



## **Meeting Minutes of Central Business District Advisory Committee (CBDAC)**

Thursday, February 12, 2026, 8:30 – 10:00 a.m. Via Zoom

**Members Present:** Stephen Del Percio (Chairperson), Stacey Tsapatsaris (Vice Chair); Deputy Mayor Pam Perron (Village Council Liaison); Police Chief Lyons; Zohaib Rahman (Citizen Safety Advisory Committee); Don Alexband; Glenn Carlough; Rebecca Tatlock; Steve Aspero

**Guests Present:** Jeanne Johnson, Jane Remis, Tom Hillmann

**Administration:** Members approved Dec. 11, 2025 & Jan.8, 2026 minutes. Welcomed Steve Aspero and Zohaib, who were appointed last night.

**Village Council Update:** Pam reported that the Village Council last night passed the affordable housing Ordinances. When Kensington applies to the Planning Board for major site plan approval the nitty gritty issues will be addressed. VC introduced the Village Capital budget, \$6.8 million. Discussed Blade sign ordinance amendment. She anticipates the LSRP report on the Franklin Avenue vacant lots in spring. The bus shelter will be built in spring or summer. The Governor signed “Skip the Stuff” into law.

**Guild:** At Niena’s request, Pam read the flyer for the Oscar Party on Mar. 13<sup>th</sup>

**Chamber of Commerce:** This is a quiet time. Upcoming Fashion Show and Easter in the Park. Discussing Walker Consultants & parking. Pam asked for CoC to send a liaison to CBDAC.

**Outside AiR:** Jeanne reported on murals and asked for help with Outside Air. Yarn bombs will be taken down in March.

**Ridgewood Business Alliance (RBA):** Stacey related that the RBA Search Committee has narrowed the candidates down to four for an Executive Director position. Final interviews will finish up this month. Walker study discussed. Parking discussed. Chamber members interested to learn more from Park Mobile + possible alternatives as we move forward.

**Arts Initiatives:** After yarn bombs come down, nothing planned after that.

Pedestrian tunnel estimated start date in 2028. AI safety set up company who wants to use Ridgewood as a pilot. (Jeannie looking to get them in-front of the CSAC)

### **Walker Meeting – Feb 3<sup>rd</sup> (village parking consultant)**

- A lot of questions about Park Mobile to Walker and pending the session to them (for example how we do the 15 mins free without the transaction fee)



## VILLAGE OF RIDGEWOOD

- Park Mobile Webinar pending to be scheduled – Stephen will schedule it
- Evening Session – Moderated by Keith. All key points mentioned in that session. Walker less vocal. Committees' points were heard loud and clear. Took data on Thurs/Sat in November and felt inadequate level of data on which to base conclusions. Stacey wanted to see if they could do further studies more with local resource so have a larger data set. Should show private parking lots in a different color so it's clear what's public vs private.
- Want to make sure we are fully involved in the process with Walker, so everyone feels engaged in the final solutions.
- Pam proposed anything we want to get in-front of Walker, to draft and send via Bob.
- Could we have resident parking passes (at a nominal fee) and senior citizens to serve the same purpose. (down to the technology question – e.g. scans the reg and knows they have a pass)
- Feels that Walker will do a good job with signage and communication.
- Boca Raton has electric golf carts that are subsidized by city and then advertisers pay the bulk of it. Residents pay \$3. <https://myboca.us/2460/BocaConnect---Circuit-Shuttle> Investor in BEEP (low hanging branches are an issue. Can't recognize snow or water which is a challenge for Ridgewood right now) <https://ridebeep.com>
- Discussed whether to make commuter parking passes ONLY for Ridgewood residents.
- Propose to collate a more formal recommendation from CBDAC on what we would like to see and submit to the council (include enforcement, resident concessions)
- \$270k ish (revenue in tickets + violations). \$1M worth of kiosks is 4 years of parking enforcements.
- Pam spoke to Quality Shoe Repair owner who would like more 15 min parking spots.

**Public Comment:** No other members of the public chose to comment. The meeting adjourned at approximately 10:00 a.m.

**Next meeting: March 12 in person.** Location to be determined.

Respectfully submitted,  
*Pamela Perron and Rebecca Tatlock*