3
Subordination	3
SECTION III. ELIGIBLE PROPERTY IMPROVEMENTS.....	3
Eligible Improvements	3
Ineligible Improvements	4
Rehabilitation Standards	4
Certification of Standard	4
Emergency Repairs	5
SECTION IV. OVERVIEW OF ADMINISTRATIVE PROCEDURES.....	5
Application/Interview	5
Income Eligibility and Program Certification	5
Housing Inspection/Substandard Certification	6
Ineligible Properties	6
Cost Estimate	7
Contractor Bidding Negotiations	7
Contract Signing/Pre-Construction Conference	8
Progress Inspections	8
Change Orders	8
Payment Schedule	8
Appeal Process	9
Final Inspection	9
Record Restricted Covenant and Mortgage Documentation	9
File Closing	9
SECTION V. PROCEDURE FOR INCOME-ELIGIBILITY CERTIFICATION	9
Complete a Household Eligibility Determination Form	9
Income	11
Not Income	11
Student Income	12
Income from Real Estate	12
Records Documenting Household Composition and Circumstances	12
Certify	12
Appeals	13
SECTION VI. CONTRACTOR RELATED PROCEDURES	13
Contractor Selection	13
Number of Proposals Required	13
Contractor Requirements	14
SECTION VII. MAINTENANCE OF RECORDS	14

Files To Be Maintained on Every Applicant	14
Files of applicants approved for the program will also contain the following additional documentation:.....	14
For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:.....	14
Rehabilitation Log	15
Monitoring	15
SECTION VIII. PROGRAM MARKETING	15

INTRODUCTION

This Rehabilitation Program Operating Manual has been prepared to assist in the administration of the Borough of River Edge Rehabilitation Program. It will serve as a guide to the program staff and applicants.

This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the rehabilitation process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, cost estimating, contract payments, record keeping and overall program administration.

The following represents the procedures developed to offer an applicant the opportunity to apply to the program.

Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit with regard to race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments.

For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or <http://www.state.nj.us/lps/dcr/index.html>.

SECTION I. ELIGIBLE PARTICIPANTS

Categories of Participants

Both owner-occupied and renter-occupied housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard. Owners of rental properties do not have to be low- or moderate-income households. If a structure contains two or more units and an owner, who is not income eligible, occupies one unit funding may be provided for the rehabilitation of the rest of the units if income-eligible households occupy those units. Rents must be affordable to low- or moderate-income households after rehabilitation. The lien/mortgage will be "perpetual" in nature in instances where the landlord does not reside at the unit. In all other housing rehabilitation projects, the mortgage/lien will be "forgivable" after a period of ten (10) years.

Income Limits for Participation

The occupants of the units must have incomes that fall within the income guidelines established for Region 1 by the Council on Affordable Housing (COAH) and the Housing Professional of New Jersey (AHPNJ) or New Jersey Superior Court.

For owner-occupied units, the carrying costs of the unit (taxes, mortgage, insurance, including the rehabilitation repayment mortgage) should meet COAH criteria (less than 33% of gross income for families, less than 40% of gross income for seniors).

Program Area

This is a municipal-wide program. The rehabilitation property must be located in the Borough of River Edge.

Certification of Substandard

The purpose of the program is to bring substandard housing up to code. Substandard units are those units requiring repair or replacement of at least one major system. A major system is any one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems
7. Lead paint abatement
8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

Code violations will be determined by an inspection conducted by a licensed inspector.

SECTION II. AVAILABLE BENEFITS

Program Financing

Up to \$18,000.00 per unit may be available for improvements to eligible owner-occupied and renter-occupied units. An amount greater than \$18,000.00 may be expended depending upon the nature and need for additional funding in an amount not to exceed \$23,000.00, including program costs, at the discretion of the Borough. Financing will be in the form of a 0% interest loan which will be forgivable after ten (10) years. In the event the unit is sold before ten years, the loan shall be paid back in full.

Program Affordability Controls

Ten-year controls on affordability on both owner-occupied units and rental units are required.

Owner-occupied Affordability Controls

On owner-occupied units, the controls on affordability may be in the form of a lien.

Renter-occupied Affordability Controls

For rental units, the controls on affordability shall be in the form of a deed restriction and may also include a lien. If a unit is vacant upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate- income household at an affordable price and affirmatively marketed pursuant to the N.J.A.C. 5:97-9. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.

Subordination

The Borough of River Edge may agree to subordination of a loan if the mortgage company supplies an appraisal showing that the new loan plus the balance on the old loan does not exceed 95% of the appraised value of the unit. Additionally, for an owner-occupied unit, the household must be re-certified as low- or moderate-income.

SECTION III. ELIGIBLE PROPERTY IMPROVEMENTS

Eligible Improvements

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs.

At least one major system must be replaced or included in the repairs, which include one of the following:

- Roof
- Plumbing (including wells)
- Heating
- Electrical
- Sanitary plumbing (including septic systems)
- Load bearing structural systems
- Lead paint abatement

- Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

The related work may include, but not be limited to the following:

- Interior trim work,
- Interior and/or exterior doors
- Interior and/or exterior hardware
- Window treatment
- Interior stair repair
- Exterior step repair or replacement
- Porch repair
- Wall surface repair
- Painting
- Exterior rain carrying system repair

Ineligible Improvements

Work not eligible for program funding includes but is not limited to luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited. Rehabilitation work performed by property owners shall not be funded under this program.

Rehabilitation Standards

Upon rehabilitation, housing deficiencies shall be corrected and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28. For construction projects that require the issuance of a construction permit pursuant to the Uniform Construction Code, the unit must also comply with the requirements of the Rehabilitation Subcode (N.J.A.C. 5:23-6). In these instances, the more restrictive requirements of the New Jersey State Housing Code or the Rehabilitation Subcode shall apply. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval pursuant to the Uniform Construction Code.

Certification of Standard

All code deficiencies noted in the inspection report must be corrected and rehabilitated units must be in compliance with the standards proscribed in the sub-section above upon issuance of a certificate of completion or occupancy. The licensed inspector must certify any structure repaired in whole or in part with rehabilitation funds to be free of any code violations.

Emergency Repairs

A situation relating to a safety and/or health hazard for the occupants would constitute an emergency. A municipal inspector will confirm the need for such work. In emergency cases, the formal solicitation process will not be followed. A minimum of three (3) estimates will be obtained when possible for the "emergency" work. However, eligibility, as stated in Section I, subsection B, must be determined prior to soliciting estimates. Application for additional non-emergency work may be made in accordance with the procedures outlined in this Operating Manual. The funding for the emergency work and any additional rehabilitation may not exceed the program financing provisions in Section II.

SECTION IV. OVERVIEW OF ADMINISTRATIVE PROCEDURES

Application/Interview

Property owners interested in participating in the housing rehabilitation program may submit preliminary applications to the program staff. Preliminary applications are available at the following location:

Borough Clerk
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Upon request, the program staff will mail a preliminary application to an interested property owner.

If after the program staff reviews a preliminary application an owner-occupant appears to be income eligible, an interview will be arranged with the applicant for a formal application to the program. At the time of the interview, the applicant must present required documentation. Applicants for rental rehabilitation funding must provide a list of tenants and the rents paid by each. The program staff will contact the tenants to provide evidence of income eligibility of the occupants of the units.

*Applications will be processed in the order of receipt.

Income Eligibility and Program Certification

For the households seeking a determination of income eligibility, both owner-occupants and renter-occupants, all wage earners 18 years of age or older in the household must submit appropriate documentation to document the household income, as further described below.

Property owners of both owner-occupied and renter-occupied units must submit the following documentation:

- Copy of the deed to the property.
- Proof that property taxes and water and sewer bills are current.
- Proof of property insurance, including liability, fire and flood insurance where necessary.
- Signed copies of the previous year's Federal and State Tax Returns.
- Documentation of all taxable and non-taxable income received by all household members. This includes: Wages (pay stubs), Pension, Annuity, Disability, Unemployment, Social Security & Supplemental, Interest, Dividends, Welfare, Alimony, Child Support, Capital Gains, Business Income, Rental Property Income, Public Assistance, Income received from childcare or home cleaning etc.
- Income documentation for household minors and full-time students is required, but will be waived in determining household gross annual income.

If after review of the income documentation submitted an applicant is determined to be ineligible, the applicant will receive a letter delineating the reasons for the determination of ineligibility. An applicant may be determined ineligible if the applicant's or each tenants' income exceeds COAH income limits or, for owner occupied units, if the carrying costs of the unit (taxes, mortgage, insurance, including the rehabilitation repayment mortgage) exceed COAH's criteria (less than 33% of gross income for families, less than 40% of gross income for seniors).

The program staff will arrange for a title search of all properties entering the program.

After the initial interview and the program staff has substantiated that the occupant is income-eligible, and the title search is favorable, the Eligible Certification Form will be completed and signed.

Upon confirmation of income eligibility of the applicant or the applicant's tenants, the program staff will send a letter, including the Eligible Certification Form, to the applicant certifying the applicant's and or tenant's eligibility. Eligibility will remain valid for six months. If the applicant has not signed a contract for rehabilitation within six months of the date of the letter of certifying eligibility, the applicant will be required to reapply for certification.

Housing Inspection/Substandard Certification

Once determined eligible, the program staff will arrange for a qualified, licensed, housing/building code inspector to inspect the entire residential property.

The licensed inspector will inspect the house, take photographs, and certify that at least one major system is substandard. All required repairs would be identified.

Ineligible Properties

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be ineligible, the program staff will send a

letter delineating the reasons for the determination of ineligibility. An applicant's property may be determined ineligible for any one of the following reasons:

- Title search is unfavorable.
- Property does not need sufficient repairs to meet eligibility requirements.
- Real estate taxes are in arrears.
- Proof of property insurance not submitted.
- Property is listed for sale.
- Property is in foreclosure.
- Total debt on the property will exceed the value of the property.

The municipality may disqualify properties requiring excessive repairs to meet municipal housing standards. The estimated or bid cost of repairs must exceed at least 50 percent of the estimated after-rehabilitation value of the property for the municipality to exclude the property.

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be eligible, the inspector will then certify that the dwelling is substandard by completing and signing the Certificate of Substandard Form and submitting this to the program staff.

Cost Estimate

The Administrative Agent will prepare or cause to be prepared a Work Write-up and Cost Estimate. This estimate will include a breakdown of each major work item by category as well as by location in the house. It will contain information as to the scope and specifics on the materials to be used. A Cost Estimate will be computed and included within the program documentation. The program staff will review the Preliminary Work Write-up with the property owner.

Only required repairs to units occupied by income eligible households will be funded through the housing rehabilitation program. If the property owner desires work not fundable through the program, including work on an owner-occupied unit of a rental rehabilitation project, work on a non-eligible rental unit in a multi-unit building or improvements not covered by the program, such work may be added to the work write-up if the property owner provides funds to be deposited in the municipality's Housing Trust Fund prior to the commencement of the rehabilitation of the property equivalent to 110 percent of the estimated cost of the elective work. Such deposited funds not expended at the time of the issuance of a certificate of completion/occupancy will be returned to the property owner with accrued interest.

Contractor Bidding Negotiations

After the unit and the unit occupant have been certified as eligible, the program staff will provide a list of approved, pre-qualified trade contractors for bidding. The property owner reviews this list and selects a minimum of three and a maximum of five contractors from whom to obtain bids. The program staff and property owner will then review these bids. The lowest responsible trade contractor shall then be selected. If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

The program may permit a property owner to seek proposals from non-program participating contractors. However, the municipality must pre-approve the contractor prior to submitting a bid.

Contract Signing/Pre-Construction Conference

Program staff will meet with the property owner to review all bids by the various trades. This review will include a Final Work Write-up and Cost Estimate. The Contractor Agreement will be prepared by the program staff, as well as the Property Rehabilitation Agreement covering all the required terms and conditions.

The program staff will then call a Pre-Construction Conference. Documents to be executed at the Pre-construction Conference include: Contractors Agreement(s), Right of Entry Document, a Restricted Covenant, Mortgage and Mortgage Note. The property owner, program staff representative, contractor and bank representative will execute the appropriate documents and copies will be provided as appropriate. A staff member will outline project procedures to which property owner must adhere. A Proceed to Work Order, guaranteeing that the work will commence within fifteen (15) calendar days of the date of the conference and be totally completed within ninety (90) days from the start of work, will be issued to each contractor at this Conference.

Progress Inspections

The program staff will make periodic inspections to monitor the progress of property improvements. This is necessary to ensure that the ongoing improvements are in accordance with the scope of work outlined in the work write-up. It is the contractor's responsibility to notify the Building Inspector before closing up walls on plumbing and electrical improvements.

Change Orders

If it becomes apparent during the course of construction that additional repairs are necessary or the described repair needs to be amended, the program staff will have the qualified professional(s) inspect the areas in need of repair and prepare a change order describing the work to be done. The applicant and the contractor will review the change order with the program staff and agree on a price. Once all parties approve of the change order and agree on the price, they will sign documents amending the contract agreement to include the change order. Additionally, if the applicant is not funding the additional cost, new financing documents will be executed reflecting the increase. All Change Orders to be approved by the Borough Council.

Payment Schedule

The contract will permit three progress payments if the project costs less than \$20,000 or four progress payments if the project costs more than \$20,000. For example: \$24,000 project has four payments, with the first payment of \$10,000 and the remaining payments are divided equally. First payment is made when the project is one-quarter completed. Second payment is made when the project is one-half completed. Third at three quarters completed. Fourth and final payment upon completion.

The contractor will submit a payment request. The applicant will sign a payment approval if both the applicant and housing/building inspector are satisfied with the work performed. The municipality will then release the payment.

Final payment will be released once all final inspections are made, a Certificate of Occupancy is issued (if applicable) and the program staff receives a Property Owner Sign-off letter.

The contractor's performance bond will be released within a minimum of three months after the final payment is made to the contractor.

Appeal Process

If an applicant does not approve a payment that the housing/building inspector has approved, the disputed payment will be appealed to the municipality's Administrative Agent for a hearing. The municipality's Administrative Agent will decide if the payment shall be released to the contractor or the contractor must complete additional work or correct work completed before the release of the payment. The municipality's Administrative Agent decision will be binding on both the applicant and the contractor

Final Inspection

Upon notification by the contractor that all work is complete and where required a Certificate of Occupancy has been issued, a final inspection shall be conducted and photographs taken. The program staff (or a representative), the property owner, and the necessary contractors shall be present at the final inspection to respond to any final punch list items.

Record Restricted Covenant and Mortgage Documentation

The Administrative Agent will file the executed Restricted Covenant and Mortgage/Mortgage Note/Lien with the County Clerk.

File Closing

After the final payment is made, the applicant's file will be closed by the Administrative Agent and rendered to be filed in the Borough's official records archive

SECTION V. PROCEDURE FOR INCOME-ELIGIBILITY CERTIFICATION

Complete a Household Eligibility Determination Form

The program staff shall require each member of an applicant household who is 18 years of age or older to provide documentation to verify their income, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-16.1 et seq. (except for the asset test).¹ Income

¹ Asset Test – N.J.A.C. 5:80-26.16(b)3 which provides that if an applicant household owns a primary residence with no mortgage on the property valued at or above the regional asset limit as published annually by COAH, a certificate of eligibility shall be denied by

verification documentation should include, but is not limited to the following for each and every member of a household who is 18 years of age or older:

- Four current consecutive pay stubs [including both the check and the stub], including bonuses, overtime or tips, or a letter from the employer stating the present annual income figure or if self-employed, a current Certified Profit & Loss Statement and Balance Sheet.
- Copies of Federal and State income tax returns for each of the preceding three tax years - A Form 1040 Tax Summary for the past three tax years can be requested from the local Internal Revenue Service Center or by calling 1-800-829-1040.
- A letter or appropriate reporting form verifying monthly benefits such as
 - Social Security or SSI – Current award letter or computer print out letter
 - Unemployment – verification of Unemployment Benefits
 - Welfare -TANF² current award letter
 - Disability - Worker’s compensation letter or
 - Pension income (monthly or annually) – a pension letter
- A letter or appropriate reporting form verifying any other sources of income claimed by the applicant, such as alimony or child support – copy of court order or recent original letters from the court or education scholarship/stipends – current award letter.
- Current reports of savings and checking accounts (bank statements and passbooks) and income reports from banks or other financial institutions holding or managing trust funds, money market accounts, certificates of deposit, stocks or bonds (In brokerage accounts – most recent statements and/or in certificate form – photocopy of certificates).
- Evidence or reports of income from directly held assets, such as real estate or businesses.
- Interest in a corporation or partnership – Federal tax returns for each of the preceding three tax years.
- Current reports of assets – Market Value Appraisal or Realtor Comparative Market Analysis and Bank/Mortgage Co. Statement indicating Current Mortgage Balance. For rental property attach copies of all leases.

The following is a list of various types of wages, payments, rebates and credits. Those that are considered as part of the household’s income are listed under Income. Those that are not considered as part of the household’s income are listed under Not Income.

the administrative agent, unless the applicant’s existing monthly housing costs ...exceed 38 percent of the household’s eligible monthly income.

² TANF – Temporary Assistance for Needy Families

Income

1. Wages, salaries, tips, commissions
2. Alimony
3. Regularly scheduled overtime
4. Pensions
5. Social security
6. Unemployment compensation (verify the remaining number of weeks they are eligible to receive)
7. TANF
8. Verified regular child support
9. Disability
10. Net income from business or real estate
11. Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
12. Imputed interest (using a current average annual rate of two percent) from non-income producing assets, such as equity in real estate. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, property owner's insurance.
13. Rent from real estate is considered income
14. Any other forms of regular income reported to the Internal Revenue Service

Not Income

1. Rebates or credits received under low-income energy assistance programs
2. Food stamps
3. Payments received for foster care
4. Relocation assistance benefits
5. Income of live-in attendants
6. Scholarships
7. Student loans
8. Personal property such as automobiles
9. Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements

10. Part-time income of dependents enrolled as full-time students

11. Court ordered payments for alimony or child support paid to another household shall be deducted from gross annual income

To calculate income, the current gross income of the applicant is used to project that income over the next 12 months.

Student Income

Only full-time income of full-time students is included in the income calculation. A full-time student is a member of the household reported to the IRS as a dependent who is enrolled in a degree seeking program for 12 or more credit hours per semester; and part-time income is income earned on less than a 35-hour workweek.

Income from Real Estate

If real estate owned by an applicant for affordable housing is a rental property, the rent is considered income. After deduction of any mortgage payments, real estate taxes, property owner insurance and reasonable property management expenses as reported to the Internal Revenue Service, the remaining amount shall be counted as income.

If an applicant owns real estate with mortgage debt, which is not to be used as rental housing, the Administrative Agent should determine the imputed interest from the value of the property. The Administrative Agent should deduct outstanding mortgage debt from the documented market value established by a market value appraisal. Based on current money market rates, interest will be imputed on the determined value of the real estate.

Records Documenting Household Composition and Circumstances

The following are various records for documenting household information:

- Social Security records or cards. Either individual Social Security card or letter from Social Security Administration
- Adoption papers, or legal documents showing adoption in process
- Income tax return
- Birth Certificate or Passport
- Alien Registration Card

Certify

River Edge will certify the income eligibility of low- and moderate-income households by completing the application form and will provide the household with the original and keep a copy in the project files.

Appeals

Appeals from all decisions of an Administrative Agent shall be made in writing to the Executive Director of the Council on Affordable Housing (COAH), 101 South Broad Street, P.O. Box 813, Trenton, New Jersey 08615. The Executive Director's written decision, which shall be made within 15 days of receipt of an appeal, shall be a final administrative action of COAH.

SECTION VI. CONTRACTOR RELATED PROCEDURES

Contractor Selection

Contractors must apply to the program staff to be placed on the pre-approved contractors list and must arrange for an appointment with the program staff to ensure the contractor is familiar with all procedures and policies of the program. Contractors seeking inclusion on the list must submit references from at least three recent general contracting jobs. Contractors also must submit documentation proving financial stability and the ability to obtain performance bonds, as performance bonds will be required on every rehabilitation project. If it is ever necessary for the municipality or Administrative Agent to access the performance bond in order to complete a project, the contractor will be removed from the pre-approved contractors list. Contractors must carry workmen's compensation coverage and liability insurance of at least \$1,000,000 for bodily injury, death or property damage. Only licensed tradesmen will be permitted to perform specialty work such as plumbing, heating and electrical. All contractors must obtain a "NJ Business Registration" certificate from the NJ Department of Treasury in order to solicit projects through the program and other documentation required in the bid solicitation process.

Number of Proposals Required

The property owner will select a minimum of three general contractors from a list of pre-approved contractors. Property owners may not select contractors who do not appear on the list.³ The approved work write-up will be submitted to the selected contractors by the program staff. Contractors must visit the property and submit bids within fourteen (14) days. The contract will be awarded to the lowest bidder⁴, provided that the housing/building inspector or the professional who drafted the work write-up certify that the work can be completed at the price bid and that the bid is reasonably close to the cost estimate. Bids must fall within a maximum of 10 percent of the cost estimate.

³ The program may permit a property owner to seek proposals from non-program participating contractors. However, the municipality must pre-approve the contractor prior to submitting a bid.

⁴ If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

Contractor Requirements

Upon notification of selection, the contractor shall submit all required insurance certification to the program staff. A contract signing conference will be called by the program staff to be attended by the property owner and contractor. At the time of Agreement execution, the contractor shall sign a Certification of Work Schedule prepared by the program staff. A "Business Registration Certificate" must be obtained by all contractors.

SECTION VII. MAINTENANCE OF RECORDS

Files To Be Maintained on Every Applicant

The program staff will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

- Application Form
- Tenant Information Form (Rental Units Only)
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility

Files of applicants approved for the program will also contain the following additional documentation:

- Housing Inspection Report
- Photographs - Before
- Certification of Property Eligibility or Determination of Ineligibility
- Proof of Homeowners Insurance
- Copy of Deed to Property

For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:

- Work Write-Up/Cost Estimate
- Copies of Bids
- Applicant/Contractor Contract Agreement
- Recorded Mortgage/Lien Documents
- Copies of All Required Permits
- Contractor Requests for Progress Payments
- Progress Payment Inspection Reports
- Progress Payment Vouchers
- Change Orders (If needed)
- Final Inspection Report
- Photographs - After
- Certification of Completion

- Certification of Release of Contractor's Bond

Individual files will be maintained throughout the process by the Administrative Agent and then transferred to municipal officials for retention when the last housing rehabilitated unit is completed.

Rehabilitation Log

A rehabilitation log will be maintained by the Administrative Agent that depicts the status of all applications in progress.

Monitoring

For each unit the following information must be retained to be reported annually:

- Street Address
- Block/Lot/Unit Number
- Owner/Renter
- Income: Very Low/Low/Mod
- Final Inspection Date
- Funds expended on Hard Costs
- Development Fees expended
- Funds Recaptured
- Major Systems Repaired
- Unit Below Code & Raised to Code
- Effective date of affordability controls
- Length of Affordability Controls (yrs)
- Date Affordability Controls removed
- Reason for removal of Affordability Controls

SECTION VIII. PROGRAM MARKETING

The municipality will conduct a public meeting announcing the implementation of the housing rehabilitation program. For the term of the program, the municipality will include flyers once a year with the tax bills, water bills or other regular municipal mailing to all property owners. Program information will be available at the municipal building, library, and senior center and on the municipal website. Posters regarding the program will be placed in retail businesses throughout the municipality.

Prior to commencement of the program and periodically thereafter, the municipality will hold informational meetings on the program to all interested contractors. Each contractor will have the opportunity to apply for inclusion of the municipal contractor list.

BOROUGH OF RIVER EDGE
RESOLUTION #20-162

RESOLUTION OF INTENT TO BOND IN THE EVENT OF A FUNDING SHORTFALL

WHEREAS, in accordance with applicable Council on Affordable Housing ("COAH") regulations, the New Jersey Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26., et seq.), and the terms of a Settlement Agreement between the Borough of River Edge and Fair Share Housing Center ("FSHC") which was entered into as part of the Borough's Declaratory Judgment action entitled "In the Matter of the Borough of River Edge, County of Bergen, Docket No. BER-L-6292-15, which was filed in response to Supreme Court decision In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) ("Mount Laurel IV"), the Borough of River Edge is required to adopt a resolution with intent to bond to ensure funding necessary to implement its affordable housing program; and

WHEREAS, the Borough of River Edge has adopted a Spending Plan that allocates funds for housing rehabilitation, affordability assistance to low and very-low income families and administrative costs; and

WHEREAS, the Borough of River Edge anticipates that funding will come from its affordable housing trust fund; and

WHEREAS, in the event that the above funding sources prove inadequate to complete the affordable housing programs included in the Borough of River Edge's Housing Element and Fair Share Plan, the Borough shall provide sufficient funding to address any shortfalls.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, that the Mayor and Council does hereby agree to authorize a bond in the appropriate amount to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason.

June 8, 2020

	Motion	Second	Yes	No	Abstain	Absent
Busteed						
Chinigo						
Gautier						
Kaufman						
Kinsella						
Koen						
Mayor Papaleo						

I hereby certify that this resolution, consisting of page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this ___th day of _____, 2020..

Stephanie Evans, Borough Clerk

**BOROUGH OF RIVER EDGE
ORDINANCE #20-9**

AN ORDINANCE TO CREATE CHAPTER 50, ENTITLED "AFFORDABLE HOUSING REGULATIONS" TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTRAOLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS.

NOW, THEREFORE, be it ordained by the Borough Council of the Borough of River Edge, Bergen County, New Jersey, as follows:

SECTION 1. Chapter 50, entitled "Affordable Housing Regulations," of the Code of the Borough of River Edge is hereby created to read as follows:

ARTICLE I AFFORDABLE HOUSING REGULATIONS

§ 50.1 Purpose.

This Chapter is intended to assure that very-low, low- and moderate-income units ("affordable units") are created with controls on affordability over time and that only qualified low- and moderate-income households shall occupy these units consistent with N.J.A.C. 5:93-1 et seq., as amended and supplemented, N.J.A.C. 5:80-26.1 et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Chapter shall apply except where inconsistent with applicable law.

§ 50.2 Applicability.

- A. The provisions of this Chapter shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Borough of River Edge pursuant to the Borough's most recently adopted Housing Element and Fair Share Plan.
- B. This Chapter shall apply to all developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

§50.3 Monitoring and Reporting Requirements.

The Borough of River Edge shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its Court-approved Housing Element and Fair Share Plan:

- A. Trust fund activity. Beginning one year after the entry of the Borough's Round 3 Judgment of Compliance and Repose, and on every anniversary of that date through 2025, the

Borough agrees to provide annual reporting of its Affordable Housing Trust Fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center (FSHC) and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs (NJDCA), Council on Affordable Housing (COAH), or Local Government Services (NJLGS). The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

- B. Affordable housing activity. Beginning one year after the entry of the Borough's Round 3 Judgment of Compliance and Repose, and on every anniversary of that date through 2025, the Borough agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by COAH, or any other forms endorsed by the Court Appointed Special Master and FSHC.
- C. The Fair Housing Act includes two provisions regarding action to be taken by the Borough during its ten-year repose period. The Borough will comply with those provisions as follows:
1. For the midpoint realistic opportunity review due on July 2, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Borough will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether the mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the Borough, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the Court regarding these issues.
 2. For the review of very-low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the entry of the Borough's Judgment of Compliance and Repose, and every third year thereafter, the Borough will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the Borough and Fair Share Housing Center on the issue of whether the Borough has complied with its very low income housing obligation under the terms of this settlement.
 3. In addition to the foregoing postings, the Borough may also elect to file copies of its reports with COAH or its successor agency at the State level.

§50.4 Definitions.

The following terms when used in this Chapter shall have the meanings given in this Chapter:

“Accessory apartment” shall mean a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

“Act” shall mean the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.)

“Adaptable” shall mean constructed in compliance with the technical design standards of the Barrier Free Sub code, N.J.A.C. 5:23-7.

“Administrative agent” shall mean the entity responsible for the administration of affordable units in accordance with this Article, N.J.A.C. 5:96, N.J.A.C. 5:97 and N.J.A.C. 5:80-26.1 et seq.

“Affirmative marketing” shall mean a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

“Affordability average” shall mean the average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

“Affordable” shall mean, a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

“Affordable development” shall mean a housing development all or a portion of which consists of restricted units.

“Affordable housing development” shall mean a development included in the "Housing Plan Element and Fair Share Plan", and includes, but is not limited to, an inclusionary development, a municipal construction project or a one hundred (100%) percent affordable development.

“Affordable housing program(s)” shall mean any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality’s fair share obligation.

“Affordable unit” shall mean a housing unit proposed or created pursuant to the Act, credited pursuant to N.J.A.C. 5:97-4, and/or funded through an affordable housing trust fund.

“Agency” shall mean the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

“Age-restricted unit” shall mean a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development where the unit is situated are sixty-two (62) years or older; or 2) at least eighty (80%) percent of the units are occupied by one person that is fifty-five (55) years or

older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Assisted living residence" shall mean a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four (4) or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one (1) unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

"Certified household" shall mean a household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

"COAH" shall mean the Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

"DCA" shall mean the State of New Jersey Department of Community Affairs.

"Deficient housing unit" shall mean a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

"Developer" shall mean any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

"Development" shall mean the division of a parcel of land into two (2) or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

"Inclusionary development" shall mean a development containing both affordable units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a nonresidential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

"Low-income household" shall mean a household with a total gross annual household income equal to fifty (50%) percent or less of the median household income.

"Low-income unit" shall mean a restricted unit that is affordable to a low-income household.

"Major system" shall mean the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

"Market-rate units" shall mean housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” shall mean the median income by household size for the applicable county, as adopted annually by COAH.

“Moderate-income household” shall mean a household with a total gross annual household income in excess of fifty (50%) percent but less than eighty (80%) percent of the median household income.

“Moderate-income unit” shall mean a restricted unit that is affordable to a moderate-income household.

“Non-exempt sale” shall mean any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary and the transfer of ownership by court order.

“Random selection process” shall mean a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

“Regional asset limit” shall mean the maximum housing value in each housing region affordable to a four-person household with an income at eighty (80%) percent of the regional median as defined by COAH’s adopted Regional Income Limits published annually by COAH.

“Rehabilitation” shall mean the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Sub code, N.J.A.C. 5:23-6.

“Rent” shall mean the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

“Restricted unit” shall mean a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

“UHAC” shall mean the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

“Very low-income household” shall mean a household with a total gross annual household income equal to thirty (30%) percent or less of the median household income.

“Very low-income unit” shall mean a restricted unit that is affordable to a very low-income household.

“Weatherization” shall mean building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

§50.5 Rehabilitation Program.

- A. The Borough of River Edge and Fair Share Housing Center have agreed that the Borough's Round 3 (1999-2025) indigenous need Rehabilitation Obligation is six (6) units. The Borough will work with Bergen County or hire a separate entity to rehabilitate units in the Borough to address the Borough's Rehabilitation Obligation. Any such rehabilitation programs will update and renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28.
1. All rehabilitated rental and owner-occupied units shall remain affordable to low and moderate-income households for a period of ten (10) years (the control period). For owner-occupied units, the control period will be enforced with a lien and for renter occupied units the control period will be enforced with a deed restriction.
 2. The Borough of River Edge shall dedicate an average of at least eighteen thousand dollars (\$18,000) for each unit to be rehabilitated through this program, reflecting the minimum hard cost of rehabilitation for each unit.
 3. Units in the rehabilitation programs shall be exempt from N.J.A.C. 5:93-9 and UHAC requirements, but shall be administered in accordance with the following:
 - a. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:93-9 and UHAC.
 - b. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:93-9 and UHAC.
 - c. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:93-9 or the standards issued by a New Jersey administrative agency with proper authority to issue such standards.
 - d. Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:93-9 and UHAC, except that households in owner occupied units shall be exempt from the regional asset limit.

§ 50.6 Phasing Schedule for Inclusionary Development.

In inclusionary developments the following schedule shall be followed:

Maximum Percentage of Market-Rate
Units Completed

Minimum Percentage of Low- and
Moderate-Income Units Completed

25	0
25+1	10
50	50
75	75
90	100

§ 50.7 New Construction.

A. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:

1. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit. At least 13 percent of all restricted rental units shall be very low income units (affordable to a household earning 30 percent or less of regional median income by household size). The very low income units shall be counted as part of the required number of low income units within the development. At least 50 percent of the very low income units must be available to families.
2. At least 25 percent of the obligation shall be met through rental units, including at least half in rental units available to families.
3. A maximum of 25 percent of the Borough's obligation may be met with age-restricted units. At least half of all affordable units in the Borough's Fair Share Plan shall be available to families.
4. In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be very low or low-income units.
5. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - a. The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
 - b. At least 30 percent of all low- and moderate-income units shall be two-bedroom units;
 - c. At least 20 percent of all low- and moderate-income units shall be three-bedroom units; and
 - d. The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.
6. Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-

income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

B. Accessibility Requirements:

1. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Sub Code, N.J.A.C. 5:23-7.
2. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 - a. An adaptable toilet and bathing facility on the first floor; and
 - b. An adaptable kitchen on the first floor; and
 - c. An interior accessible route of travel on the first floor; and
 - d. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - e. If all of the foregoing requirements in 2.(a) through 2.(d) cannot be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs 2.(a) through 2.(d) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and
 - f. An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a, et seq.) and the Barrier Free Sub Code, N.J.A.C. 5:23-7, or evidence that River Edge has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:
 - (1) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (2) To this end, the builder of restricted units shall deposit funds within the Borough of River Edge's Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
 - (3) The funds deposited under paragraph f (2) above shall be used by the Borough of River Edge for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

(4) The developer of the restricted units shall submit a design plan and cost estimate to the Construction Official of the Borough of River Edge for the conversion of adaptable to accessible entrances.

(5) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Sub Code, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Borough's Affordable Housing Trust Fund in care of the Borough Treasurer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.

g. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Sub Code, N.J.A.C. 5:23-7.

C. Design:

1. In inclusionary developments, low- and moderate-income units shall be integrated with the market units to the extent possible.
2. In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

D. Maximum Rents and Sales Prices:

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD.
2. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52 percent of median income.
3. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13 percent of all low- and moderate-income rental units shall be affordable to very low-income households, which very low-income units shall be part of the low-income requirement.
4. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of

median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.

5. In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
 - a. A studio shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;
 - d. A three-bedroom unit shall be affordable to a four and one-half person household;
and
 - e. A four-bedroom unit shall be affordable to a six-person household.
6. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
 - a. A studio shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
and
 - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
7. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
8. The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, including an allowance for tenant paid utilities, as determined under N.J.A.C. 5:80-26.4, as may be

amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

9. Income limits for all units that are part of the Borough's Housing Element and Fair Share Plan, and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1, shall be updated by the Borough annually within 30 days of the publication of determinations of median income by HUD as follows:
 - a. The income limit for a moderate-income unit for a household of four shall be 80 percent of the HUD determination of the median income for COAH Region 1 for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the median income for COAH Region 1 for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the HUD determination of the median income for COAH Region 1 for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than the previous year.
 - b. The income limits are based on carrying out the process in paragraph (a) based on HUD determination of median income for the current Fiscal Year and shall be utilized by the Borough until new income limits are available.
10. In establishing sale prices and rents of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established by the Council:
 - a. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region determined pursuant to paragraph (9). In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
 - b. The rents of very low-, low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the Northern New Jersey Area, upon its publication for the prior calendar year. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.

§ 50.8 Utilities.

- A. Affordable units shall utilize the same type of heating source as market units within an inclusionary development.

- B. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by the NJDCA for its Section 8 program.

§ 50.9 Occupancy Standards

In referring certified households to specific restricted units, the Administrative Agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:

- A. Provide an occupant for each bedroom;
- B. Provide children of different sexes with separate bedrooms;
- C. Provide separate bedrooms for parents and children; and
- D. Prevent more than two persons from occupying a single bedroom.

§ 5.10 Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this Ordinance for a period of at least thirty (30) years, until the Borough of River Edge takes action to release the unit from such requirements; prior to such action, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- C. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- D. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- E. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.

- F. A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

§ 5.11 Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices.

Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:

- A. The initial purchase price for a restricted ownership unit shall be approved by the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer.
- B. The Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- C. The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers, unless the master deed for the inclusionary project was executed prior to the enactment of UHAC.
- D. The owners of restricted ownership units may apply to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.

§ 5.12 Buyer Income Eligibility.

- A. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80 percent of median income.
- B. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's eligible monthly income.

§ 5.13 Limitations on Indebtedness Secured by Ownership Unit; Subordination.

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, shall issue such determination prior to the owner incurring such indebtedness.
- B. With the exception of First Purchase Money Mortgages, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of the unit, as such price is determined by the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, in accordance with N.J.A.C. 5:80-26.6(b).

§ 5-14 Capital Improvements To Ownership Units.

- A. The owners of restricted ownership units may apply to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, which shall be subject to 10-year, straight-line depreciation, has been approved by the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer. Unless otherwise approved by the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§ 5-15 Control Periods for Restricted Rental Units.

- A. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject

to the requirements of this Ordinance for a period of at least 30 years, until the Borough of River Edge takes action to release the unit from such requirements. Prior to such action, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.

- B. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Bergen. A copy of the filed document shall be provided to the Borough's Administrative Agent within 30 days of the receipt of a Certificate of Occupancy.
- C. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - 1. Sublease or assignment of the lease of the unit;
 - 2. Sale or other voluntary transfer of the ownership of the unit; or
 - 3. The entry and enforcement of any judgment of foreclosure on the property containing the unit.

§ 5-16 Rent Restrictions for Rental Units; Leases.

- A. A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer.
- C. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Developer and/or Landlord or to the Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer. If the fees are paid to the Borough's Administrative Agent or an Administrative Agent appointed by a particular developer, they are to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- D. No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15 percent of the total number of dwelling units are restricted rental units in compliance with this Ordinance.

§ 5-17 Tenant Income Eligibility.

- A. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of the regional median household income by household size.
 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of the regional median household income by household size.
 3. Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of the regional median household income by household size.
- B. The Borough's Administrative Agent, or an Administrative Agent appointed by a particular developer, shall certify a household as eligible for a restricted rental unit when the household is a very low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 2. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 3. The household is currently in substandard or overcrowded living conditions;
 4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 5. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in a.1. through b.5. above with the Borough's Administrative Agent, or an

Administrative Agent appointed by a particular developer, who shall counsel the household on budgeting.

ARTICLE II MUNICIPAL HOUSING LIAISON.

§ 5-18 Municipal Housing Liaison

- A. The position of Municipal Housing Liaison (MHL) for the Borough of River Edge is established by this ordinance. The Borough shall make the actual appointment of the MHL by means of a resolution.
1. The MHL must be either a full-time or part-time employee of River Edge.
 2. The person appointed as the MHL must be reported to the Court and thereafter posted on the Borough's website.
 3. The MHL must meet all the requirements for qualifications, including initial and periodic training, if such training is made available by COAH or the DCA.
 4. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of River Edge, including the following responsibilities which may not be contracted out to the Administrative Agent, or the Administrative Agent appointed by a specific developer:
 - a. Serving as the municipality's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - b. The implementation of the Affirmative Marketing Plan and affordability controls;
 - c. When applicable, supervising any contracting Administrative Agent;
 - d. Monitoring the status of all restricted units in the Borough's Fair Share Plan;
 - e. Compiling, verifying and submitting annual reports as required;
 - f. Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Affordable Housing Professionals of New Jersey (AHPNJ), if such continuing education opportunities are made available by COAH or the DCA.
- B. Subject to the approval of the Court, the Borough of River Edge shall designate one or more Administrative Agent(s) to administer and to affirmatively market the affordable

units constructed in the Borough in accordance with UHAC and this Ordinance. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body and may be subject to approval of the Court appointed Special Master or the Court. The Operating Manual(s) shall be available for public inspection in the office of the Borough Clerk, in the office of the Municipal Housing Liaison, and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the work of the Administrative Agent(s).

ARTICLE III ADMINSTRATIVE AGENT

§ 5-19 Administrative Agent.

An Administrative Agent may be either an independent entity serving under contract to and reporting to the Borough or reporting to a specific individual developer. *The fees of the Administrative Agent shall be paid by the owners of the affordable units for which the services of the Administrative Agent are required.* The Borough Administrative Agent shall monitor and work with any individual Administrative Agents appointed by individual developers. The Administrative Agent(s) shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Sections 5:80- 26.14, 16 and 18 thereof, which includes:

A. Affirmative Marketing:

1. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of River Edge and the provisions of N.J.A.C. 5:80-26.15; and
2. Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

B. Household Certification:

1. Soliciting, scheduling, conducting and following up on interviews with interested households;
2. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
3. Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
4. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;

5. Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;
6. Employing a random selection process as provided in the Affirmative Marketing Plan of the Borough of River Edge when referring households for certification to affordable units; and
7. Notifying the following entities of the availability of affordable housing units in the Borough of River Edge: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Bergen County Branch of the NAACP, Senior Citizens United Community Services (S.C.U.C.S.), and the Supportive Housing Association.

C. Affordability Controls:

1. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
2. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
3. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Bergen County Register of Deeds or Bergen County Clerk's office after the termination of the affordability controls for each restricted unit;
4. Communicating with lenders regarding foreclosures; and
5. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

D. Resales and Re-rentals:

1. Instituting and maintaining an effective means of communicating information between owners and the Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer, regarding the availability of restricted units for resale or re-rental; and
2. Instituting and maintaining an effective means of communicating information to low- (or very low-) and moderate-income households regarding the availability of restricted units for resale or re-rental.

E. Processing Requests from Unit Owners:

1. Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this Ordinance;
2. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
3. Notifying the municipality of an owner's intent to sell a restricted unit; and
4. Making determinations on requests by owners of restricted units for hardship waivers.

F. Enforcement:

1. Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
2. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer;
3. Posting annually, in all rental properties (including two-family homes), a notice as to the maximum permitted rent together with the telephone number of the Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer, where complaints of excess rent or other charges can be made;
4. Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
5. Establishing a program for diverting unlawful rent payments to the Borough's Affordable Housing Trust Fund; and
6. Creating and publishing a written operating manual for each affordable housing program administered by the Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer, to be approved by the Borough Council and the Court, setting forth procedures for administering the affordability controls.

G. Additional Responsibilities:

1. The Borough's Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

2. The Borough's Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet the Court-approved monitoring and reporting requirements in accordance with the deadlines set forth in this Ordinance. The Borough's Administrative Agent will be responsible for collecting monitoring information from any Administrative Agents appointed by specific developers.
3. The Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer, shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

ARTICLE IV AFFIRMATIVE MARKETING REQUIREMENTS

§ 5-20 Affirmative Marketing Program.

- A. The Borough of River Edge shall adopt by resolution an Affirmative Marketing Plan, subject to approval of COAH, compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- B. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to affordable housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan also is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Housing Region 1 and covers the period of deed restriction.
- C. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in COAH Housing Region 1 comprised of Bergen, Passaic and Hudson Counties.
- D. The Administrative Agent designated by the Borough of River Edge shall assure the affirmative marketing of all affordable units consistent with the Affirmative Marketing Plan for the municipality.
- E. In implementing the Affirmative Marketing Plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- F. The Affirmative Marketing Plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Plan,

the Borough's Administrative Agent, or any Administrative Agent appointed by a specific developer, shall consider the use of language translations where appropriate.

- G. The affirmative marketing process for available affordable units shall begin at least four (4) months prior to the expected date of occupancy.
- H. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by River Edge Borough.

ARTICLE V ENFORCEMENT OF AFFORDABLE HOUSING REGULATIONS

§ 5-21 Enforcement

- A. Upon the occurrence of a breach of any of the regulations governing an affordable unit by an Owner, Developer or Tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action(s) against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - 1. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - a. A fine of not more than \$2,000.00 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - b. In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Borough of Oradell Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - c. In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.

2. The Borough may file a court action in the Superior Court seeking a judgment that would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- or moderate-income unit.
 - a. The judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
 - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.
 - c. Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and

costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.

- e. Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- f. The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

ARTICLE VI AFFORDABLE HOUSING DEVELOPMENT FEES.

§ 5-22 Purpose.

- A. In Holmdel Builder's Ass'n v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to the Council On Affordable Housing's ("COAH's") adoption of rules.
- B. Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- C. The purpose of this section is to establish standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules and in accordance with P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this section shall be used for the sole purpose of providing "low" and "moderate" income housing. This section shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

§ 5-23 When Effective, Authority to Spend Fees.

- A. Pursuant to N.J.A.C. 5:96-5.1, the ability to impose, collect and spend development fees is predicated on the Borough of River Edge's participation in COAH's substantive certification process or as approved by the courts.
- B. The Borough of River Edge shall not spend development fees until COAH has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8.10 and N.J.A.C. 5:96-5.3.

§ 5-24 Definitions.

The following terms, as used in this Article, shall have the following meanings:

"Affordable housing development" shall mean a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one hundred (100%) percent affordable development.

"COAH" or the *"Council"* shall mean the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.

"Development fee" shall mean money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:97-8.3.

"Developer" shall mean the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Equalized assessed value" shall mean the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).

"Green building strategies" shall mean those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

§ 5-25 Residential Development Fees.

A. Imposed Fees:

1. In accordance with N.J.A.C. 5:97-8.3 (c) of COAH's "Substantive Rules," all new development of principal and accessory residential buildings within the Borough of River Edge, not exempt from the collection of development fees in accordance with the provisions specified in Subsection 23-74.4c. of this ordinance hereinbelow, shall pay a fee to River Edge Borough equal to one and one-half (1.5%) percent of the equalized

assessed value of the residential construction, provided no increased density is permitted.

2. Notwithstanding the provisions of subsection 23-74.4a. hereinabove, if a "d" variance is granted pursuant to N.J.S.A. 40:55D-70 d.(5) for more residential units than otherwise permitted by right under the existing zoning, then the additional residential units realized as a result of the "d" variance approval shall pay a bonus development fee to River Edge Borough equal to six (6.0%) percent of the equalized assessed value of the residential development, rather than the one and one-half (1.5%) percent development fee otherwise required for the residential units permitted by right.
 - a. However, if the zoning of a site has changed during the immediate two (2) years prior to the filing of the "d" variance application, then the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two (2) year time period. . Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units, and the specified higher percentage up to 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

B. Eligible Exactions, Ineligible Exactions and Exemptions for Residential Development.

1. All affordable housing developments and developments where the developer has made a payment in lieu of constructing affordable units shall be exempt from paying development fees. All other forms of new construction shall be subject to development fees.
2. Developments that have received preliminary or final site plan approval prior to the adoption of a development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or construction permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that building permits are issued.
3. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded to add one or more additional dwelling units, if the expansion is not otherwise exempt from the development fee requirement. It is the intention of this Chapter that expansions to residential structures which do not add dwelling units are exempt from development fees. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
4. No development fee shall be collected for a demolition and replacement of a residential building resulting from a natural disaster and LEED certified green buildings shall be exempt from paying a development fee.

5. No development fee shall be collected for the construction of an "accessory structure" which is not a "building" as these terms are defined in the River Edge Borough "Land Development" Ordinance.

§ 5-26 Nonresidential Development.

A. Imposed Fees:

1. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
2. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
3. Development fees also shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half (2 1/2%) percent shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final Certificate of Occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero (0).

B. Eligible Exactions, Ineligible Exactions and Exemptions for Nonresidential Development.

1. The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the two and one-half (2.5%) percent development fee, unless otherwise exempted below.
2. The two and one-half (2.5%) percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
3. Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form and listed below. Any exemption claimed by a developer shall be substantiated by that developer.
 - a. All nonresidential construction of buildings or structures on property used by houses of worship, and property used for educational purposes which is tax-exempt pursuant to R.S.54:4-3.6, provided that the property continues to maintain its tax-

exempt status under that statute for a period of at least three (3) years from the date of the Certificate of Occupancy;

- b. Parking lots and parking structures, regardless of whether the parking lot or parking structure is constructed in conjunction with a nonresidential development or as a stand-alone non-residential development;
 - c. Any nonresidential development which is an amenity to be made available to the public, including, but not limited to, recreational facilities, community centers and senior centers as defined in section 35 of P.L.2008, c.46 (C.40:55D-8.4), which are developed in conjunction with or funded by a non-residential developer;
 - d. Projects determined by the New Jersey Transit Corporation to be consistent with a transit village plan developed by a transit village designated by the New Jersey State Department of Transportation; and
4. A developer of a nonresidential development exempted from the nonresidential development fee above shall be subject to it at such time the basis for the exemption set forth in this subsection no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three (3) years after that event or after the issuance of the final Certificate of Occupancy of the nonresidential development, whichever is later.
 5. If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Borough of River Edge as a lien against the real property of the owner.

§ 5-27 Collection Procedures.

The Borough of River Edge shall collect development fees for affordable housing in accordance with the following:

- A. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction Official or designated municipal official responsible for the issuance of a building permit.
- B. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption", to be completed as per the instructions provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax

Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

- C. The Borough Construction Official responsible for the issuance of a building permit shall notify the Borough Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
- D. Within ninety (90) days of receipt of that notice, the Borough Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development. The equalized assessed value and the required development fee shall be estimated by the Borough Tax Assessor prior to the issuance of the construction permit, with the understanding that the estimate of the equalized assessed value is not intended to establish the equalized assessed value for tax purposes.
- E. The Construction Official responsible for the issuance of a final certificate of occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- F. Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- G. Should the Borough of River Edge fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).
- H. Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for payment the difference between the fee calculated at building permit and that determined as issuance of certificate of occupancy.
- I. Developers shall pay the remainder of the development fee to River Edge Borough at the time of the issuance of a Certificate of Occupancy.
- J. Upon tender of the remaining development fee, provided the developer is in full compliance with all other applicable laws, the Borough shall issue a final Certificate of Occupancy for the subject property.
- K. Regardless of the time of collection of the development fee, the fee shall be based upon the percentage that applies on the date that the construction permit is issued.

L. The Construction Code Official shall forward all collected development fees to River Edge Borough's Chief Financial Officer who shall deposit such fees into the established Housing Trust Fund.

M. Appeal of development fees.

1. A developer may challenge the development fees imposed by filing a challenge with the Director of the Division of Taxation for nonresidential development and with the County Board of Taxation for residential development. Pending a review and determination by the Director or Board, as the case may be, which shall be made within forty-five (45) days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Borough. Appeals from a determination of the Director or Board, as the case may be, may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within ninety (90) days after the date of such determination. Accrued interest earned on escrowed amounts to be returned shall also be returned to the developer.
2. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Borough of River Edge. Appeals from a determination of the Director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1, et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 5-28 Affordable Housing Trust Fund.

A. All collected development fees and any proceeds from the sale of units with extinguished controls shall be deposited by the Chief Financial Officer of the Borough of River Edge into a separate designated interest-bearing Housing Trust Fund, which shall be maintained by the Borough Chief Financial Officer.

1. No money shall be expended from the Housing Trust Fund unless the expenditure conforms to the spending plan which has been approved by COAH or courts.

B. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:

1. Recapture funds;
2. Proceeds from the sale of affordable units;
3. Rental income from municipally operated units;
4. Payments in lieu of on-site construction of affordable units;

5. Affordable housing enforcement fines and application fees;
 6. Developer contributed funds for barrier free affordable housing pursuant to N.J.A.C. 5:97-8.5;
 7. Repayments from affordable housing program loans; and
 8. Any other funds collected in connection with the Borough's affordable housing program.
- C. Within seven (7) days from the opening of the trust fund account, the Borough of River Edge shall provide COAH or court with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH or court to permit COAH or the court to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- D. All interest accrued in the Housing Trust Fund shall only be used on eligible affordable housing activities approved by COAH.

§ 5-29 Use of Funds.

- A. Funds deposited in the Housing Trust Fund may be used for any housing activity as itemized in the spending plan and approved by COAH to address the Borough's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to:
1. A rehabilitation program;
 2. New construction of affordable housing units and related development costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
 3. Accessory apartment, market to affordable, or regional affordable housing partnership programs;
 4. Financial assistance designed to increase affordability;
 5. Conversion of existing nonresidential buildings to create new affordable units;
 6. Acquisition and/or improvement of land to be used for affordable housing;
 7. Purchase of existing market rate or affordable housing for the purpose of maintaining or implementing affordability controls, such as in the event of a foreclosure;

8. Extensions or improvements of roads and infrastructure directly serving affordable housing sites; in the case of inclusionary developments, costs shall be prorated based on the proportion of affordable housing units included in the development;
 9. Green building strategies designed to be cost-saving for low and moderate income households, either for new construction that is not funded by other sources, or as part of necessary maintenance or repair of existing units, in accordance with accepted Federal or State standards or such guidance as may be provided by the New Jersey State Department of Community Affairs or the New Jersey Housing and Mortgage Finance Agency;
 10. Maintenance and repair of affordable housing units;
 11. Repayment of municipal bonds issued to finance low and moderate income housing activity;
 12. To defray the costs of structural parking; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
 13. Administration necessary for implementation of the Housing Plan Element and Fair Share Plan, in accordance with subsection 23-74.8g. below; and
 14. Any other activity as specified in the approved spending plan and as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9.
- B. The Borough also may request authorization for expenditure of Housing Trust Funds on emergent affordable housing mechanisms not included in the Borough's Fair Share Plan in the form of an amendment to the spending plan. In addition to the amendment to the spending plan, the Borough shall submit the following:
1. A resolution to COAH or court that includes a certification that the affordable housing opportunity addresses COAH's or court's criteria set forth in N.J.A.C. 5:97-6 and information regarding the proposed mechanism in a format to be provided by COAH or court; and
 2. An amendment to its Fair Share Plan to include the mechanism at the earlier of two (2) years after COAH's or court's approval of the spending plan amendment or the next planned amendment to the Fair Share Plan resulting from the plan evaluation review pursuant to N.J.A.C. 5:96-10.
- C. Funds shall not be expended to reimburse the Borough of River Edge for past housing activities.
- D. Payments in lieu of constructing affordable housing units on residential and mixed-use sites shall only be used to fund eligible affordable housing activities within the Borough.

- E. At least thirty (30%) percent of all development fees collected and interest earned shall be devoted to providing affordability assistance to low and moderate income households in affordable units included in the Housing Element and Fair Share Plan, provided and in accordance with the following:
1. One-third (1/3) of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to very low income households.
 2. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, and assistance with emergency repairs.
 3. Affordability assistance for very low income households may include buying down the cost of low or moderate income units in the third round Borough's Fair Share Plan to make them affordable to very low income households (earning thirty (30%) percent or less of median income). The use of development fees in this manner may entitle the Borough to bonus credits pursuant to N.J.A.C. 5:97-3.7.
 4. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- F. The Borough of River Edge may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18, subject to COAH's approval.
- G. No more than twenty (20%) percent of development fee revenues collected in any given year from the development fees may be expended on administration, including, but not limited to, the salaries and benefits for River Edge Borough employees or consultant fees necessary to develop or implement a new affordable housing program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program.
1. In the case of a rehabilitation program, no more than twenty (20%) percent of the revenues collected from development fees shall be expended for such administrative expenses.
 2. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with COAH's monitoring requirements.
 3. Legal or other fees related to litigation opposing affordable housing sites or objecting to COAH's regulations and/or action are not eligible uses of the Housing Trust Fund.

§ 5-30 Monitoring.

- A. The Borough of River Edge Municipal Housing Liaison shall coordinate with the appropriate municipal officials the completion and return to COAH of all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines and application fees, and any other funds collected in connection with the Borough's housing program, and the expenditure of revenues and implementation of the plan certified by COAH.
- B. At minimum, the monitoring shall include an accounting of any Housing Trust Fund activity, identifying the source and amount of funds collected, the amount and purpose for which any funds have been expended, and the status of the spending plan regarding the remaining balance pursuant to N.J.A.C. 5:97-8.10(a)8.
- C. All monitoring reports shall be completed on forms designed by COAH.

§ 5-31 Ongoing Collection of Development Fees and Expiration of Section.

- A. The ability for the Borough of River Edge to impose, collect and expend development fees shall expire with its Substantive Certification unless River Edge Borough has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for Substantive Certification, and has received COAH's approval of its Development Fee Ordinance.
- B. If the Borough of River Edge fails to renew its ability to impose and collect development fees prior to the date of expiration of Substantive Certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund.
- C. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L. 1985, c.222 (C.52:27D-320).
- D. The Borough of River Edge shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Substantive Certification, or judgment of compliance, nor shall the Borough of River Edge retroactively impose a development fee on such a development.
- E. The Borough of River Edge shall not expend development fees after the expiration of its Substantive Certification or judgment of compliance.

§ 50-32 Appeals.

Appeals from all decisions of an Administrative Agent appointed pursuant to this Ordinance shall be filed in writing with the Superior Court or other agency as provided for by law.

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of River Edge, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of River Edge are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of River Edge for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

SECTION 6. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16.

Thomas Papaleo, Mayor

ATTEST:

Stephanie Evans, Borough Clerk

**BOROUGH OF EDGE
ORDINANCE #20-10**

AN ORDINANCE TO AMEND AND SUPPLEMENT ARTICLE VIII, CONDITIONAL USES, PLANNED RESIDENTIAL DEVELOPMENTS, OF CHAPTER 416, ZONING, OF THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY, TO ESTABLISH A NEW BRIDGE ROAD AFFORDABLE HOUSING (AH-1) OVERLAY ZONE

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of River Edge, Bergen County, New Jersey, that amendments set forth below are made to Chapter 416, "Zoning," of the Code of the Borough of River Edge as follows:

Section 1. Section 416-5 of Chapter 416, Zoning, of the Code of the Borough of River Edge entitled "District Designations" is hereby amended to include the following new zone district:

AH-1 New Bridge Road Affordable Housing Overlay Zone

Section 2. The Zoning Map of the Borough of River Edge, as referenced in Section 416-6, Zoning Map, and Chapter 416, Zoning, attachment 416d, Zoning Map, are hereby amended to include a new AH-1 New Bridge Road Affordable Housing Overlay Zone encompassing Block 1303 Lots 3, 4 and 5, and which shall retain the underlying C-1 Commercial zoning designation of those parcels as shown on the accompanying map.

Section 3. Article VIII, Chapter 416 of the Code of the Borough of River Edge entitled "Conditional Uses; Planned Residential Developments" is hereby renamed "Conditional Uses, Overlay Zones and Planned Residential Developments." Article VIII shall be amended to include a new Section 416-36.2 entitled "AH-1 New Bridge Road Affordable Housing Overlay Zone." The new Section 416-36.2 shall read as follows:

416-36.2. AH-1 New Bridge Road Affordable Housing Overlay Zone.

- A. **Purpose.** The purpose of the AH-1 New Bridge Road Affordable Housing Overlay Zone is to create a realistic opportunity for the construction of low and moderate-income housing in a suitable location of the Borough of River Edge, and address a portion of the Borough's fair share affordable housing obligation in accordance with the Fair Housing Act ("FHA"), applicable Council on Affordable Housing ("COAH") regulations, Settlement Agreement entered into between the Borough and Fair Share Housing Center on June 24, 2019, the Borough's Housing Element and Fair Share Plan, and any applicable order of the Court, including a Judgement of Compliance and Repose Order. Developers shall have the option of developing in accordance with the underlying zone standards.

In addition, it is the intent and purpose of the AH-1 Zone to achieve the following:

1. Minimize impacts to the local school district by encouraging a greater proportion of studio and 1-bedroom dwelling units, except as required for the bedroom distribution of affordable housing units in accordance with the applicable affordable housing regulations.
 2. Promote quality site and building design that recognizes the AH-1 Overlay Zone as a gateway to the community and is harmonious with the New Bridge Landing Historical Site located across New Bridge Road.
- B. **Principal uses.** The following principal uses shall be permitted in the AH-1 Overlay Zone:
1. Inclusionary multifamily development.
 2. Mixed-use development consisting of principal uses permitted in the C-1 Zone located on the ground level and inclusionary multifamily development only above the first floor.

3. C-1 Zone Principal Permitted Uses in accordance with Attachment 416b, Zoning District Use Regulations.

C. Accessory uses. The following accessory uses shall be permitted in the AH-1 Overlay Zone:

1. Private indoor recreation and community rooms and facilities to be used exclusively by the residents of the development.
2. Private indoor recreation
3. Leasing/management office exclusively for the residential component of the development.
4. Roof mounted solar panels and equipment. Ground mounted solar panels shall be prohibited.
5. Green roofs.
6. Rooftop amenities to be used exclusively by the residents of the development.
7. Electric vehicle (EV) charging equipment.
8. Signs.
9. Fences and Walls.
10. Trash and recycling facilities.
11. Accessory uses customarily incidental to multifamily development.
12. Accessory uses customarily incidental to uses permitted in the C-1 Zone when such uses are proposed.

D. Affordable housing requirements.

1. All development constructed in accordance with the AH-1 Zone standards shall be required to provide a minimum affordable housing set-aside of 20%, regardless of whether units are for sale or for rent. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.
2. All affordable units to be produced pursuant to this section shall comply with Chapter 50, Affordable Housing Regulations, of the Borough Code, as may be amended and supplemented, the Uniform Housing Affordability Controls ("UHAC") (N.J.A.C. 5:80-26.1 et seq.) or any successor regulation, the Borough's Housing Element and Fair Share Plan, as may be amended from time to time, and any applicable order of the Court, including a Judgment of Compliance and Repose Order. These requirements include, but are not limited to the following:
 - a. Low/Moderate Income Split: A maximum of fifty percent (50%) of the affordable units shall be moderate-income units and a minimum of fifty percent (50%) of the affordable units shall be low-income units. At least thirteen percent (13%) of all restricted rental units shall be very low-income units, which shall be counted as part of the required number of low-income units within the development.
 - b. Bedroom Distribution: The following bedroom mix shall apply to affordable units:
 - (1) The combined number of efficiency and one-bedroom units shall be no greater than twenty percent (20%) of the total low- and moderate-income units;
 - (2) At least thirty percent (30%) of all low- and moderate-income units shall be two-bedroom units;
 - (3) At least twenty percent (20%) of all low- and moderate-income units shall be three-bedroom units; and
 - (4) The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.

- c. **Deed Restriction Period:** All affordable units shall be deed restricted for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit (the "Deed-Restriction Period"). The affordability controls shall expire only after they are properly released by the Borough and/or the Borough's Administrative Agent at the Borough's sole option in accordance with N.J.A.C. 5:80-26.11 for rental units or N.J.A.C. 5:80-26.5 regulating for-sale units.
- d. **Administrative Agent:** All affordable units shall be administered by a qualified Administrative Agent paid for by the developer, which may or may not be the Borough's Administrative Agent.
- e. **Other Affordable Housing Unit Requirements:** Developers shall also comply with all of the other requirements of Chapter 50, Affordable Housing Regulations, of the Borough code including, but not limited to, provisions for (1) affirmative marketing requirements; (2) candidate qualification and screening requirements; (3) integrating the affordable units amongst the market rate units; and (4) unit phasing requirements. In any case where more than one principal building is developed, the affordable units shall be dispersed between all of the buildings on site. The exact locations and dimensions for each affordable unit shall be specified at the time of site plan application.

E. Area and bulk requirements. The area and bulk requirements for development built in accordance with the AH-1 Overlay Zone standards are set forth below. All other development shall comply with the underlying zone's area and bulk regulations, which shall remain in full force and effect.

- 1. Minimum tract area: 2 acres
- 2. Maximum density: 20 units/acre
- 3. Minimum dwelling unit size: 700 square feet
- 4. Minimum front yard setback: 30 feet

Front yard setbacks shall be measured from any road widening easements.

- 5. Minimum side yard setback (each): 50 feet
- 6. Minimum rear yard setback**: 50 feet

In the AH-1 Overlay Zone, for purposes of calculating the rear yard setback, including corner lots, the rear lot line shall be determined as the lot line opposite and parallel to New Bridge Road, which is also directly adjacent to the N.J. Transit rail corridor. All other lot lines not directly fronting a public right of way shall be considered side lot lines.

- 7. Maximum building coverage: 40%
- 8. Maximum improved lot coverage: 85%
- 9. Maximum building height: 4 stories/45 feet

Appurtenances attached to the principal building including, but not limited to, antennas, chimneys, bulkheads, mechanical equipment, penthouses (not for human occupancy) and similar type features shall not exceed 12 feet in height and shall not occupy more than 15% of the total roof area. Pergolas for rooftop amenity spaces shall not exceed 10 feet in height. All roof mounted appurtenances shall have a minimum 10-foot setback from the parapet. Flat roofs shall have parapets of not less than 42 inches and not more than 48 inches or as may otherwise be required.

10. Landscape Buffers:

Minimum Side Landscape Buffer: 15 feet

Minimum Rear Landscape Buffer: 10 feet

Landscape buffers shall minimally consist of a 6-foot high solid fence or wall, year-round screening consisting of a mix of evergreen and deciduous shrubs, and ornamental and/or shade trees planted at regular intervals not to exceed 50 feet on center. Landscape buffers may be interrupted where driveway access is provided between Lots 4 and 5, pedestrian access is provided along the northerly boundary of Lot 3 and for any proposed or required easements.

F. **Design Requirements.**

1. When developed as a mixed-use project, residential units shall only be permitted above the ground floor, except that ground floor areas used for access to such uses shall be permitted.
2. Parking
 - A. The minimum number of off-street parking spaces shall be provided in accordance with Residential Site Improvement Standards for multifamily uses and Section 350-25 of the Borough Code for non-residential uses.
 - B. Parking shall be prohibited in the front yard(s), except when retail or service uses permitted in the C-1 Zone are incorporated in the development.
 - C. Surface parking outside of the principal building footprint shall have year-round screening with landscaping of minimally 3 feet in height where visible from the public right-of-way.
 - D. Parking areas within the principal building footprint shall have screening and architectural treatment consistent with the front building façade on all sides.
 - E. Loading spaces shall be provided in accordance with Section 350-26 of the Borough Code.
3. Building Design
 - A. Buildings with expansive blank walls are prohibited.
 - B. Side and rear building elevations shall receive architectural treatments comparable to front building facades.
 - C. Each façade shall be designed to have a delineated floor line between the street level and upper floors.
 - D. Each building façade facing a public right-of-way shall have elements of vertical articulation no greater than 50 feet apart minimally 1 foot deep. Such features may project a maximum of 18 inches into any required yard setback having a width not to exceed 10 feet.
 - E. Balconies above the first floor are encouraged and may extend a maximum of 4 feet into any required yard setback.
 - F. Flat roof area not occupied by appurtenances or amenity space shall be constructed as a "cool roof" with solar reflectivity of 50% or greater as certified by the Cool Roof Rating Council.

- G. Fire escapes are prohibited on front building facades, except where required by the Borough Fire Official.
- H. Primary building entrances for multifamily and commercial uses, when applicable, shall be oriented facing a public right-of-way. Rear entrances may also be provided.
- I. Awnings and canopies are encouraged at the ground floor level.

4. Trash and Recycling

- A. Trash and recycling shall be stored in a designated location within the principal building or enclosed accessory structure. Dumpster enclosures shall be prohibited in front yards and shall be screened with minimally 6-foot high solid fencing and/or walls with materials and colors that are consistent with the principal building.

5. Equipment

- A. All roof mounted equipment such as HVAC, air conditioning and ventilation units shall be screened from public view.
- B. Any ground mounted equipment shall be enclosed with fencing and/or landscaping to provide year-round screening. All equipment shall be prohibited in the front yard except as may be required by a utility.

6. Landscaping and Streetscape

- A. Foundation plantings and landscape beds shall be installed around the principal building.
- B. Shade trees shall be installed at regular intervals in the front yard with a maximum spacing of 50 feet on center to function as "street trees".
- C. A landscape plan shall be provided including a mix of ornamental, shade and/or evergreen trees, shrubs, perennials, grasses, perennials and annuals.
- D. Native and deer resistant plant species are encouraged where appropriate.
- E. Streetscape improvements including paving, lighting and tree installation shall be provided in accordance with Borough standards at the discretion of the Borough Engineer.

7. Lighting

- A. Site lighting shall be provided in accordance with Section 350-28 and all other applicable sections of the Borough Code.
- B. Lighting shall include shielding to minimize glare from surrounding residential uses and public rights-of-way.

8. Signs

- A. Signs shall be permitted in accordance with Article X, Signs and Signage, of Chapter 416, Zoning.

F. **Easements.**

- 1. The existing drainage easement on Lot 3 shall be maintained.
- 2. Development shall adhere to any existing or required road widening easements.

3. A minimum 10-foot wide public access easement shall be provided along the entire side lot line shared between Block 1303 Lots 1 and 3 providing access to the adjacent Bergen County owned property.

Section 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 5. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of River Edge, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Code of the Borough of River Edge are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 6. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 7. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Borough of River Edge for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

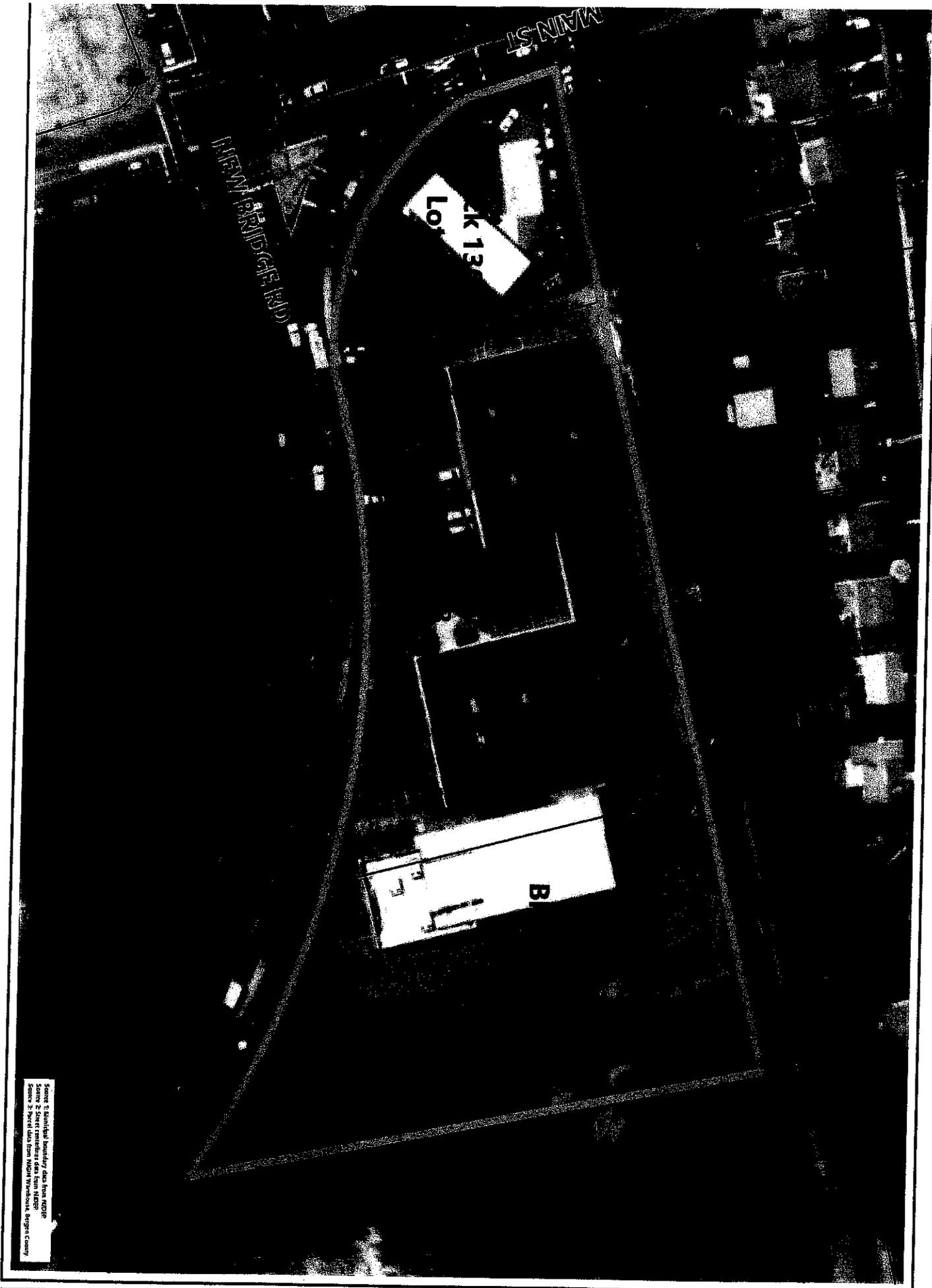
Section 8. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 9. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Thomas Papaleo, Mayor

ATTEST:

Stephanie Evans, Borough Clerk



Source 1: Identified boundary data from scope
 Source 2: Street centerlines data from NAD83
 Source 3: Parcel data from NAD83, Wayne County, Michigan

Bu Ass
 BOUNDARY DATA
 LONGLEAF ASSOCIATES
 21 Vermont Avenue
 Westwood, New Jersey

AH-1 OV

BOROUGH OF RIVE
 BRIDGE COUNTY, NJ



Legend
 Pa
 At
 Zo

PROJECTIONS
 Proj. File
 Proj. Name
 Proj. Date

PROJECT
 Project Name
 Project No.
 Project Date

PROPERTY
 Owner Name
 Parcel No.
 Assessed Value
 Taxable Value
 Tax Rate
 Parcel Area
 Parcel Perimeter

