



**Joint Meeting of Central Business District Advisory Committee (CBDAC) and Ridgewood
Beautification Team (RBT)**

Meeting Minutes

Thursday, January 8, 2026, 8:30 – 10:00 a.m. Via Zoom

Attendees: Stephen Del Percio (Chairperson), Deputy Mayor Pam Perron (Village Council Liaison), Gary DiChiara, Tom Hillman, Cynthia Halaby, Stacey Tsapatsaris, Niena Jerdee, Robin Fisher, Jeanne Johnson, Don Alexband, Glenn Carlough, Joan Groome, Council member Siobhan Winograd, Nancy Brennan Hill

1. Call to Order

The joint meeting of the Central Business District Advisory Committee (CBDAC) and the Ridgewood Beautification Team (RBT) was called to order at 8:30 a.m.

2. Administrative Updates

Pam Perron provided a series of administrative and Village updates:

- The Village Council introduced five housing ordinances as the Village’s affordable housing plan. The public hearing is scheduled for January 14 before the Village Council. Several of these ordinances affect the Central Business District (CBD), including:
 - - Ordinance 4071, creating an S-1 overlay to allow an assisted living facility at Maple and Franklin Avenue.
 - Ordinance 4073, creating the CR-1 district between Robinson Lane and Douglas Place on Chestnut Street, permitting multi-family housing with a 20% affordable housing requirement.
 - Additional ordinances require that any housing built in B-1 and B-2 districts, and anywhere in Ridgewood more generally, include a 20% affordable housing set-aside.
- The Village Council authorized an agreement addressing objections to the affordable housing plan raised by Fair Share Housing and Kensington.
- Free downtown parking was offered on Saturdays in December.
- A temporary crosswalk in front of Tatte is expected to become permanent in April.



- Walker Consultants is scheduled to present on February 3, with an evening open house and a prior CBDAC subcommittee meeting.
- The Committee acknowledged with sadness the passing of Tony Damiano, Executive Director of the Ridgewood Guild, and expressed interest in supporting the Guild as appropriate.
- Safety improvements are planned at the Hudson Street Garage, including installation of fencing on the fourth floor to address concerns about children sitting on parapets.
- Several vacancies on the CBDAC were noted, including a resident seat, a Chamber of Commerce liaison, and a CSAC liaison position following Dave Rosen's resignation.
- The Village of Ridgewood budgeting season is beginning, with department presentations available for public review. Pam urged attendees to participate in this very interesting process.
- Jeanne Johnson provided updates on Arts in Ridgewood (AIR) and community initiatives, including events planned for 2026 such as the Freedom Festival, train show at the Schoolhouse Museum, and a holiday house tour. Porchfest was highlighted as a successful event, with discussion about whether it should recur in 2026 or alternate years.

3. Approval of Prior Minutes

The minutes of the December 12, 2025 in-person CBDAC meeting will be presented for approval at next month's regular CBDAC monthly meeting.

4. Committee Missions and Remits

- Pam Perron and Stephen Del Percio reviewed the mission and remit of the CBDAC for the benefit of the RBT members in attendance.
- Siobhan Winograd likewise reviewed the mission and remit of the Ridgewood Beautification Team (RBT).

5. Introductions

CBDAC members and RBT members introduced themselves.

6. Ridgewood Beautification Team (RBT) Updates

RBT members discussed ongoing and planned beautification initiatives, including:

- Seasonal container plantings, including flowers in summer and greenery in winter, and improvements to holiday decorations such as kissing balls and lighting on lampposts. In



2026 garland will be coming to nearly 200 lampposts in the CBD, which will help “refresh” the feel of the decorations which in 2025 everyone agreed felt a bit “tired” (although still beautiful).

- Maintenance challenges related to weeds, tree wells, and sidewalk cracks. While ordinances exist, enforcement remains difficult; responsibility among the Village, landlords, and potential SID involvement was discussed.
- The Ridgewood Business Alliance (RBA) is still in early stages, with interviews underway for an Executive Director position. The board aims to allow operational flexibility while encouraging visible first-year initiatives such as holiday decorations, sidewalk and tree well maintenance, cardboard waste collection, power washing, and landscaping.
- Tree well maintenance efforts, including “Mulch Monday,” were discussed, noting the scale and cost of maintaining all tree wells.
- Coordination between RBT and SID activities, including contracts for waste removal and landscaping, was discussed.
- Updates were provided on McSoud’s Circle plantings (intersection to immediate south of NJT bus terminal and Van Neste Square) and the Village’s tree maintenance and warranty practices.
- Appreciation was expressed by CBDAC and Village representatives for the ongoing volunteer efforts of RBT and related groups.

7. CBDAC/RBT Coordination Discussion

Refurbishment of holiday decorations stored at the Hudson Street Garage will occur this year in tandem with high school volunteer hours.

- One CBDAC priority is focusing on downtown lighting to improve ambience & aesthetics.
- The Town Garage property and vacant storefronts in the CBD remain issues that CBDAC will continue discussing in 2026.

8. Public Comment No other members of the public chose to comment.

9. Adjournment

The meeting was adjourned at approximately 10:00 a.m.

Respectfully submitted,
Stephen Del Percio