

**MAYOR AND COUNCIL
WORK SESSION MEETING MINUTES
APRIL 4, 2019 at 7:00 P.M.**

SALUTE TO THE FLAG

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

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

ALSO PRESENT: Alfred Restaino, Borough Administrator
J. Sheldon Cohen, Borough Attorney

ABSENT: Evelyn Rosario, Borough Clerk

OPEN PUBLIC MEETINGS ACT STATEMENT

In accordance with Chapter 231, P.L. 1975 adequate notice of this meeting was e-mailed on January 4, 2019 to the Record, the Jersey Journal and the Star Ledger. Said notice was also posted on the Borough Hall bulletin board and Borough website.

RESOLUTION FOR CLOSED SESSION TO DISCUSS:

On motion by Councilman Cervieri, seconded by Councilman Suh and approved **unanimously**, the meeting moved into closed session.

BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that:

1. This body shall hereafter discuss in closed session, pursuant to Section 7B of the Open Public Meetings Act, certain items which may generally be described as follows:

1. Personnel:

- a. Administration
- b. Ambulance Corps
- c. Department of Public Works
- d. Employee Policies and Procedures Manual Amendment
- e. Police Department
- f. Tax Assessor's Office
- g. Hearing Officer
- h. Borough Administrator

2. Contracts:

- a. Consultant Barrymore Film Center & Museum
- b. Animal Control Services

3. Legal:

- a. Designation of an Area in Need of Rehabilitation: 2143 Hudson Terrace, Block 6155, Lot 2
- b. Lease Agreement: Malcolm Towers, 475 Main Street #1
- c. Barrymore Film Center Soil Remediation
- d. Right-of-Way 2160 & 2162 Jones Road

The minutes of the discussion in closed session may be disclosed to the public when the Mayor and Council has determined that the need for confidentiality has been satisfied.

The open portion of the work session will resume upon completion of the closed portion.

The closed portion of the meeting ended at 8:30 P.M. The open portion of the work session began at 8:30 P.M.

GENERAL DISCUSSION:

Update Relocation of Various Election Polling Places

Mr. Restaino provided an overview of the process and indicated that the County only approved the movement of the polling location at the Museum. The County felt that the school buildings are public and therefore it's not an issue.

Request from the Business District Alliance to Review Zoning Laws

The Fort Lee BDA has requested specific modification to the zoning laws.

It was determined that this matter be sent to the Planning Board for review, along with that of Borough Planner, Mr. Paul Phillips.

Developer's Agreement: V & R Developers, Inc., 149-155 Myrtle Avenue

Borough Attorney Cohen indicated that this was a standard request and would result in the construction of a tri-plex.

This matter was approved for placement on the April 11, 2019 agenda.

Handicap Parking Space Request: 275 Slocum Way

A request for a handicapped parking space at 275 Slocum Way was discussed and it was indicated that the Police Department has reviewed the request and have no objections.

This matter was approved for placement on the April 11, 2019 agenda.

Rent Leveling Board Vacancy

Due to the departure of Mr. Roy Lippin a vacancy exists on the Rent Leveling Board. The Mayor seeks to appoint Mr. Paul Leale

This matter was approved for placement on the April 11, 2019 agenda.

Open Space Funding: Constitution Park

Mr. Restaino was seeking approval to apply for Open Space funding for improvements to Constitution park in the amount of \$100,000.

This matter was approved for placement on the April 11, 2019 agenda.

Open Space Trust Fund Grant Acceptance: William Birch Park

Mr. Restaino indicated that Borough received approval on a grant application for Open Space funding from Bergen County in the amount of \$74,250 and for improvements to William Birch Park Playground Surface.

This matter was approved for placement on the April 11, 2019 agenda.

Bergen County Utilities Authority

Based upon the large increase in annual BCUA fees, Mr. Restaino provided an overview of usage and fees.

No action needed.

Proposal for Engineering Services for Project Known as Recreation Center Roof

Mr. Restaino provided an overview of the proposal received from Neglia Engineering for engineering services associated with the preparation of plans and specifications relating to needed repairs on the Recreation Center Roof.

This matter was approved for placement on an upcoming agenda.

Proposal for Engineering Services for Project Known as Ambulance Corps Roof and Windows

Mr. Restaino provided an overview of the proposal received from Neglia Engineering for engineering services associated with the preparation of plans and specifications relating to needed repairs on the Fort Lee Volunteer Ambulance Corps roof and windows.

This matter was approved for placement on an upcoming agenda.

Proposal for Appraisal Report: 2125 Center Avenue

Mr. Brian Chewcaskie, Esq, Tax Appeal Attorney has requested the approval to hire McNerney & Associates, Inc. to perform an appraisal relating to a tax appeal.

This matter was approved for placement on the April 11, 2019 agenda.

Senior Housing Funding Proforma

Mr. Restaino provided an update on the proposed senior housing development and indicated that the Borough would need to be prepared to contribute funds to ensure the projects viability. The proposed project would include 96 units of senior housing, space for a new senior center and new Health Department Offices.

Mr. Cohen also indicated that this project would benefit our affordable housing obligations.

The request to contribute funds for this project was approved, with funds coming from the existing Housing trust Fund and future Capital.

Easter Egg Hunt

Mr. Restaino indicated that a request was received to hold an Easter Egg Hunt on April 20, 2019 at 10:00 AM on the grounds of the Recreation Center.

The Borough will be promoting this event through its various social media platforms.

ADD-ON Fort Lee Library

Councilman Cervieri provided an overview of the Fort Lee Library's capital improvement plan and its funding needs.

He indicated and sought preliminary approval for a contribution from the Borough. Since the Borough owns the property and it is an asset, Borough capital improvement funding would be possible.

It was decided that financial assistance from the Borough would consist of a dollar for dollar match up to \$1,000,000.

PUBLIC PARTICIPATION

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

Speaker

Topic

Response

No public comments

There being no further discussions the meeting was adjourned on motion by Councilman Sohmer, seconded by Councilman Suh, at 9:16 P.M.

Prepared by:

Alfred Restaino
Borough Administrator

Evelyn Rosario, RMC
Municipal Clerk