

## **SPECIAL MEETING**

### **MAYOR AND COUNCIL**

**Thursday, February 21, 2019 @ 3:00 p.m.**

The Special Meeting of the Mayor and Council of the Borough of Fort Lee was held on the above date in the Executive Conference Room #201, Memorial Municipal Building, 309 Main Street, Fort Lee, New Jersey.

**PRESENT:** Mayor Sokolich, Council Members Sohmer, Suh, Yoon, Kasofsky, Cervieri

**ABSENT:** Councilman Sargenti

**ALSO PRESENT:** Al Restaino, Borough Administrator  
Evelyn Rosario, Borough Clerk  
J. Sheldon Cohen, Borough Attorney

### **OPEN PUBLIC MEETINGS ACT STATEMENT**

In accordance with Chapter 231, P.L. 1975 adequate notice of this meeting was e-mailed on February 15, 2019 to the Record and the Jersey Journal. Said notice was also posted on the Borough Hall bulletin board and Borough website. A copy of this notice is on file in the Office of the Borough Clerk.

### **MAYOR'S REPORT AND ANNOUNCEMENTS**

Mayor Sokolich stated that the regularly scheduled meeting of February 14<sup>th</sup> was cancelled due to the fire at the Linwood Park Apartments.

He thanked the Fort Lee Fire Volunteer Fire Department, Mutual Aide Responders, Office of Emergency Management along with various agencies for their heroic efforts. He stated that the municipality has arranged for temporary shelter for the victims affected by this tragedy. The Borough established a donation center at the Fort Lee Recreation Center for acceptance of cash, checks, gift cards, toiletries and clothing, etc. Also, a Go Fund Me Drive page was created. The Red Cross has also been assisting and providing resources to the victims.

The Governing Body expressed how thankful and grateful they are to all of the emergency agencies who responded to the fire.

### **APPROVAL OF MINUTES**

On motion by Councilman Cervieri, seconded by Councilman Sohmer, and carried unanimously, the minutes of the December 6, 2018 Work Session were approved.

On motion by Councilman Cervieri, seconded by Councilman Sohmer, and carried unanimously, the minutes of the December 13, 2018 Regular Session were approved.

On motion by Councilman Cervieri, seconded by Councilman Sohmer, and carried unanimously, the minutes of the December 13, 2018 - January 3, 2019 Recessed Meeting Session were approved.

On motion by Councilman Cervieri, seconded by Councilman Sohmer, and carried unanimously, the minutes of the January 3, 2019 Reorganization Meeting Session were approved.

**INTRODUCTION OF 2019  
SPECIAL IMPROVEMENT DISTRICT (SID)**

**Councilman Cervieri introduced, and Councilman Suh seconded**, the introduction of the 2018 Special Improvement District Budget:

BE IT RESOLVED that the following statements of revenues and appropriations (available in the office of the Borough Clerk) shall constitute the Fort Lee Special Improvement District Budget for the year 2019; and

BE IT RESOLVED that the total amount to be raised by the Special Improvement District tax is anticipated to be **\$667,315.71** . The total anticipated general appropriations for 2019 at introduction are **\$1,237,315.71**.

BE IT FURTHER RESOLVED, that notice is hereby given that a hearing on the Budget will be held at Borough Hall, on April 11, 2019 at 7:00 p.m. at which time and place objections to said Budget for the year 2019 may be presented by taxpayers or other interested persons.

The introduced budget was **approved** on the following roll call:

**AYES: Council Members Sohmer, Yoon, Suh, Kasofsky, Cervieri**

Notice is hereby given that the Budget was approved by the Governing Body of the Borough of Fort Lee, County of Bergen, on February 21, 2019. A hearing on the Budget will be held at Borough Hall, on April 11, 2019 at 7:00 p.m. at which time and place objections to said Budget for the year 2019 may be presented by taxpayers or other interested persons.

**INTRODUCTION OF ORDINANCES**

None

**ORDINANCE PUBLIC HEARINGS**

**Ord. #2019-1 "AN ORDINANCE AMENDING ORDINANCE NO. 2017-10 ESTABLISHING SALARIES AND WAGES FOR DEPARTMENT HEADS, BOROUGH ADMINISTRATOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER, TAX COLLECTOR, TAX ASSESSOR AND CERTAIN NON-UNION EMPLOYEES FOR 2017-2021 "**

**On motion by Councilman Cervieri , seconded by Council man Sohmer , and carried, the public hearing was opened relative to Ord. #2019-1 "AN ORDINANCE AMENDING ORDINANCE NO. 2017-10 ESTABLISHING SALARIES AND WAGES FOR DEPARTMENT HEADS, BOROUGH ADMINISTRATOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER, TAX COLLECTOR, TAX ASSESSOR AND CERTAIN NON-UNION EMPLOYEES FOR 2017-2021"**

**AN ORDINANCE AMENDING ORDINANCE NO. 2017-10 ESTABLISHING SALARIES AND WAGES FOR DEPARTMENT HEADS, BOROUGH ADMINISTRATOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER, TAX COLLECTOR, TAX ASSESOR AND CERTAIN NON-UNION EMPLOYEES FOR 2017-2021**

BE IT ORDAINED by the Mayor and Council of the Borough of Fort Lee as follows:

SECTION I: All employees covered by the **Department Head Bargaining Unit** (Schedule A), shall receive salaries for 2017, 2018, 2019, 2020 and 2021 as established by the Department Head Contract for the years 2017, 2018, 2019, 2020 and 2021, which is attached hereto and made a part hereof.

SECTION II: All **Non-Union Personnel** listed in (Schedules B and C) shall receive salaries for 2017, 2018, 2019, 2020 and 2021 as outlined in (Schedules B & C), which is attached hereto and made a part hereof.

SECTION III: All salary increases for 2017-2021 reflect a two percent (2%) salary increase for 2017, 2018, 2019, 2020 and 2021, with the exception of the Mayor and Council. In addition all employees listed in (Schedules A and B) receive additional compensation as negotiated per the Department Head Contract.

SECTION IV: The Mayor and Council salaries for 2017-2021 remain unchanged.

SECTION V: This ordinance shall supersede any other previous salary ordinance for members of the **Department Head Bargaining Unit** and **Non-Union Personnel** as listed in (Schedules A, B and C).

SECTION VI: This ordinance shall take effect immediately upon passage and publication prescribed by law.

**Schedule A  
Department Head Bargaining Unit  
January 1, 2017 - December 31, 2021**

| <u>TITLE</u>   | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> |
|--|-------------|-------------|-------------|-------------|-------------|
| Director of Human Services   | 86,190      | 87,914      | 89,672      | 91,465      | 93,295      |
| Fire Official/Fire Protection<br>Sub-Code Official/Safety Office                 | 141,198     | 144,022     | 146,902     | 149,840     | 152,837     |
| Construction Official/<br>Zoning Officer   | 141,198     | 144,022     | 146,902     | 149,840     | 152,837     |
| Police and Fire Signal<br>System Superintendent                                  | 114,558     | 116,849     | 119,186     | 121,570     | 124,001     |
| Superintendent of Recreation/<br>Coordinator of Public Events                    | 136,922     | 139,660     | 142,453     | 145,302     | 148,208     |
| DPW Director/Parks<br>Superintendent/Buildings Superintendent                    | 174,531     | 178,021     | 181,582     | 185,213     | 188,917     |
| Supervisor of Senior<br>Citizen Activities                                       | 86,104      | 87,826      | 89,582      | 91,374      | 93,201      |
| Certified Court Administrator<br>Administrator of Cultural<br>& Heritage Affairs | 115,588     | 117,899     | 120,257     | 122,663     | 125,116     |
| Assistant Engineer<br>Health Officer   | 130,775     | 133,390     | 136,058     | 138,779     | 141,554     |
| Assistant Public Works<br>Superintendent   | 115,253     | 117,559     | 119,910     | 122,308     | 124,754     |
| Public Works Superintendent  | -----       | 127,559     | 130,110     | 132,712     | 135,366     |

**Schedule A  
Department Head Bargaining Unit Salary Range  
January 1, 2017 - December 31, 2021**

| <u>TITLE</u>  | <u>2017 through 2021</u> |
|---|--------------------------|
| Director of Human Services  | 80,000 to 105,000        |
| Fire Official/Fire Protection<br>Sub-Code Official/Safety Officer | 90,000 to 160,000        |
| Construction Official/<br>Zoning Officer                          | 90,000 to 160,000        |
| Police and Fire Signal<br>System Superintendent                   | 80,000 to 130,000        |
| Superintendent of Recreation/<br>Coordinator of Public Events     | 90,000 to 160,000        |

|  |                   |
|--|-------------------|
| DPW Director/Parks<br>Superintendent/Buildings<br>Superintendent | 90,000 to 195,000 |
| Supervisor of Senior<br>Citizen Activities                       | 80,000 to 105,000 |
| Certified Municipal<br>Court Administrator                       | 90,000 to 130,000 |
| Administrator of Cultural<br>& Heritage Affairs                  | 90,000 to 120,000 |
| Assistant Engineer   | 90,000 to 145,000 |
| Health Officer   | 90,000 to 160,000 |
| Assistant Public Works<br>Superintendent                         | 90,000 to 130,000 |
| Public Works Superintendent                                      | 90,000 to 145,000 |

**Schedule B  
Non-Union Personnel  
January 1, 2017 - December 31, 2021**

| <u>TITLE</u>            | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> |
|-------------------------|-------------|-------------|-------------|-------------|-------------|
| Borough Administrator   | 200,000     | 206,000     | 210,120     | 214,322     | 218,609     |
| Borough Clerk           | 114,750     | 117,045     | 127,793     | 130,298     | 132,903     |
| Tax Assessor            | 126,105     | 128,627     | 131,200     | 133,824     | 136,500     |
| Tax Collector           | 99,301      | 101,287     | 103,312     | 105,378     | 107,486     |
| Chief Financial Officer | 103,938     | 106,016     | 108,137     | 110,300     | 112,506     |

**Non-Union Personnel Salary Range  
January 1, 2017 - December 31, 2021**

| <u>TITLE</u>            | <u>2017 through 2021</u> |
|-------------------------|--------------------------|
| Borough Administrator   | 150,000 - 230,000        |
| Borough Clerk           | 95,000 - 145,000         |
| Tax Assessor            | 95,000 - 145,000         |
| Tax Collector           | 95,000 - 120,000         |
| Chief Financial Officer | 95,000 - 120,000         |

**Schedule C  
Non-Union Personnel**

**January 1, 2017 - December 31, 2021 (As Indicated Below)**

| <u>PART-TIME ANNUAL</u>    | <u>2017</u>    | <u>2018</u>    | <u>2019</u>    | <u>2020</u>    | <u>2021</u>    |
|----------------------------|----------------|----------------|----------------|----------------|----------------|
| Mayor                      | 18,748         | 18,748         | 18,748         | 18,748         | 18,748         |
| Council Members            | 12,499         | 12,499         | 12,499         | 12,499         | 12,499         |
| Elevator Sub-Code Official | 76,638         | 78,171         | 79,734         | 81,329         | 82,955         |
| Physician                  | 18,431         | 18,799         | 19,175         | 19,599         | 19,950         |
|                            | <u>Minimum</u> | <u>Minimum</u> | <u>Minimum</u> | <u>Minimum</u> | <u>Minimum</u> |
| Municipal Court Judges     | 79,686         | 81,279         | 82,904         | 84,562         | 86,254         |

**Non-Union Personnel Salary Range  
January 1, 2017 - December 31, 2021**

| <u>TITLE</u>               | <u>2017 through 2021</u> |
|----------------------------|--------------------------|
| Mayor                      | 18,748 - 18,748          |
| Council Members            | 12,499 - 12,499          |
| Elevator Sub-Code Official | 65,000 - 85,000          |
| Physician                  | 15,000 - 20,000          |
| Municipal Court Judges     | 75,000 - 130,000         |
| <u>ALL TITLES</u>          |                          |
| Hourly                     | \$7.00 - \$60.00         |
| Per Diem                   | \$20.00 - \$150.00       |

There being no public discussion, the public hearing was closed **on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky** .

On motion by Councilman Cervieri, seconded by Councilman Sohmer , the Ordinance was **adopted** on the following roll call:

**AYES: Council Members Sohmer, Yoon, Suh, Kasofsky, Cervieri**

**Ord. #2019-2 “AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 67, PARKING PROHIBITED CERTAIN TIMES DURING WINTER MONTHS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE**

On motion by Councilman Cervieri , seconded by Councilwoman Kasofsky , and carried, the public hearing was opened relative to Ord. #2019-2 “AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 67, PARKING PROHIBITED CERTAIN TIMES DURING WINTER MONTHS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

**AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 67, PARKING PROHIBITED CERTAIN TIMES DURING WINTER MONTHS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 388, Section Article V. Schedules, Section 67, Schedule XXI, Parking Prohibited Certain Times During Winter Months, of the Code of the Borough of Fort Lee, is hereby amended as follows:

**Section 388-67. Schedule XXI**

**DELETE THE FOLLOWING STREETS AS FOLLOWS:**

| <b><u>Name of Street</u></b> _____ | <b><u>Location</u></b>  |
|------------------------------------|---|
| Central Road                       | From George Washington Bridge Plaza to turnaround at Palisades Interstate Parkway |
| Bigler Street                      | From Main Street to Hudson Terrace  |
| Hudson Street                      | From Main Street to Marginal Road   |

Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

This ordinance shall take effect following adoption and approval in a time and manner provided by law.

**Public Comments:**

**Nina Levinson, 1560 West Street:** She came forward and expressed her concerns on both Ordinance #2019-2 and Ordinance #2019-3 regarding the notification to the applicable residents in the area involved. Mayor Sokolich responded that while these ordinances remove parking restrictions and would be welcomed by residents, notifications would be made.

There being no further public discussion, the public hearing was closed **on motion by Councilman Cervieri, seconded by Councilman Sohmer** .

On motion by Councilman Cervieri, seconded by Councilman Sohmer , the Ordinance was **adopted** on the following roll call:

**AYES: Council Members Sohmer, Yoon, Suh, Kasofsky, Cervieri**

**Ord. #2019-3 “AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 68, PARKING PROHIBITED WHEN ROAD IS SNOW COVERED OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE”**

**On motion by Councilman Cervieri , seconded by Council man Sohmer , and carried, the public hearing was opened relative to “AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 68, PARKING PROHIBITED WHEN ROAD IS SNOW COVERED OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE”**

**AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, SECTION 68, PARKING PROHIBITED WHEN ROAD IS SNOW COVERED OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 388, Section Article V. Schedules, Section 68, Schedule XXII, Parking Prohibited When Road is Snow Covered, of the Code of the Borough of Fort Lee, is hereby amended as follows:

**Section 388-68. Schedule XXII**

**ADD THE FOLLOWING STREET AS FOLLOWS:**

| <u>Name of Street</u> _____ | <u>Side</u> _____ | <u>Location</u> |
|-----------------------------|-------------------|-----------------|
| Bigler Street               | Both              | Entire Length   |

Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

This ordinance shall take effect following adoption and approval in a time and manner provided by law.

There being no public discussion, the public hearing was closed **on motion by Councilman Cervieri, seconded by Councilman Sohmer** .

**On motion by Councilman Cervieri, seconded by Councilman Sohmer** , the Ordinance was **adopted** on the following roll call:

**AYES: Council Members Sohmer, Yoon, Suh, Kasofsky, Cervieri**

**PROPOSED CONSENT AGENDA**

**On motion by Council woman Kasofsky , seconded by Council man Sohmer** , the Proposed Consent Agenda was introduced, and the public hearing was opened relative to items CA-1 through CA-13

**CA-1 Payment of Claims**

**RESOLUTION OF THE BOROUGH OF FORT LEE APPROVING THE PAYMENT OF CLAIMS**

BE IT RESOLVED that the following claims, the details for which are attached hereto and made a part hereof, are hereby authorized to be paid, having been audited and found correct by the Borough Administrator and Chief Financial Officer.

| <u>ACCOUNT</u>                        | <u>AMOUNT</u>           |
|---------------------------------------|-------------------------|
| Current                               | \$ 15,692,248.67        |
| Current - Grant                       | 6,669.94                |
| Capital                               | 1,169,073.24            |
| Road Improvement Plan                 | n/a                     |
| Multiple Dwelling                     | n/a                     |
| Construction Fees                     | n/a                     |
| COAH Fees                             | n/a                     |
| Senior Citizen Advisory Council       | 250.00                  |
| Trip Admissions                       | n/a                     |
| Special Dog Account                   | n/a                     |
| Trust Account Fund                    | n/a                     |
| Disability Insurance Trust            | n/a                     |
| Public Assistance Trust Fund          | n/a                     |
| Police Activity Trust                 | n/a                     |
| Fort Lee Film Commission              | 159.00                  |
| Community Development                 | n/a                     |
| Redemption Account                    | n/a                     |
| School Resource Account               | n/a                     |
| Dedicated Penalties (Fire Prevention) | n/a                     |
| Fire Prevention Donation              | n/a                     |
| POAA                                  | n/a                     |
| Cop Card Donation                     | n/a                     |
| Police Treasury                       | 21,001.89               |
| Police Justice                        | n/a                     |
| Flexible Spending                     | n/a                     |
| Trust Account                         | n/a                     |
| Developers BOFNJ                      | 29,479.29               |
| Developers B of America               | 68,414.20               |
| <b>Total:</b>                         | <b>\$ 16,987,296.23</b> |

**CA-2 Approving Full Membership Firefighter Applications for Herberth Antonio Pineda and Marie S. Thompson, Fire Co. #4**

The Full Membership Firefighter Applications for Herberth Antonio Pineda and Marie S. Thompson Fire Company #4 were approved.

**CA-3 Authorize Hiring of a Part-Time Electrical Inspector, Building Department, M.J. Dalessio**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE  
HIRING OF A PART-TIME EMPLOYEE WITHIN THE BUILDING  
DEPARTMENT**

**BE IT RESOLVED** that the Mayor and Council of the Borough of Fort Lee have authorized the hiring of a part-time employee; and,

**NOW, THEREFORE, BE IT RESOLVED** that below listed individual will be hired as part-time employee in the Department listed; and

**BE IT FURTHER RESOLVED** that each employee will be compensated at an hourly rate listed for each individual.

| NAME                 | POSITION             | DEPARTMENT | HOURLY WAGE |
|----------------------|----------------------|------------|-------------|
| Dalessio, Michael J. | Electrical Inspector | Building   | \$30.30     |

**CA-4 Accepting Retirement Notice from James P. Ross, Department of Public Works, Effective Retroactively to February 1, 2019**

**RESOLUTION OF THE BOROUGH OF FORT LEE ACCEPTING THE  
RETIREMENT NOTICE OF JAMES P. ROSS**

**BE IT RESOLVED** that **James P. Ross, Maintenance Worker 1 Grounds (f/k/a Park Maintenance Worker)** with the **Department of Public Works** has submitted a retirement notice dated January 15, 2019 and the Mayor and Council have accepted same; and

**BE IT RESOLVED** that Mr. Ross's retirement will be effective retroactively to **February 1, 2019** with the Borough of Fort Lee.

**BE IT FURTHER RESOLVED** that the Mayor and Council extend their best wishes to Mr. Ross on his retirement.

**CA-5 Authorizing Promotion of Patrick Ferrara to the Position of Superintendent of Public Works Effective Retroactively to December 1, 2018**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE  
PROMOTION OF PATRICK FERRARA TO THE POSITION OF  
SUPERINTENDENT OF PUBLIC WORKS**

**WHEREAS**, the Borough of Fort Lee Mayor and Council have determined that it would be prudent to appoint a **Public Works Superintendent** ; and

**WHEREAS**, the Mayor and Council of the Borough of Fort Lee wish to promote **Assistant Public Works Superintendent Patrick Ferrara**, to the position of **Public Works Superintendent**, with an **effective date of December 1, 2018** ; and

**NOW, THEREFORE, BE IT RESOLVED**, that this appointment shall be provisional pending certification from the New Jersey Civil Service Commission and shall be at an annual salary of \$127,559 in accordance with the Department Director Contract; and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be available for public inspection in the Office of the Borough Clerk.

**CA-6 Authorizing the Appointment of an Unpaid Intern in the Police Department, Jonathan Cruz, February 2019 - May 2019**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE  
APPOINTMENT OF AN UNPAID INTERN IN THE FORT LEE POLICE  
DEPARTMENT**

**WHEREAS**, at certain times of the year, intern positions exist with our Police Department, and the Mayor and Council have determined that the position should be filled,

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Fort Lee, that the following individual be appointed as Police Intern, of which said position is unpaid, and will commence on February 14, 2019 and end prior to the end of the spring semester, (May 2019):

1. Jonathan Cruz

**BE IT FURTHER RESOLVED** that the above listed Police Intern will be training with our Police Department Training Division.

**CA-7 Authorize Person-to-Person Liquor License No. 0219-33-052-009 Transfer From Brown Wine Bar LLC TO Palisadium Oiso Group, LLC**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING TRANSFER OF PERSON TO PERSON LIQUOR LICENSE NO. 0219-33-052-009 FROM BROWN WINE BAR, LLC, TO PALISADIUM OISO GROUP, INC.**

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0219-33-052-009, heretofore issued to Brown Wine Bar, LLC; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed, and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business;

**NOW, THEREFORE BE IT RESOLVED**, that the Borough of Fort Lee Governing Body does hereby approve, effective February 22, 2019 the transfer of the aforesaid Plenary Retail Consumption License to Palisadium Oiso Group, Inc. and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Palisadium Oiso Group, Inc., effective February 22, 2019."

**CA-8 Authorizing the Renewal of Various Municipal Licenses for the January 1, 2019 - December 31, 2019 Licensing Period**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE RENEWAL OF VARIOUS MUNICIPAL LICENSES FOR THE JANUARY 1, 2019 - DECEMBER 31, 2019 LICENSING PERIOD**

**BE IT RESOLVED**, by Governing Body of the Borough of Fort Lee that the following municipal licenses are hereby renewed for the January 1, 2019 - December 31, 2019 licensing year.

**SERVICE/GAS STATION - Chapter 333**

Debwany Oil Inc.  
1490 Bergen Boulevard

**TAXIS - Chapter 372, Article 1**

Innovative Transportation  
825 Palisade Avenue #B1

**CA-9 Confirming the Need for the New Construction of a 95 Unit Senior Housing Development and Authorizing an Agreement for Payments in Lieu of Taxes**

**RESOLUTION OF THE BOROUGH OF FORT LEE, COUNTY OF BERGEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE NEW CONSTRUCTION OF A 95 UNIT SENIOR HOUSING DEVELOPMENT AND AUTHORIZING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES**

**WHEREAS**, Housing Authority of Bergen County (hereinafter referred to as the "Sponsor") proposes to construct a 95 unit senior housing project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules

promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law") within the Borough of Fort Lee (hereinafter referred to as the "Municipality") on an approximately .984 acre site to be described as Lots 7.02 Block 4651 as shown on the Official Assessment Map of the Borough of Fort Lee, Bergen County and to be known as 319 Main Street, Fort Lee, NJ 07024; and

**WHEREAS**, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to the provisions of the HMFA Law, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality; and

**WHEREAS**, the Sponsor has presented to the Municipality a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Fort Lee ("Governing Body"), County of Bergen, State of New Jersey as follows:

1. The Governing Body finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the Borough.

2. The Governing Body does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project.

3. The Governing Body does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the Municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "A";

4. The Governing Body hereby authorizes and directs the Mayor of the Borough of Fort Lee to execute, on behalf of the Municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "A".

5. The Governing Body understands and agrees that the revenue projections set forth are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the Municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and Municipality.

**CA-10 Authorize Change Order No. 6, \$96, 980.38 for Project Known as the Barrymore Film Center and Museum**

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING**

**CHANGE ORDER #6 TO THE CONTRACT FOR THE CONSTRUCTION  
OF THE BARRYMORE FILM CENTER AND MUSEUM**

**WHEREAS**, the Mayor and Council of the Borough of Fort Lee (“Borough”) have determined that it is necessary to contract for the construction of the Barrymore Film Center and Museum in the Borough; and

**WHEREAS**, on prior occasion pursuant to duly adopted resolution, the Borough awarded a contract to H3 Hardy Collaboration Architecture, LLC (“H3”) to provide services as a licensed architect for the preparation of construction plans and bid specifications; and

**WHEREAS**, on April 18, 2018, pursuant to resolution and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Borough publicly advertised and solicited bids for the construction of the Barrymore Film Center and Museum; and

**WHEREAS**, on prior occasion pursuant to duly adopted resolution, the Borough awarded a contract to Dobco, Inc. in the amount of \$9,842,700.00 as the lowest, responsible and complying bidder for the construction of the Barrymore Film Center and Museum in the Borough; and

**WHEREAS**, on prior occasions pursuant to duly adopted resolutions, the Borough authorized Change Orders #1 through 5, detailing adjustments to the quantities of services and materials for fixed seating, soil testing, and additional steel for the curtain wall and veil metal panel support/connections, and the removal of rock interfering with footings and foundations that resulted in a reduction of \$43,052.40 to the original contract price awarded a contract to Dobco, Inc.; and

**WHEREAS**, Dobco, Inc. submitted Change Order #6, detailing adjustments to the quantities of services and materials for the addition of a switchboard panel and generator quick connect cabinet that results in an increase of \$96,980.38 to the original contract price; and

**WHEREAS**, the Borough has determined that the authorization of Change Order #6 to the contract for the construction of the Barrymore Film Center and Museum in the Borough is necessary for its efficient operations;

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

1. That Change Order #6 for an increase of an amount not to exceed \$96,980.38 in the original contract price, subject to finalization by the Borough and Dobco, Inc., for the addition of a switchboard panel and generator quick connect cabinet for the construction of the Barrymore Film Center and Museum in the Borough is hereby authorized in accordance with the provisions of the Local Public Contracts Law and its implementing regulations, N.J.A.C. 5:30-11.1 et seq.
2. That a copy of this resolution, the contract, and change order shall be maintained in the Borough Clerk’s Office and made available for public inspection.
3. That this Resolution shall take effect immediately.
4. That no further action of the Borough shall be required.

**CA-11 Authorize the Award of a Contract to D.L.S. Contracting, Inc. for Project Known as “2019 CDBG Road Resurfacing Program ”, \$500,186.00**

**A RESOLUTION OF THE BOROUGH OF FORT LEE AWARDING A CONTRACT  
FOR THE CONSTRUCTION OF IMPROVEMENTS AS PART OF THE 2019 ROAD  
RESURFACING PROGRAM**

**WHEREAS**, the Mayor and Council of the Borough of Fort Lee (“Borough”) have determined that it is necessary to contract for the construction of improvements as part of the 2019 Road Resurfacing Program in the Borough to conform to current New

Jersey Department of Transportation and New Jersey Department of Environmental Protection regulations; and

**WHEREAS**, the Borough has been approved to receive a Bergen County Block Grant in the amount of \$708,500 for the construction of improvements as part of the 2019 Road Resurfacing Program in the Borough; and

**WHEREAS**, on prior occasion pursuant to duly adopted resolutions, the Borough awarded a contract to Boswell Engineering to provide services as a licensed engineer for the preparation of construction plans and bid specifications for the implementation of the 2019 Road Program; and

**WHEREAS**, on December 26, 2018, pursuant to resolution and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Borough publicly advertised and solicited bids for the construction of improvements as part of the Borough's 2019 Road Resurfacing Program; and

**WHEREAS**, on January 16, 2019, bids were received from the following bidders in response to the Borough's public solicitation of bids for the construction of improvements as part of the 2016 Road Resurfacing Program:

|  |              |
|--|--------------|
| DLS Contracting, Inc.<br>Nutley, New Jersey                  | \$500,186.00 |
| Marini Brothers Construction<br>Hackensack, New Jersey       | \$542,622.50 |
| 4 Clean-Up, Inc.<br>North Bergen, New Jersey                 | \$572,334.00 |
| Reggio Construction, Inc.<br>Fort Lee, New Jersey            | \$575,053.31 |
| D&L Paving Contractors, Inc.<br>Wallington, New Jersey       | \$578,318.56 |
| New Prince Concrete Construction<br>Hackensack, New Jersey   | \$585,647.26 |
| AJM Contractors<br>Clifton, New Jersey                       | \$586,190.00 |
| American Asphalt & Milling<br>Kearny, New Jersey             | \$620,987.45 |
| Frank A. Macchione Construction<br>Rochelle Park, New Jersey | \$657,275.00 |
| CCM Contracting, Inc.<br>Green Brook, New Jersey             | \$658,010.00 |

; and

**WHEREAS**, after a review of the bids, the Borough has determined that the bid submitted by DLS Contracting, Inc. is in compliance with the requirements of the bid specifications and that DLS Contracting, Inc. constitutes the lowest, responsible and complying bidder for the construction of improvements as part of the 2019 Road Resurfacing Program; and

**WHEREAS**, the Borough's Chief Financial Officer has reviewed the Borough's available funds and has determined that sufficient funds are available for the construction of improvements as part of the 2019 Road Resurfacing Program, said certification being attached to this resolution; and

**WHEREAS**, the Borough has determined that the award of a contract to DLS Contracting, Inc. for the construction of improvements as part of the 2019 Road Resurfacing Program is necessary for its efficient operations;

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

1. That DLS Contracting, Inc., 271 Highway 46 West, Suite D-205, Fairfield, New Jersey, 07004 is the lowest responsible and compliant bidder and is awarded a contract for the construction of improvements as part of the 2019 Road Resurfacing Program, in accordance with the applicable bid documents and specifications in the amount of \$500,186.00.

2. That the Mayor be and is hereby authorized to execute a contract with the DLS Contracting, Inc. for the provision of services for the construction of improvements as part of the 2019 Road Resurfacing Program.

3. That the Chief Financial Officer has certified that funds are available for the construction of improvements as part of the 2019 Road Resurfacing Program.

4. That the bid security of the remaining bidders be returned in accordance with N.J.S.A. 40A:11-1 et seq.

5. That a copy of this resolution, the bid specifications and bids, and contract shall be maintained in the Borough Clerk's Office, and made available for public inspection.

6. That this Resolution shall take effect immediately.

**CA-12 Authorize Award of Contract to Reggio Construction, Inc. for Project Known as "Improvements to Inwood Terrace ", \$185,665.68**

**A RESOLUTION OF THE BOROUGH  
OF FORT LEE AWARDING A CONTRACT FOR THE PROVISION  
OF INWOOD TERRACE IMPROVEMENTS**

**WHEREAS**, the Mayor and Council of the Borough of Fort Lee ("Borough") have determined that it is necessary to contract for the provision of improvements to Inwood Terrace to conform to current New Jersey Department of Transportation and New Jersey Department of Environmental Protection regulations; and

**WHEREAS**, the Borough has been approved to receive a Municipal Aid Grant in the amount of \$215,000 from the New Jersey Department of Transportation for the construction of improvements to Inwood Terrace in the Borough; and

**WHEREAS**, on prior occasion pursuant to duly adopted resolutions, the Borough awarded a contract to Boswell Engineering to provide services as a licensed engineer for the preparation of construction plans and bid specifications for the provision of improvements to Inwood Terrace; and

**WHEREAS**, on January 22, 2019, pursuant to resolution and in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Borough publicly advertised and solicited bids for the provision of improvements to Inwood Terrace; and

**WHEREAS**, on February 5, 2019, bids were received from the following bidders in response to the Borough's public solicitation of bids for the provision of improvements to Inwood Terrace:

|   |              |
|---|--------------|
| Reggio Construction, Inc.<br>Fort Lee, New Jersey | \$185,665.68 |
|---|--------------|

|  |              |
|--|--------------|
| American Asphalt & Milling<br>Kearny, New Jersey         | \$189,187.97 |
| DLS Contracting, Inc.<br>Fairfield, New Jersey           | \$198,059.25 |
| 4 Clean-Up, Inc.<br>North Bergen, New Jersey             | \$199,942.55 |
| Marini Brothers Construction<br>Hackensack, New Jersey   | \$209,500.36 |
| AJM Contractors<br>Clifton, New Jersey                   | \$210,915.00 |
| Cifelli & Son General Construction<br>Nutley, New Jersey | \$222,117.00 |
| Diamond Construction<br>Brick, New Jersey                | \$324,781.00 |

; and

**WHEREAS**, after a review of the bids, the Borough has determined that the bid submitted by Reggio Construction, Inc. is in compliance with the requirements of the bid specifications and that Reggio Construction, Inc. constitutes the lowest, responsible and complying bidder for the provision of improvements to Inwood Terrace; and

**WHEREAS**, the Borough's Chief Financial Officer has reviewed the Borough's available funds and has determined that sufficient funds are available for the provision of improvements to Inwood Terrace, said certification being attached to this resolution; and

**WHEREAS**, the Borough has determined that the award of a contract to Reggio Construction, Inc. for the provision of improvements to Inwood Terrace is necessary for its efficient operations;

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

1. That Reggio Construction, Inc., 1575 West Street, Fort Lee, New Jersey, 07024 is the lowest responsible and compliant bidder and is awarded a contract for the provision of improvements to Inwood Terrace, in accordance with the applicable bid documents and specifications in the amount of \$185,665.68.
2. That the Mayor be and is hereby authorized to execute a contract with the Reggio Construction, Inc. for the provision of improvements to Inwood Terrace.
3. That the Chief Financial Officer has certified that funds are available for the provision of improvements to Inwood Terrace.
4. That the bid security of the remaining bidders be returned in accordance with N.J.S.A. 40A:11-1 et seq.
5. That a copy of this resolution, the bid specifications and bids, and contract shall be maintained in the Borough Clerk's Office, and made available for public inspection.
6. That this Resolution shall take effect immediately.

**CA-13 Authorize the Sale of Surplus Property no Longer Needed for Public Use on**

an Online Auction Website Propertyroom.com

**NOTICE BY THE BOROUGH OF FORT LEE, COUNTY OF BERGEN, STATE OF NEW JERSEY, OF THE SALE OF SURPLUS EQUIPMENT NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE AND PUBLICATION OF A NOTICE OF AN ON-LINE AUCTION**

**WHEREAS**, the Local Unit Electronic Technology Pilot Program and Study Act has been enacted by the New Jersey Legislature to permit local units to purchase bulk commodities and services and sell surplus property through means of the internet and related technologies; and

**WHEREAS**, the Police Department of the Borough of Fort Lee (“Borough”) has surplus equipment and unclaimed property that is no longer used and useful in providing municipal services to the citizens of the Borough and wishes to dispose of these goods through an efficient and effective process; and

**WHEREAS**, on prior occasion pursuant to resolution, the Borough awarded a contract to Propertyroom.com to auction on its website any surplus and unclaimed property (“Property”) in the various departments in the Borough; and

**WHEREAS**, the Borough has determined that the equipment listed on Schedule A constitutes Property no longer needed for public use; and

**WHEREAS**, the Borough desires to sell through an on-line auction the Property listed in Schedule A, attached to this resolution; and

**WHEREAS**, the sale of surplus and unclaimed property through an on-line auction is to be conducted in accordance with the requirements of Local Finance Notice 2008-9; and

**WHEREAS**, the auction of surplus equipment and unclaimed property pursuant with the terms and conditions of the Borough’s contract with Propertyroom.com is necessary for the efficient operations of the Borough and the sale of Property no longer used and useful by the Borough for the provision of municipal services is in the best interests of its citizens; and

**WHEREAS**, the original bid proposal of Propertyroom.com and the contract by and between the Borough and Propertyroom.com, setting forth the terms and conditions for the auction services to be provided are available in the Borough Clerk’s Office and the website of Propertyroom.com;

**NOTICE IS HEREBY GIVEN** by the Mayor and Council of the Borough of Fort Lee as follows:

1. That the Borough Administrator is hereby authorized to post an offer to sell certain property listed in Schedule A through an auction website as follows:

Online auction site: [www.propertyroom.com](http://www.propertyroom.com)  
Anticipated Starting  
Date: March 15, 2019; 9:00 a.m. EDT  
Length of Auction: minimum of three (3) days  
Auction Fees: revenue sharing  
Method of Payment: major credit card  
Shipping: common carrier  
Possession: propertyroom.com with exception of in-place auction items  
Other terms: Bidders must pre-register with propertyroom.com  
Minimum Bid: \$1.00  
Property Auctioned: Various equipment

2. That the Borough Administrator is hereby authorized to publish a copy of this

Resolution as notice of the on-line auction, including the information shown in Paragraph #1 above and the specific date for the start of the auction.

3. That the Municipal Attorney is hereby authorized to forward to the Department of Community Affairs a copy of the contract with Propertyroom.com and the notice of the on-line auction, as well as any other documentation as may be required to evidence the Borough's participation in the sale of surplus equipment pursuant to the Local Unit Electronic Technology Pilot Program and Study Act.

4. That the proposal of and contract with Propertyroom.com, and a copy of the Resolution authorizing the sale of surplus property and the actual notice of the on-line auction, be made available for review by the public in the Borough Clerk's Office.

**Public Comments:**

1. **Nina Levinson, 1560 West Street:** She came forward and questioned CA-9 and expressed her concerns regarding adequate recycling at the proposed new senior housing building.

Councilman Sohmer, Administrator Restaino and Councilman Suh responded and indicated that adequate facilities would be present.

There being no further discussion, the public hearing was closed on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky. On motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, the Consent Agenda regarding CA-1 through CA-13 was approved on the following roll call:

**AYES: Council Members Sohmer, Yoon, Suh, Kasofsky, Cervieri**

**PUBLIC PARTICIPATION**

On motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, and carried unanimously, the meeting was opened to the public for discussion.

**Public Comments:**

1. **Nina Levinson, 1560 West Street:** She commented that there is not adequate parking behind the senior building. She requested that the Borough consider placing additional handicap spaces near the building.

Mayor Sokolich and Councilman Sohmer responded and indicated that any and all parking difficulties behind the Senior Center and Borough Hall would be rectified upon completion of the Guntzer Street Parking garage.

2. **Patrick Ferrara, DPW:** He thanked the Mayor and Council for giving him the opportunity to serve as the Borough's Superintendent of the Department of Public Works

On motion by Councilman Cervieri, seconded by Councilman Suh, and there being no further discussion, the meeting was adjourned with no objections at 3:27 p.m.

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Evelyn Rosario, RMC  
Municipal Clerk