

**MAYOR AND COUNCIL**  
**WORK SESSION MEETING MINUTES**  
**APRIL 6, 2023, at 6:30 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 the Memorial Municipal Building, 309 Main Street, Fort Lee, New Jersey.

**PRESENT:** Mayor Sokolich, Council Members Suh, Drumgoole, Cervieri

**ABSENT:** Council Members Sohmer, Yoon and Kasofsky

**ALSO PRESENT:** Alfred Restaino, Borough Administrator  
Evelyn Rosario, Municipal Clerk  
Nadine Drumgoole, Deputy Municipal Clerk  
Brian Chewcaskie, Borough Attorney

**OPEN PUBLIC MEETINGS ACT STATEMENT**

In accordance with Chapter 231, P.L. 1975 adequate notice informing the public of the time and place of this meeting was duly published in the Record, the Jersey Journal and Star Ledger issues of November 28, 2022. 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:  
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.** Community Center

- c. EMS
- d. Events Crew
- e. Fire Prevention Bureau
- f. Recreation Center

**2. Legal:**

- a. Affordable Housing
- b. Towing Company Violation
- c. Tax Appeals: 100 Old Palisade Road, Units 914 & PL6
- d. Redevelopment Area 5
- e. Redevelopment Area 11

**3. Contracts:**

- a. Seagrave Fire Apparatus, LLC

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 7:37 P.M. The open portion of the work session began at 7:37 P.M.

**GENERAL DISCUSSION:**

**2023 Municipal Budget**

The Borough of Fort Lee 2023 budget will be introduced as presented at the April 20, 2023, regular session meeting. Public Hearing scheduled for May 18<sup>th</sup> regular session meeting.

**911 Canvas Painting**

Mayor Sokolich met with Mr. Mher Khachatryan a local artist regarding a 9/11 canvas painting he designed. Mr. Mher is willing to lend the 30 ft long, 8 ft high canvas to the Borough to display in the council chambers for the month of September.

The governing body will decide upon viewing.

## **Request to Revise Rent Control Ordinance Chapter 324 Article II Section 9**

Administrator Restaino stated correspondence was received from Mr. Gordon J. Golum, Esquire, who represents Sterling NJ, LLC. Mr. Golum is requesting to amend the ordinance to reflect a tenant moving from one unit in the building to another may negotiate with the landlord a fair market rent.

Councilman Cervieri stated there is not a vacancy decontrol in place.

Borough Attorney Chewcaskie stated this is not applicable to true rental buildings. He will look further into this and report his findings to the governing body.

## **E-Bikes Ordinance**

Mayor Sokolich mentioned he would like to meet with property managers within the Borough of Fort Lee to discuss safety issues, storage and charging stations.

Administrator Restaino stated a meeting with Fire Official Steven Curry is scheduled and we will revisit the topic at a future meeting.

## **Renewal Interlocal Services Agreement: Board of Education Special Law Enforcement Officer**

A resolution authorizing the renewal of the interlocal services agreement will be placed on the proposed April 20<sup>th</sup> regular session agenda.

## **Sewer Connection Fees**

Mr. Chewcaskie stated the Borough has implemented a policy to separate the sewer and stormwater systems and it is necessary to establish a sewer improvement fee based upon gallons per day. The fee will be applicable at the time of permit filing. A notice will be placed in the Building Department to notify the public.

An ordinance will be introduced at the April 20<sup>th</sup> meeting. Public Hearing will take place May 18<sup>th</sup>.

## **Supporting the 2023 Nationwide Distracted Driving Crackdown**

A resolution supporting the 2023 Distracted Driving Crackdown will be placed on the proposed April 20<sup>th</sup> regular session agenda.

### **Allocate Funds for Project Known as Bluff Road Netting Facilities Improvement Project**

A resolution authorizing the allocation of funds and authorizing the purchasing agent to prepare bid documents and receive bids for the above captioned project will be placed on the proposed April 20<sup>th</sup> regular session agenda.

### **Ambulance Corp. Warden Duty Ordinance**

Mr. Restaino stated a request was received from Mr. Steven Curry, Ambulance Corp. Chief, to include ambulance warden duty to the Borough Code, Chapter 6.

An ordinance will be introduced at the April 20<sup>th</sup> meeting. Public Hearing will take place May 18<sup>th</sup>.

### **Youth Center**

Councilman Drumgoole expressed his desire to create an open gym facility schedule with Cheryl Westeyn, Superintendent of Recreation. The open gym usage would be available at the Jack Altar Community Center and the Youth Center in the months of April and May, staff would need to be present.

Councilman Drumgoole also expressed his desire to rebuild the Youth Center to create an indoor sports facility for year-round use. The Youth Center property could be expanded from Lemoine Avenue curb to New York Avenue curb, creating a cul-de-sac to provide additional parking.

The council members discussed the cost effect associated with the sitework and suggested having an engineer assess the property.

Mayor Sokolich mentioned the second floor of the community center is under utilized and can host ping pong tables, arcades, and pool tables. He suggested gutting the current locker rooms currently being utilized as storage to create a large meeting room.

### **Emotional Support Animals**

Administrator Restaino stated the health Department has requested emotional support animal fees be waived.

Borough Attorney Chewcaskie responded that they are not exempt from fees.

**Person-to-Person and Place-to-Place Liquor License Transfer from Tang Two Corporation to Jaime Delgado T/A El Asadero Mexican Grill Fort Lee, 2056 Hudson Street**

Borough Clerk Ms. Rosario stated that the applicant has met all the requirements for the transfer of the above captioned liquor license.

Action will be taken this evening.

**Award of a Contract for Project Known as 10<sup>th</sup> Street Improvements**

Administrator Restaino reviewed the proposal as submitted by Boswell Engineering for the preparation of construction plans and specifications as well as providing construction inspection regarding the above captioned project.

Action will be taken this evening.

**RESOLUTIONS**

**R-1 AUTHORIZING THE AWARD OF A CONTRACT FOR PROJECT KNOWN AS 10<sup>TH</sup> STREET IMPROVEMENTS**

Council	Motion	Second	Yes	No	Abstain	Absent
<b>Sohmer</b>						X
<b>Yoon</b>						X
<b>Suh</b>		X	X			
<b>Drumgoole</b>			X			
<b>Kasofsky</b>						X
<b>Cervieri</b>	X		X			

April 6, 2023 Work Session Meeting  Resolution # R-1  Carried: <u>X</u> Defeated: <u>    </u> Tabled: Approved on Consent Agenda: <u>    </u>
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**RESOLUTION OF THE BOROUGH OF FORT LEE AWARDING A CONTRACT TO DLS CONTRACTING FOR 10<sup>TH</sup> STREET IMPROVEMENTS**

**WHEREAS**, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. the Borough of Fort Lee (“Borough”) solicited bids for a project entitled “10<sup>TH</sup> Street Improvements;” and

**WHEREAS**, the Borough received the following bids for the project:

DLS Contracting, Inc. \$84,111.35  
 Fairfield, New Jersey

AJM Contractors, Inc. \$93,729.00

Clifton, New Jersey

Marini Bros. Construction Hackensack, New Jersey	\$97,837.06
Frank Macchione Paving Rochelle Park, New Jersey	\$102,623.65
D & L Paving Nutley, New Jersey	\$106,252.38
4 Clean-Up Inc. North Bergen, New Jersey	\$104, 852.10

**WHEREAS**, DLS Contracting, Inc. is the lowest responsive and responsible bidder as its bid is compliant with the bid specifications and the Local Public Contracts Law; and

**WHEREAS**, the Borough's Chief Financial Officer has certified that sufficient funds are available for this project from account number 3-01-41-9000-001, \$84,111.35 said certification being attached to this resolution.

**NOW, THEREFORE BE IT RESOLVED**, by the Borough of Fort Lee as follows:

1. That DLS Contracting, Inc. is hereby awarded a contract for 10<sup>TH</sup> Street Improvements in the amount of \$84,111.35.
2. That the Mayor be and is hereby authorized to execute a contract with DLS Contracting, Inc. for the construction of improvements for project known as 10<sup>th</sup> Street improvements :
2. That the bid security of the remaining bidders be returned in accordance with N.J.S.A. 40A:11-1 et seq.

**R-2 AUTHORIZING A PERSON-TO-PERSON AND PLACE-TO-PLACE  
TRANSFER OF LIQUOR LICENSE NO. 0219-33-004-010 FROM TANG TWO  
CORPORATION TO JAIME DELGADO 2056 HUDSON STREET**

Council	Motion	Second	Yes	No	Abstain	Absent
<b>Sohmer</b>						X
<b>Yoon</b>						X
<b>Suh</b>		X	X			
<b>Drumgoole</b>			X			
<b>Kasofsky</b>						X
<b>Cervieri</b>	X		X			

April 6, 2023  
Work Session Meeting

Resolution # R-2

Carried: X Defeated:     Tabled:    

Approved on Consent Agenda:    

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE  
TRANSFER OF A PERSON TO PERSON AND PLACE TO PLACE RETAIL  
CONSUMPTION LIQUOR LICENSE NO. 0219-33-004-010 FROM TANG TWO  
CORPORATION TO JAIME DELGADO, 2056 HUDSON STREET, FORT LEE,  
NEW JERSEY 07024**

**WHEREAS**, an application has been filed for a person to person and place to place transfer of plenary retail consumption license **0219-33-004-010**, heretofore issued to Tang Two Corporation; 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 licensed business; and

**WHEREAS**, the applicant has received a tax clearance certificate from the State of New Jersey, Department of the Treasury, Division of Taxation, Trenton, New Jersey; and

**WHEREAS**, said application has been approved by Police Department,

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Lee Governing Body does hereby approve the person-to-person and place-to-place transfer of Plenary Retail Consumption Liquor License No. 0219-33-004-010 to **Jaime Delgado** at **2056 Hudson Street Fort Lee, New Jersey 07024** effective **April 13, 2023** and does hereby direct the Municipal Clerk to endorse the license certificate as follows:

“This license, subject to all of its terms and conditions, is hereby transferred to **Jaime Delgado** at **2056 Hudson Street, Fort Lee, New Jersey 07024.**”

**R-3 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE TERMS OF THE CONTRACT BETWEEN THE BOROUGH OF FORT LEE AND SEAGRAVE FIRE APPARATUS, LLC**

Council	Motion	Second	Yes	No	Abstain	Absent
<b>Sohmer</b>						X
<b>Yoon</b>						X
<b>Suh</b>		X	X			
<b>Drumgoole</b>			X			
<b>Kasofsky</b>						X
<b>Cervieri</b>	X		X			

<p>April 6, 2023 Regular Session Meeting</p> <p>Resolution # R-3</p> <p>Carried: X Defeated: ___ Tabled: ___</p> <p>Approved on Consent Agenda: ___</p>
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**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE TERMS OF THE CONTRACT BETWEEN THE BOROUGH OF FORT LEE AND SEAGRAVE FIRE APPARATUS, LLC**

**WHEREAS**, on March 26, 2021, the Borough of Fort Lee and Seagrave Fire Apparatus, LLC entered into a contract for the purchase of three custom fire apparatus, model TB70CA, Seagrave Custom Pumper Trucks; and

**WHEREAS**, the manufacture and delivery of the Apparatuses under the Order Terms in the contract dated March 26, 2021 has become commercially impracticable; and

**WHEREAS**, both parties have agreed to amend the contract to allow for a delivery date no later than two hundred thirty (230) days from the date of the executed amended contract along with a surcharge in the amount of Two Hundred Seventy-Seven Thousand One Hundred Eighty-Two Dollars (\$277,182); and

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Fort Lee that the mayor is hereby authorized to execute an Amendment to Order Terms as outlined above.

**BE IT FURTHER RESOLVED** that this amendment shall be filed in the Seagrave Fire Apparatus, LLC file in the Borough Clerk’s Office.



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

There being no public discussion the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Suh, at 8:38 PM.

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Evelyn Rosario, RMC, CMC  
Municipal Clerk

Prepared By:  
Nadine Drumgoole  
Deputy Municipal Clerk