

REGULAR MEETING

MAYOR AND COUNCIL

Thursday, June 15, 2023 @ 7:00 p.m.

The Regular Meeting of the Mayor and Council of the Borough of Fort Lee was held on the above date in the Council Chambers, Memorial Municipal Building, 309 Main Street, Fort Lee, New Jersey.

PRESENT: Council Members Sohmer, Yoon, Drumgoole, Kasofsky, Cervieri

ABSENT: Mayor Sokolich, Councilman Suh

ALSO PRESENT: Al Restaino, Borough Administrator
Evelyn Rosario, Borough 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.

COUNCIL PRESIDENT REPORT AND ANNOUNCEMENTS

“Thank you everybody, I want to welcome everybody to the regular session, June 15th, 2023. Before I begin, I know a lot of you here are for the proclamation for the Fort Lee High School Bridgemen Football Team. Youth sports has always been a big thing for Mayor Sokolich. Unfortunately, he really wanted to be here, but he had a last-minute work call and had to be in Fairview for an event. He wanted me to tell you personally that he really wishes he could be here, that he is here in spirit and that he always supports you guys. So, the Mayor’s report, before we begin our meeting, I want to say a quick commentary about the end of the school year. We are about to enter the summer, so I want to congratulate the fourth graders who are going to be arriving to the middle school. I want to congratulate the middle school eighth graders who are going to be entering High School. Last but not least, I want to congratulate the High School Seniors who are going to be entering College in the upcoming year. I don’t know if you guys are aware, I don’t know what grade you guys are in, but the statistics that I got after a conversation with our Superintendent Robert Kravitz is that 98% of our students will be attending college next year. That is a tremendous feat but having said that Councilman Bryan Drumgoole had sent out what I believe what a Tik-Tok video where kids placed this year. I am telling you; I saw that video that I was inspired, and it made me feel great. It made me think there was something extraordinary and special going on in Fort Lee and our education system and our kids. Truth be told, Robert Kravitz had sent me a list of the schools that our seniors went to. I don’t want to be too exhaustive here, but I want to say this for effect. You have kids going to Bergen Community College, Binghamton, CUNY, Boston College, Boston University, Brandeis, Brown, Caldwell University, UC Berkeley, UC Irvine, UCLA, UC San Diego, Carnegie Mellon, Case Western Reserve University, College of Charleston, University of Cincinnati, University of Connecticut, Cooper Union, Cornell University, University of Delaware, Dominican University of New York, Drexel University, Fairleigh Dickinson University, I believe they were represented as well and at the NCAA Tournament this year. You have FIT, Fashion Institute of Technology, Florida, Atlantic University, Florida Institute of Technology, Florida State University, Fordham, Florida Institute of technology, Harvard, Hofstra, SUNY Hunter College, University of Illinois, SUNY John Jay Criminal Justice, John’s Hopkins, Kean

University, Laguna College of Art & Design, Lincoln Technical Institute, Louisiana State University, Lynn University, Manhattan College, Marist College, University of Maryland, U MASS Amherst, University of Miami, Michigan State University, University of Michigan, University of Mississippi, Montclair State University, College of Mount Saint Vincent, University of New Haven, NJIT, College of New Jersey, New York Institute of Technology, NYU, Northeastern, NOVA South Eastern University, Pace University, Penn State University, University of Pennsylvania which is my mater. You have three kids that went to Princeton, Purdue, Ramapo, Rensselaer, Polytechnic Institute, Rice, Rowan University, Rutgers University, Seton Hall, Smith College, USC, Saint John's, Stevens Institute of Technology, Stockton University, Stony Brook - where my wife went. University of Tampa, Temple University, George Washington University, Tufts University. We had three kids that went to West Point, we had one kid that went to the Naval Academy, Vanderbilt University, Villanova University, UVA, Wagner, Washington University, Wellesley, and William Paterson. Now I know that was an exhaustive list and I know it took a while for me to read but I wanted to impress on you. That is a fantastic roster, not only are 98% going to school when they graduate but that is a fantastic roster of Colleges and Universities that the kids were accepted to. I must give a shout out to our superintendent, Robert Kravitz, our school board members, our administrators, administrative staff, the teachers, the students themselves, and finally the parents. Because education is something that is a collective effort, and we should always constantly be learning. This is something that I was so proud of that I felt like I had to speak about it, I had to list all the names so yes that is a great thing that's going on and I had to report on that. So, having said that I know a lot of you here, almost everybody is probably here for the Fort Lee School Bridgemen Football Team. We have a proclamation which is long overdue because I know this championship was won many months ago. It is well deserved, congratulations to you guys. Let me come down, Councilman Drumgoole is going to join me."

PROCLAMATION

The following Proclamation was read by Council President Yoon

WHEREAS, over the past decade, all youth sports in the Borough of Fort Lee have experienced success rarely experienced before, and through the commitment of our volunteer coaches, administrators and young athletes, all sports teams in Fort Lee have inspired our community and have shown great sportsmanship. The most indicative of this incredible success is the Fort Lee High School Bridgemen Football Team which finished the season 8-1 securing their first league championship since 1983...such a great accomplishment and the community of Fort Lee is so very proud; and,

WHEREAS, the Fort Lee Bridgemen Football Team, on their way to the Ivy League Championship won 7 straight games to end the season, including wins over previously undefeated Pascack Hills High School and won the championship game against Teaneck High School. The Fort Lee Bridgemen Football Team ended the season ranked #17 in the Northjersey.com rankings, marking the first time in school history that they finished in the Top 25 Rankings of Bergen, Passaic and Hudson County...another great achievement for these dedicated, passionate players; and,

WHEREAS, several players were named All Conference, including Tajon Burns, Arsham Bayrami, Demetri Vonderlinden, Scott Han, Ruben Mancilla, Gabe Jimenez, Jaden Lugo, Josh Efraimov and Joel Rodriguez, as well as Coach Charles Salame being named Coach of the Year in the division: and,

WHEREAS, this team worked very hard off-season in order to put themselves in the best position to compete weekly by representing their community with pride and dedication; this team captured the attention and imagination of every resident of our community by achieving such incredible success and at the same time displaying good sportsmanship; this group of young men will forever become a permanent part of the history of the Borough of Fort Lee and this proclamation will be maintained in the official records of the Borough of Fort Lee in perpetuity; and,

WHEREAS, the team was comprised of Tajon Burns, Matt Espinal, Scott Han, Paul Kim, Raymend Lao, Ruben Mancilla, Isaiah Stang, Antwan Thompson, Frankie Vonderlinden, Arsham Bayrami, Savion Camano, Chris Chun, Aidan Colon, Delmani Delorbe, Joshua Efraimov, David Guitierrez, Annastasio Kotsogiannis, Jaden Lugo, Ray Nakajima, Ian Park, Matt Postoyanets, Joel Rodriguez, Jalen Balbuena, Paul Bonilla, Doneven Doss-Young, Ronald Lopusky, Fareed Peregrino, Ethan Velez, Demetri Vonderlinden, Angel Ruano, Oscar Bonilla, Ryan Chin, Jack Dorkhom, Dylan Herrera, Matthew Kim, Ryan Kim, Caleb Park, Luke Senatore, Aiden Suh; and,

WHEREAS, no youth sports team would ever achieve such success without the leadership, knowledge and commitment of an incredible volunteer coaching staff; our community likewise recognizes Head Coach Charles Salame, Offensive Coordinator Dillon Turner, Assistants John Gallo, Sean Scully, Gabe Noel, Jacob Williams, Alex Levy, Liah Laval, Anthony Medaglia.

NOW, THEREFORE, BE IT RESOLVED that the entire community of Fort Lee joins in congratulating the achievements and heights reached by the Fort Lee High School Bridgemen Football Team and expresses our gratitude for inspiring all of us to always reach for our goals and the stars; anything is possible in life.

MARK J. SOKOLICH

June 15, 2023

APPROVAL OF MINUTES

On motion by Councilman Cervieri, seconded by Councilman Drumgoole, and carried unanimously, the minutes of the April 6, 2023, Closed Session were approved.

Abstained: Council President Yoon, Councilman Sohmer and Councilwoman Kasofsky

INTRODUCTION OF ORDINANCES

Ord. 2023-18 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 6 ENTITLED “AMBULANCE CORPS ” OF THE CODE OF THE BOROUGH OF FORT LEE (Public Hearing July 6, 2023)

The Ordinance was **approved** on the following roll call, and the public hearing relative to this ordinance was scheduled for July 6, 2023.

Introduced On: June 15, 2023			
Council	Motion	Second	Vote
Sohmer		X	X
Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky			X
Cervieri	X		X

Adopted On:			
Council	Motion	Second	Vote
Sohmer			
Yoon			
Suh			
Drumgoole			
Kasofsky			
Cervieri			

Ord. 2023-19 AN ORDINANCE AMENDING CHAPTER 90 POLICE DEPARTMENT, SECTION 2 FORMATION AND RANK, OF THE CODE OF THE BOROUGH OF FORT LEE (Public Hearing July 6, 2023)

The Ordinance was **approved** on the following roll call, and the public hearing relative to this ordinance was scheduled for July 6, 2023.

Introduced On: June 15, 2023			
Council	Motion	Second	Vote
Sohmer		X	X

Adopted On:			
Council	Motion	Second	Vote
Sohmer			

Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky			X
Cervieri	X		X

Yoon			
Suh			
Drumgoole			
Kasofsky			
Cervieri			

Ord. 2023-20 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 216 ENTITLED "FIRE PREVENTION PART 3. UNIFORM FIRE SAFETY ACT ", ARTICLE X "ADOPTION OF UNIFORM FIRE SAFETY ACT ", SECTION 216-72 ENTITLED "ADDITIONAL REGISTRATION FEES " OF THE CODE OF THE BOROUGH OF FORT LEE (Public Hearing July 6, 2023)

The Ordinance was **approved** on the following roll call, and the public hearing relative to this ordinance was scheduled for July 6, 2023.

Introduced On: June 15, 2023			
Council	Motion	Second	Vote
Sohmer		X	X
Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky			X
Cervieri	X		X

Adopted On:			
Council	Motion	Second	Vote
Sohmer			
Yoon			
Suh			
Drumgoole			
Kasofsky			
Cervieri			

Ord. 2023-21 AN ORDINANCE AMENDING CHAPTER 406 ENTITLED "WRECKERS AND TOWING SERVICE " (Public Hearing July 6, 2023)

The Ordinance was **approved** on the following roll call, and the public hearing relative to this ordinance was scheduled for July 6, 2023.

Introduced On: June 15, 2023			
Council	Motion	Second	Vote
Sohmer		X	X
Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky			X
Cervieri	X		X

Adopted On:			
Council	Motion	Second	Vote
Sohmer			
Yoon			
Suh			
Drumgoole			
Kasofsky			
Cervieri			

ORDINANCE PUBLIC HEARINGS

Ord. 2023-15 AN ORDINANCE AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$5,251,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$4,988,450 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

On motion by Councilman Cervieri, seconded by Councilman Sohmer, and carried, the public hearing was opened. There being no public discussion, the public hearing was closed on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky.

Introduced On: May 18, 2023			
Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh			X
Drumgoole			X
Kasofsky		X	X
Cervieri	X		X

Adopted On: June 15, 2023			
Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky		X	X
Cervieri	X		X

**BOND ORDINANCE AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS
IN AND FOR THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW
JERSEY, APPROPRIATING \$5,251,000 THEREFORE AND AUTHORIZING THE
ISSUANCE OF \$4,988,450 BONDS OR NOTES TO FINANCE PART OF THE COST
THEREOF**

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Fort Lee, New Jersey (the “Borough”) as general improvements. For the said Improvements there is hereby appropriated the amount of \$5,251,000, such sum includes the sum \$262,550 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments or capital improvement purposes.

SECTION 2:

In order to finance the additional cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$4,988,450 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$4,988,450 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The Improvements authorized and the purposes for which obligations are to be issued, the estimated cost of each Improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each Improvement and the period of usefulness of each Improvement are as follows:

<u>Improvements</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
(a) Department of Public Works			
1) The acquisition of trucks and dump truck bodies, including all related costs and expenditures incidental thereto.	\$150,000	142,500	5 Years
2). Sign update project, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	20,000	19,000	10 Years
3) Road resurfacing and resurfacing at Westview Park Basketball Park, including all work and materials necessary therefor and incidental thereto.	567,000	538,650	10 Years
(b) Sewer Department			
1) Upgrade of sewer equipment, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	17,500	16,625	15 Years
2) Pump station renovations, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	440,000	418,000	20 Years
3) Bluff Road pump station netting, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	1,687,000	1,602,650	20 Years
(c) Parks and Playgrounds			
1) Replacement of field turf and LED lighting system at Van Fleet Park, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	550,000	522,500	15 Years
2) Replacement of spray pad on Stillwell Avenue, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	60,500	57,475	15 Years
<u>Improvements</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
(d) Information Technology			
Multifactor Authentication for all computer log-ins, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	262,500	249,375	5 Years

(e) Stage

1) Replacement of stage extension, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto. 88,000 83,600 15 Years

2) Stair removal/wall installation with removable railing, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto. 165,000 156,750 15 Years

(f) Radio

1) Replacing radios, including all work and materials necessary therefor and incidental thereto 200,000 190,000 5 Years

2) Acquisition of ADA compliant crosswalk push buttons for 2 intersections with signs, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto. 45,000 42,750 10 Years

3) Traffic light intersection upgrades, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto. 30,000 28,500 10 Years

(g) OEM

Upgrades to Expedition and Box Truck, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto. 21,000 19,950 5 Years

(h) Fire Department

1) Acquisition of Fire Chief Sport Utility Vehicle, including all related costs and expenditures incidental thereto. 85,000 80,750 5 Years

<u>Improvements</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
2) Improvements to Fire Houses, including all work and materials necessary therefor and incidental thereto.	82,500	78,375	15 Years
3) Acquisition of firefighting turnout gear, including all related costs and expenditures incidental thereto.	100,000	95,000	5 Years
(i) Fire Prevention Additional inspection programs and hardware for Spatial Data Logis switch over, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	27,500	26,125	5 Years

(j) Ambulance

Improvements to Ambulance Building, including all work and materials necessary therefor and incidental thereto.	110,000	104,500	15 Years
---	---------	---------	----------

(k) General Services

1) Acquisition of F250 pickup truck and various tools, including all related costs and expenditures incidental thereto.	62,500	59,375	5 Years
---	--------	--------	---------

2) Renovations to various buildings, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	210,500	199,975	15 Years
--	---------	---------	----------

(l) Community Center

Acquisition of riding floor cleaning machine, including all related costs and expenditures incidental thereto, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	18,000	17,100	15 Years
--	--------	--------	----------

(m) Police Department

Upgrades to Technology System and acquisition of vehicle laptops, printers and Microsoft server licensing, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	236,500	224,675	5 Years
--	---------	---------	---------

<u>Improvements</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
(n) <u>Barrymore Film Center and Museum</u> Acquisition of additional museum lighting, including all related costs and expenditures incidental thereto.	15,000	14,250	15 Years
TOTAL	\$5,251,000	\$4,988,450	

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$4,988,450.

(c) The estimated cost of the Improvements is \$5,251,000 which amount represents the initial appropriation made by the Borough. The excess of the appropriations made for each of the Improvements over the estimated maximum amount of Bonds or Notes authorized to be issued therefor and the Grant is the amount of the Down Payment for each purpose.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued

interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 14.22 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$4,988,450 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$439,500 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the

Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$4,988,450.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Ord. 2023-16 AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR BLUE COLLAR EMPLOYEES FOR 2023-2025

On motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, and carried, the public hearing was opened. There being no public discussion, the public hearing was closed on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky.

Introduced On: May 18, 2023				Adopted On: June 15, 2023			
Council	Motion	Second	Vote	Council	Motion	Second	Vote
Sohmer	X		X	Sohmer			X
Yoon			X	Yoon			X
Suh		X	X	Suh			Absent
Drumgoole			X	Drumgoole			X
Kasofsky			X	Kasofsky		X	X
Cervieri			X	Cervieri	X		X

AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR BLUE COLLAR EMPLOYEES FOR 2023-2025

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

SECTION I: All employees covered by the **Blue-Collar Bargaining Unit** shall receive salaries during 2023 through 2025 as established by the Blue-Collar Memorandum of Agreement for the years 2023 through 2025. (Schedule A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8 and A-9, which are attached hereto and made a part hereof.

SECTION II: This ordinance reflects the minimum salaries to be paid to current employees in said title and does not necessarily include the starting salary for any new employee hired after this ordinance is adopted.

SECTION III: This ordinance shall supersede any other salary ordinance for members of the **Blue-Collar Bargaining Unit**.

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

Ord. 2023-17 AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN AND DESIGNATING THE BOROUGH OF FORT LEE TO ACT AS THE REDEVELOPMENT ENTITY FOR THE REDEVELOPMENT PLAN FOR BLOCK 6451, LOTS 5.02 (2 Executive Drive), 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North) AND AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FORT LEE TO ESTABLISH SPECIFIC DEVELOPMENT REGULATIONS IN THIS AREA

On motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, and carried,

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

Introduced On: May 18, 2023			
Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh		X	X
Drumgoole			X
Kasofsky			X
Cervieri	X		X

Adopted On:			
Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh			Absent
Drumgoole			X
Kasofsky		X	X
Cervieri	X		X

AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN AND DESIGNATING THE BOROUGH OF FORT LEE TO ACT AS THE REDEVELOPMENT ENTITY FOR THE REDEVELOPMENT PLAN FOR BLOCK 6451, LOTS 5.02 (2 Executive Drive), 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North), AND AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FORT LEE TO ESTABLISH SPECIFIC DEVELOPMENT REGULATIONS IN THIS AREA

WHEREAS, a redevelopment area designation analysis entitled Area in need of Redevelopment Investigation for Block 6451, Lots 5.02, 5.03 and 5.04, in the Borough of Fort Lee, New Jersey prepared by Phillips Preiss Grygiel Leheny Hughes, LLC dated November 15, 2022 was prepared and submitted to the Planning Board; and

WHEREAS, the Planning Board recommended to the Governing Body that Block 6451, Lots 5.02 (2 Executive Drive) and 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North) as more specifically delineated in the redevelopment study prepared by Elizabeth Leheny, AICP, PP of Phillips Preiss Grygiel Leheny Hughes, LLC be determined by the Governing Body to be a redevelopment area; and

WHEREAS, the Mayor and Council of the Borough of Fort Lee accepted the recommendation of the Planning Board and designated the area an area in need of redevelopment memorialized by Resolution R-5 adopted December 15, 2022 which directed the Phillips Preiss Grygiel Leheny Hughes LLC to prepare a redevelopment plan which would set standards for construction of buildings and other improvements in the redevelopment area; and

WHEREAS, a redevelopment plan has been prepared by Phillips Preiss Grygiel, Leheny Hughes, LLC dated April 2023; and

WHEREAS, the Redevelopment Plan provides a guide to the development regulations and other standards; and

WHEREAS, the Redevelopment Area includes Block 6451, Lots 5.02 (2 Executive Drive) 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North), on the Tax Map of the Borough of Fort Lee. The area consists of a portion of Lot 5.02 and the entirety of Lots 5.03 and 5.04 on Block 6451. The area is located at the northwestern portion of Fort Lee northwest of the George Washington Bridge and to the east of I-95 and Route 4. The tax lots are owned by three different entities: Lot 5.02 is owned by fort Fort Lee Office, LLC; Lot 5.03 is owned by Ffort Lee Tower, LLC and Lot 5.04 is owned by Fort Lee EP, LLC; however, each of these entities is affiliated with the Cherit Group. The lots are described as follows:

Block 6451, Lot 5.02 is +/- 8.284 acre, irregularly shaped lot accessed from Route 4 West and is improved with a 10-story, +/- 370,000 square foot building above 2 levels of structured parking. To the south of the office building and on the same lot is a 7-story structured parking garage. A parking deck one level above grade level connects the office and garage buildings. Surface parking is located along the western lot line, which can only be accessed via a covered driveway located in the southern portion of the structured parking garage or from within the podium parking located below the office building. To the west of the parking area is an unimproved wooded area that is bordered

by a chain link fence. A portion of Executive Drive is located within the lot and connects it to Route 4. The office building was formerly entirely devoted to office uses; however, in 2017, the Fort Lee Zoning Board granted approval to convert floors 6-9 from office to residential use. These floors currently house 84 residential units. The portion of Lot 5.02 within the Redevelopment Area includes the 7-story structured parking garage, a discrete, approximately +/- 35,000 square foot portion of the lot which included unimproved wooded lands and the surface parking area to the west of the office/residential building. The owner of Lot 5.02 obtained site plan approval for a 40-unit, 100% affordable housing project located on the surface parking and wooded area in the Redevelopment Area; however, because of a construction methodology determination by the Fire Prevention Bureau, this 100% affordable housing project become financially unfeasible and the intended development on the vacant land was never built.

Block 6451, Lot 5.03 is a +/-1.858 acre lot located to the south of Lot 5.04. It is unimproved with any buildings; however, there are indications that the lot was formally a paved surface parking lot which served the office buildings at Executive Drive Office Park. The area contains crumbling pavement, gravel and overgrown landscaping with piles of debris, including construction debris, as well as a large garbage dumpster. This parcel is accessed from Executive Drive which is part of the tax lot.

Block 6451, Lot 5.04 is a +/-2.616 acre, irregularly shaped lot located south of Lot 5.02 and north of Lot 5.03 and is accessed via Executive Drive which is part of the lot. The site is improved with a 7-story building constructed as an office building, circa 1986 as part of Fort Lee Executive Park and was once part of the same lot as Lots 5.02 and 5.03. In 2008, the Zoning Board approved an application to convert the office building for residential use, now known as Ridge Pointe, which includes 132 residential units and +/- 11,166 square feet of office space. Of the 132 residential units, approximately 22 are reserved for low- and moderate-income households. The lot is also improved with surface parking and an enclosed bridge connects the parking garage on Lot 5.02 with the building.

Land uses within the vicinity of the Redevelopment Area are varied. To the west is a Best Western hotel accessed from Route 4 and sits at a slightly higher grade than the roadway. To the west of the Best Western is a gas station located on Route 4 at an elevation significantly lower than the Redevelopment Area. To the northeast are neighborhoods in Englewood. Directly to the east across Executive Drive is the Arrive Fort Lee apartment complex and further to the east are the Linwood Park Co-op Apartments. To the south of the area, Executive Drive becomes Ellery Avenue and the uses on Ellery Avenue are a mixture of townhouses and detached two, three and four family dwellings. Land uses to the southwest, along Fletcher Avenue, are primarily highway commercial including a cannabis dispensary, T-Mobile store, Chiller's Grill restaurant, H-mart, CVS and a UPS store.

WHEREAS, the Redevelopment Area is located within the C-3 Limited Business Zoning District; and

WHEREAS, the Governing Body found it in the best interest of the Borough to allow the development of this property as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Fort Lee in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq. as follows:

Section 1. Designation of a portion of Block 6451, Lots 5.02 (2 Executive Drive) and the entirety of Block 6451, Lots 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North) as a Redevelopment Area on the Tax Map of the Borough of Fort Lee, is hereby declared and determined to be located within an area in need of redevelopment in accordance with the provisions of N.J.S.A. 40A:12A-6.

Section 2. Designation of Redevelopment Entity. Pursuant to the authority granted by N.J.S.A. 40A:12A-4c, the Borough of Fort Lee is hereby designated to exercise the powers of a redevelopment entity for the portion of Block 6451, Lots 5.02 (2 Executive Drive) and the entirety of Block 6451, Lots 5.03 (1 Executive Drive South) and

5.04 (1 Executive Drive North) in the Redevelopment Area.

Section 3 . Redevelopment Plan. A Redevelopment Plan dated April, 2023, prepared by Phillips Preiss Grygiel Leheny Hughes LLC is incorporated in its entirety herein by reference. The Plan includes the following:

A. The Plan Area is identified for residential inclusionary development. The Borough has entered into a Global Settlement Agreement with respect to affordable housing which resolved all pending lawsuits and advances the Borough's affordable housing commitments.

- B. Proposed Land Uses. The proposed development shall be designed so as to:
1. Maximize appropriate land usage;
 2. Provide adequate off-street parking;
 3. Create an attractive visual environment;
 4. Provide other public improvements to carry out the foregoing purposes.

C. Identification of Property and Redevelopment Area. The proposed Redevelopment Area consists of a portion of Block 6451, Lots 5.02 (2 Executive Drive) and the entirety of Block 6451, Lots 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North) on the Tax Map of the Borough of Fort Lee.

D. Relationship with Master Plan and Zoning Ordinance.

1. With respect to the proposed land use and building requirements, the redevelopment plan is in conformity with the following provisions of the Borough of Fort Lee Master Plan and Re-Examination Reports:

- a. To expand the tax base to promote the economic well being of Fort Lee and its residents.
- b. To promote safe and efficient circulation.
- c. To promote the full economic potential of the land where commercial development is appropriate.

2. The Land Use Plan of the Master Plan designates the redevelopment area for multifamily inclusionary residential land uses. By providing for the Redevelopment Area in this manner, the use is consistent with the Land Use Plan of the Master Plan.

3. The Mayor and Council of the Borough of Fort Lee finds that the Redevelopment Plan is either substantially consistent with the master plan or it is designed to effectuate the master plan.

E. Powers of Redevelopment Entity. Subject to the approval of the Mayor and Council, the Borough of Fort Lee may proceed with the acquisition, clearance, redevelopment, planning, reconstruction, renewal and redevelopment of the portion of Block 6451, Lots 5.02 (2 Executive Drive) and the entirety of Block 6451, Lots 5.03 (1 Executive Drive South) and 5.04 (1 Executive Drive North) in the Redevelopment Area in order to carry out and effectuate said purposes, the Borough of Fort Lee may:

a. Acquire or contract to acquire from any person, firm, or corporation, public or private by contribution, gift, grant, bequest, devise, purchase, or otherwise, real or personal property or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in the redevelopment area and in any area designated by the Mayor and Council as necessary for carrying out the relocation of the residents, industry and commerce displaced from the redevelopment zone.

b. Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities and site improvement essential to the preparation of sites for use in accordance with the redevelopment plan.

- c. Lease, exchange or convey property or improvements to any such party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease, exchange or conveyance is made in conjunction with the redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.
- d. Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and redevelopment of buildings and improvements; and (2) plans for the enforcement of law, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, redevelopment, demolition, or removal of buildings and improvements.
- e. Dispose of land so acquired at its fair value for the uses specified in the redevelopment plan as determined by it to any person, firm, or corporation or to any public agency by sale, lease, or exchange.
- f. Request the Planning Board to recommend pursuant to existing law the designation of additional areas in need of redevelopment or redevelopment and to make recommendations for such redevelopment or redevelopment of such areas.
- g. To study the recommendations of the Planning Board for redevelopment of any area and to make its own investigations and recommendations as to current trends in the Borough, blighted areas and blighted factors.
- h. To publish and disseminate information.
- i. To prepare or arrange by contract for the provisions of professional service and the preparation of plans by registered architects or licensed professional engineers or planners or other consultants for the carrying out of the redevelopment project.
- j. To arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or development work, on any part thereof, to provide as part of any such arrangement or contract for extension of credit or making of loans to redevelopers to finance any project or redevelopment work, and to arrange or contract with public agencies for the opening, grading or closing of streets, roads, roadways, alleys or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area.
- k. To arrange or contract with a public agency, to the extent that it is within the scope of that agency's functions, to cause the services customarily provided by such other agency to be rendered for the benefit of the occupants of the redevelopment area, and to have such other agency provide and maintain parks, recreation centers, schools, sewerage, transportation, water and other municipal facilities adjacent to or in connection with redevelopment areas.
- l. To enter upon any building or property in the redevelopment area in order to conduct investigations or make surveys, soundings, or test borings necessary to carry out the purpose of this ordinance.
- m. To arrange or contract with a public agency for the relocation of residents, industry or commerce displaced from the redevelopment area.
- n. To conduct examinations and investigations, hear testimony and make proof, under oath at public or private hearings of any material matter, require the attendance of witnesses and the production of books and papers and issue commissions for the examination of witnesses who are out of State, unable to attend, or excused from attendance.
- o. To authorize a committee designated by it consisting of one or more members, or counsel, or any officer or employee to conduct any such investigation or

examination, in which case such committee, counsel, officer or employee shall have power to administer oaths, take affidavits and issue subpoenas or commission.

- p. To do all things necessary or convenient to carry out its powers.
- q. To negotiate with redevelopers for the private sale of real property within the redevelopment area; and
- r. To do and perform all powers authorized by Law to carry out the foregoing purposes not otherwise specifically limited herein.

Section 4 . Miscellaneous Provisions

- A. The Mayor’s Designee is hereby designated to execute and the Borough Clerk to attest, any and all documents necessary to carry out any of the purposes set forth in this ordinance, all of a form approved by the Borough Council.

Section 5. The Zoning Ordinance of the Borough of Fort Lee is hereby amended and supplemented to implement the Redevelopment Plan to establish an overlay zone as follows:

Principal Permitted Uses:

Multifamily residential apartments

Accessory Uses:

- 1. Off-street parking facilities, including surface parking and structured parking garages.
- 2. Other uses customarily accessory to the principal use, provided that they are subordinate to the principal uses, do not change the character of the principal use, and serve only the principal use, including, but not limited to:
 - a. Offices for leasing, marketing and management of the development.
 - b. Amenity spaces such as fitness centers, recreation or community rooms, game rooms, business centers, swimming pools and hot tubs and locker rooms.
 - c. Storage facilities and mail rooms.
 - d. Bicycle parking facilities.
 - e. Outdoor deck and terrace amenity spaces.
 - f. Trash enclosures
 - g. Electric vehicle charging stations as required by the New Jersey Municipal Land Use Law
 - h. Individual and common mailboxes
 - i. Permanent mounted generators
 - j. Signage
 - k. Maintenance sheds

Prohibited Uses

Any use not explicitly permitted herein is prohibited.

Multifamily Residential Dwellings:

The maximum number of units permitted on the two sites is 426 units.

Affordable Housing:

- a. The minimum number of low- and moderate-income units shall be 79 units.
- b. All of the affordable units shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), including, but not limited to the required bedroom and income distribution, with the sole exception that thirteen (13%) of the affordable units within each

- bedroom distribution shall be required to be for very low income households earning thirty percent (30%) or less of median income pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.
- c. All of the affordable units shall be subject to affordability controls, as defined under current law, of at least thirty (30) years from the date of initial occupancy and affordable deed restrictions as provided for by UHAC, with the sole exception that very low income shall be defined as at or below thirty percent (30%) of median income pursuant to the Fair Housing Act, and the affordability controls shall remain unless and until the Borough, in its sole discretion, takes action to extend or release the unit from such controls after at least thirty (30) years. If the Borough acts to release the units from such controls, affordability controls shall remain in effect until the date on which a rental unit shall become vacant due to the voluntary departure of the occupant household in accordance with N.J.A.C. 5:80-26.11(b).
 - d. To the extent feasible, the affordable units shall be integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. No more than fifty (50) percent of any floor's units shall be affordable units, and there should not be a concentration of certain income levels or bedroom sizes on certain floors. The residents of the affordable units shall have full and equal access to all of the entryways, amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.
 - e. Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).

Bulk, Setbacks and Yield

- a. The multifamily residential units above the existing parking garage at 2 Executive Drive shall comply with the following regulations:
 - i. The building's footprint shall not expand beyond the footprint of the existing parking garage.
 - ii. The building shall not exceed 142 feet from the finished floor of Parking Level 1 of the existing garage and the average finished grade plane on Executive Drive at the front property line.
 - iii. The building coverage shall not exceed the building coverage that already exists.
- b. The multifamily residential units to be located on the vacant parking lot at 1 Executive Drive South shall comply with the following regulations:
 - i. The front yard setback to the Executive Drive side property line shall be sixty-six (66) feet.
 - ii. The minimum setback of each side yard shall be ten (10) feet.
 - iii. The minimum rear yard setback shall be fifteen (15) feet.
 - iv. The maximum building height as measured from the average finished grade plane at Executive Drive at the front property line to highest point of the roof, but not including rooftop appurtenances, shall not exceed ninety-six (96) feet. Rooftop appurtenances shall not extend more than fifteen (15) feet above the roof line and shall occupy in the aggregate less than ten (10) percent of the roof area where they are located. No parapet wall may extend more than four (4) feet above the roof line of the building.
- c. Accessory buildings, if any, shall meet the same yard setback requirements of principal buildings.

Off-Street Parking

The minimum number of parking spaces shall comply with the following:

- a. All parking shall comply with the requirements of N.J.A.C. 5:21-4.14(c), i.e.,

- the Residential Site Improvements Standards (“RSIS”) for High-Rise construction, namely: 0.8 spaces per one bedroom unit, 1.3 spaces per two-bedroom units and 1.9 spaces per three- bedroom unit.
- b. The buildings shall comply with this parking requirement based upon a shared parking analysis for all buildings and uses comprising Fort Lee Executive Park taken together as an integrated project and provided that the same shall be subject to a cross access, parking and maintenance agreement for all properties and buildings.
 - c. Tandem parking may be permitted to count towards the minimum required parking requirement, provided that both tandem spaces shall be exclusively assigned to the same apartment or residential unit.
 - d. These ratios include provisions for visitor parking; no separate or additional visitor parking space requirement applies.
 - e. Electric vehicle charging spaces shall be provided in accordance with the Statewide Municipal Electric Vehicle (EV) Ordinance as set forth in N.J.S.A. 40:55D-66.20.
 - f. Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).
 - g. All traffic aisles shall be the requirements of RSIS.

Bicycle Parking

Bicycle parking racks shall be provided within a secure, access-controlled room inside each building or garage at a minimum ratio of one indoor bicycle parking space for every 10 apartment units. At least 15 square feet of area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals; double-height racks to stack bicycles are permitted to meet this requirement. Bicycle racks must be security anchored and designed to allow the bicycle frame and one wheel to be secured.

Building Style

The architectural design shall be subject to the reasonable approval of the Fort Lee Planning Board as part of the site plan approval process.

Massing and Detailing

Vertical Bays - The upper levels of each building shall be divided into a series of vertical bays along all facades. Each bay shall not exceed approximately 100 feet in width and shall be defined by a physical change in plane of at least three (3) inches to one (1) foot relative to adjacent bays; additional change in plan is also permitted. Differentiation based only on facade colors or materials is insufficient to define a bay; and similarly, a flat facade area distinguished only by projecting balconies is not sufficiently differentiated in plane to be considered a distinct bay. Each bay’s expression should encompass all residential floors of the building and should extend through a major volume to a horizontal break in massing.

Building Base Detailing - The building base should be highlighted at street level using architectural accents such as: flat sheltering canopies over entryways and large expanses of windows, wall-mounted sconce lighting, decorative trim or tilework, and attractive signage. Where appropriate to the architectural style of the building, the base should be further emphasized with contrasting, visually weightier materials and a greater level of articulation.

Building Top and Stepbacks - Architectural differentiation of the upper floor or floors of the buildings is encouraged to help break up the building height and mass. Approaches such as a greater proportion or a different pattern of glazing, variation in facade colors or materials to create a feeling of lightness, and stepped-back facades are all encouraged. The roofline of the building should be defined with lightshelves or overhangs, parapets and/or cornices. The height and shape of the roofline should relate to the bays below.

Transparency

Entry Emphasis - For all buildings, the primary building entrance should be clearly highlighted within the facade as part of a prominent bay, projection, recess or other architectural mass.

Windows - Window glazing should be clear or lightly tinted. Energy-efficient coatings that tint glass are permitted in doors and windows, provided that the coating closest to clear is chosen to meet the energy criteria. Dark tinted, opaque, spandrel and mirrored glass is prohibited except for service areas, mechanical rooms, emergency exit doors and the like.

Materials

Primary permitted facade materials are glass, metal, brick, cultivated stone or other masonry facing, fiber cement siding. Stucco and EIFS are prohibited.

Application of Materials

No more than three different materials should be employed as primary materials within each bay's facade. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions. Changes in materials, colors, texture, or pattern that occur across the horizontal line should be marked by a change in plane, dimensional band or belt cornice, a recessed channel or similar horizontal feature. Materials should be extended around corners and extensions to be logical vertical break in plane, to avoid a "pasted on" appearance. The level of materials, detailing, and articulation should be consistent along all building facades, not just street-facing facades.

Green Building Design

Where possible, building design should include architectural features to shade the building against solar gain, such as sunshades and deep overhangs. Solar panels are permitted and encouraged on the roof to offset building energy use.

Service and Mechanical Areas

Mechanical Rooms - Where possible, mechanical, storage and other utilitarian rooms should be located at the interior or along interior lot lines of the building, rather than facing streets. Where they must be located along the street-facing wall, they should be integrated into the overall pattern of bays and window openings. Window and door glazing for mechanical and related rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

Trash and Refuse

Building trash and recycling collection areas shall be fully contained within the building's garage or utility rooms; no exterior dumpsters or similar containers are permitted. Doors and loading docks, including those for tenant move-ins, that are located in an exterior facade should be designed in a similar manner as pedestrian or vehicular entries.

Rooftop Mechanical Equipment

Rooftop mechanical equipment shall be screened in roof wells recessed below the roof line in the case of pitched roofs or by solid and permanent roof-mounted screens in the case of flat roofs. Screening should be compatible with the architectural style, materials and color of the building.

Open Space, Landscaping and Sidewalks

Buffers and Landscaping - All portions of the properties not improved with buildings, driveways, walkways or other improvements shall be landscaped, including the perimeter of buildings. Landscaping may be in-ground or in raised planter beds, and should include a variety of grasses, flowers, seeded lawn areas, low bushes and small ornamental trees. The plantings shall primarily be of hardy, native species with a mix of deciduous and evergreen plantings for year-round visual interest. Each planting bed shall include drip irrigation. Low planters incorporating a seating wall are encouraged.

Public Right-of-way Improvements

Sidewalks - The project shall provide new, or improve and widen existing, public sidewalks along Executive Drive frontages. The minimum clear sidewalk width along the west side of Executive Drive shall be five (5) feet. Sidewalk design shall meet the standards of the Borough of Fort Lee.

Street Trees - Where practical, street trees should be planted in the public right-of-way between the sidewalk and curb, supplementing any gaps in existing street tree spacing, so that trees are spaced on average no more than 25 to 35 feet on center. A suspended pavement system such as "StrataCells" or "SilvaCells" is encouraged within the public sidewalk as a means to permit healthy tree growth and maximize stormwater infiltration. Alternately, if the public right-of-way does not provide sufficient clearance for healthy tree growth or if the required spacing cannot be achieved due to utility conflicts or vehicular sight distance impacts, said trees may be planted within other areas of the site, in close proximity to the public sidewalk. Accent lighting is encouraged.

Signage - Each building is permitted to have two (2) monument style sign not to exceed 36 square feet each, with a maximum height of six (6) feet each and set back no closer than two (2) feet from the respective property line, as long as adequate sight distance is provided for ingress/egress driveways. The bases of the monument signs are to be landscaped with a variety of ornamental grasses, evergreen/deciduous shrubs and groundcovers. Except as set forth in this paragraph, all other signage standards, including building signage entitlements, shall be reviewed per Borough Chapter 410 Zoning, Article 12, Signs and Facades.

Lighting - In order to minimize glare, trespass and light pollution, all new external lighting should be selected from the International Dark Sky Association's fixture Seal of Approval Program. However, building accent lighting is permitted to have uplighting and downlighting components.

Utilities - Utilities serving the Redevelopment Area shall be located underground. If such utility services cannot be reasonably provided due to topographic or geological conditions of the land or due to technical circumstances, and when the applicant can adequately demonstrate the lack of feasibility for these reasons to the satisfaction of the approving authority, the approving authority may waive this requirement.

2. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of various species to be used.
3. Where feasible, low maintenance, drought tolerant and native species are encouraged.
4. Where appropriate, street trees shall be planted along the property frontage. Existing street trees in healthy condition shall be preserved where feasible and would count toward the total required street tree count. Sidewalks and pedestrian paths shall be designed to accommodate plantings and allow for rain water to get to the root system.
5. All plant material used must be able to withstand the urban environment and shall be planted consistent with standards as established by the American Association of Nurserymen. A landscaping schedule shall be provided and any plant that dies within

one year of the development shall be replaced accordingly.

Section 6 . The Borough Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A. 40:55D-16 and with the Borough Tax Assessor.

Section 7 . Should any section, part or provision of this ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any other part thereof.

Section 8 . All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 9 . This ordinance shall take effect immediately upon publication and final passage according to law.

PROPOSED CONSENT AGENDA

On motion by Councilman Cervieri , seconded by Councilwoman Kasofsky , the Proposed Consent Agenda was introduced, and the public hearing was opened relative to items CA-1 through CA-18.

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer						
Yoon						
Suh						X
Drumgoole						
Kasofsky		X				
Cervieri	X					

June 15, 2023 Regular Session Meeting Resolution # CA-1 to CA-18 Carried: __ Defeated: __ Tabled: __ Approved on Consent Agenda: <u>X</u>

CA-1 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	\$2,551,917.62
Current - Wires	10,697,041.29
Capital	428,867.58
Road Improvement Plan	
Multiple Dwelling	
Construction Fees	
COAH Fees	
Senior Citizen Advisory Council	
Trip Admissions	
Special Dog Account	
Trust Account Fund	67,230.00
Redemption Account	243,218.14
Disability Insurance Trust	
Public Assistance Trust Fund	
Police Activity Trust	
Fort Lee Film Commission	
Community Development	
School Resource Account	
Dedicated Penalties (Fire Prevention)	
POAA	
Police Donation	
Police Treasury	250.00

Police Justice	12,031.24
Flexible Spending	
Trust Account	
Developers CONNECT ONE	55,915.14
Developers B of America	7,362.12
<hr/>	
Total:	\$ 14,063,833.13

CA-2 Authorizing the Hiring of Various Summer Seasonal Employees in the Community Center, Effective June 24, 2023, Through August 31, 2023, \$15.00 - \$18.00 Hourly

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AUTHORIZING THE HIRING OF SUMMER SEASONAL EMPLOYEES

BE IT RESOLVED that the Mayor and Council of the Borough of Fort Lee have authorized the hiring of summer seasonal employees; and,

NOW, THEREFORE, BE IT RESOLVED that the below listed individuals will be hired as summer seasonal employees to work the Community Center, with an effective date provided by the Department Head to our Payroll Department; and

BE IT FURTHER RESOLVED that said individuals be paid at an hourly rate as stipulated below, for Summer 2023, **effective June 24, 2023 and ending August 31, 2023**:

NAME	POSITION	DEPARTMENT	HOURLY RATE:
Ashman, Christopher	Supervisor	Community Center	\$15.00
Holzapfel, Erik	Supervisor	Community Center	\$15.00
Keller, Alan	Supervisor	Community Center	\$15.00
Jaikissoon, Eric	Supervisor	Community Center	\$18.00
McCrary, Consuelo	Supervisor	Community Center	\$15.00
Morell, Samuel	Supervisor	Community Center	\$15.00
Nannas, Dimitri	Supervisor	Community Center	\$15.00
Picinich, Donald	Supervisor	Community Center	\$15.00
Scigliitano, Anthony	Supervisor	Community Center	\$15.00

CA-3 Authorizing the Appointment of Chaemin Yeo as an Unpaid Intern in the Health Department for the Months of July and August 2023

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AUTHORIZING THE HIRING OF SUMMER SEASONAL EMPLOYEES

BE IT RESOLVED that the Mayor and Council of the Borough of Fort Lee have authorized the hiring of summer seasonal employees; and,

NOW, THEREFORE, BE IT RESOLVED that the below listed individuals will be hired as summer seasonal employees to work the Community Center, with an effective date provided by the Department Head to our Payroll Department; and

BE IT FURTHER RESOLVED that said individuals be paid at an hourly rate as stipulated below, for Summer 2023, **effective June 24, 2023 and ending August 31, 2023**:

NAME	POSITION	DEPARTMENT	HOURLY RATE:
Ashman, Christopher	Supervisor	Community Center	\$15.00
Holzapfel, Erik	Supervisor	Community Center	\$15.00

Keller, Alan	Supervisor	Community Center	\$15.00
Jaikissoon, Eric	Supervisor	Community Center	\$18.00
McCrary, Consuelo	Supervisor	Community Center	\$15.00
Morell, Samuel	Supervisor	Community Center	\$15.00
Nannas, Dimitri	Supervisor	Community Center	\$15.00
Picinich, Donald	Supervisor	Community Center	\$15.00
Sciglitano, Anthony	Supervisor	Community Center	\$15.00

CA-4 Authorizing the Hiring of Various Summer Employees in the Department of Public Works through the Clean Communities Program, \$15.00 Hourly

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE HIRING OF SUMMER HELP EMPLOYEES WITH THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, Patrick Ferrara, Superintendent of Public Works has requested the Mayor and Council to appoint summer seasonal employees within the Department of Public Works through our Clean Communities Program for the summer season; and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee, that the following individuals be appointed to a summer seasonal position **at an hourly rate of \$15.00** .

- Stefano Casale**
- Ludwin DeJesus**
- Andy Mateus**
- Dylan Samson**
- Berkan Gulsen**

BE IT FURTHER RESOLVED that the above individuals' effective dates will be provided by the Department Head to the Payroll Officer for the Summer season.

CA-5 Authorizing an Hourly Salary Increase for Patrick Forrest, Special Law Enforcement Officer III, From \$35.00 Per Hour to \$37.00 Per Hour

RESOLUTION AUTHORIZING AN HOURLY SALARY INCREASE FOR PATRICK FORREST, SPECIAL LAW ENFORCEMENT OFFICER III

WHEREAS, **Patrick Forrest**, has been a Special Law Enforcement Officer III with the Fort Lee Police Department since March 2022; and,

WHEREAS, Police Chief Matthew Hintze has requested the Mayor and Council to consider a pay increase of \$2.00 per hour for the upcoming school year of September 2023 through June 2024; and,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, that they hereby authorize the hourly increase for Patrick Forrest from \$35.00 to \$37.00 per hour for the upcoming school year, for the time period of September 2023 through June 2024.

CA-6 Accepting Retirement Notice of Jaime Cuevas, Police Officer, Effective June 1, 2023

RESOLUTION OF THE BOROUGH OF FORT LEE ACCEPTING THE RETIREMENT NOTICE OF JAIME CUEVAS, POLICE DEPARTMENT

BE IT RESOLVED that **Jaime Cuevas**, **Police Officer** of the **Fort Lee Police Department**, has submitted his retirement notice dated May 5, 2023 and the Mayor and

Council have accepted same; and

BE IT RESOLVED that Mr. Cuevas' retirement will be **effective June 1, 2023** with the Borough of Fort Lee.

BE IT FURTHER RESOLVED that the Mayor and Council extend their best wishes to Mr. Cuevas.

CA-7 Supporting the Click It or Ticket Seat Belt Mobilization Program from May 22 Through June 4, 2023

**RESOLUTION OF THE BOROUGH OF FORT LEE SUPPORTING THE
CLICK IT OR TICKET MOBILIZATION FROM MAY 22
THROUGH JUNE 4, 2023**

WHEREAS , there were 694 motor vehicle fatalities in New Jersey in 2022; and

WHEREAS , approximately 40% of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

WHEREAS , use of a seat belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

WHEREAS , the National Highway Traffic Safety Administration estimates that 135,000 lives were saved by safety belt usage nationally between 1975 -2000; and

WHEREAS , the State of New Jersey will participate in the nationwide Click It or Ticket seat belt mobilization from May 22 - June 4, 2023 in an effort to raise awareness and increase seat belt usage through a combination of high visibility enforcement and public education; and

WHEREAS , the Division of Highway Traffic Safety has set a goal of further increasing the seat belt usage rate in the state from the current level of 94%; and

WHEREAS , a further increase in seat belt usage in New Jersey will save lives on our roadways;

THEREFORE , be it resolved that the Mayor and Council of the Borough of Fort Lee declares its support for the Click It or Ticket seat belt mobilization both locally and nationally from May 22 through June 4, 2023 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

CA-8 Authorizing the Execution of an Agreement Between Bergen County and the Borough of Fort Lee Amending the Bergen County Community Development Program

**A RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE
EXECUTION OF AN AGREEMENT WITH THE COUNTY OF BERGEN TO
SUPERSEDE THE COOPERATIVE AGREEMENT DATED JULY 1, 2021, AND
AMENDMENTS THERETO ESTABLISHING THE BERGEN COUNTY COMMUNITY
DEVELOPMENT PROGRAM**

WHEREAS certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

WHEREAS, an Agreement has been proposed under which the Borough of Fort Lee and the County of Bergen in cooperation with other Municipalities, will modify an

Interlocal Services Program pursuant to N.J.S.A. 40A:65-1 et seq.; and

WHEREAS it is in the best interest of the Borough of Fort Lee to enter into such an Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Fort Lee that the Agreement entitled "Three Year Cooperative Agreement" (an Agreement superseding the Cooperative Agreement dated July 1, 2021 - June 30, 2024) to clarify the planning and implementation procedures and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the **Fiscal Years 2024, 2025, and 2026 covering the period July 1, 2024 - June 30, 2027**, be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than **MONDAY, JUNE 26, 2023** .

CA-9 Authorizing Inclusion in the Bergen County Community Development Program

A RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING INCLUSION IN THE BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM

WHEREAS certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

WHEREAS each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

WHEREAS it is in the best interest of the Borough of Fort Lee and its residents to participate in said Programs.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Fort Lee hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the **Fiscal Years 2024, 2025, and 2026 covering the period July 1, 2024 - June 30, 2027**; and

BE IT FURTHER RESOLVED that an original copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than **MONDAY, JUNE 26, 2023** .

CA-10 Authorizing Appointment of FY 2023-2024 Municipal Representatives to the Bergen County Development Regional Committee

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING APPOINTMENT OF FY 2023-2024 MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

WHEREAS, the Borough of Fort Lee has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act

N.J.S.A. 40A:8a-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Borough Council to appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2023-2024 term starting July 1, 2023 and ending on June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby appoints Evelyn Rosario as its representative and Patrick Ferraro as its alternate and that the Mayor hereby appoints Al Restaino as his representative and Matthew Rutch as his alternate to serve on the Community Development Regional Committee for FY 2023-2024; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to resposito@co.bergen.nj.us and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development, One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601 as soon as practicable and no later than Monday, June 26, 2023.

CA-11 Authorizing Execution of a Lead Grant Assistance Program Application
**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTION OF
A LEAD GRANT ASSISTANCE PROGRAM APPLICATION**

WHEREAS, effective July 22, 2022, the Legislature enacted P.L. 2021, c. 182, “An Act concerning certain lead-based paint hazard, and residential rental property, and establishing lead-based paint hazard programs, supplementing P.L. 2003, c. 311 (C. 52:27D-437.1 et al.) amending various parts of the statutory law, and making an appropriation;” and

WHEREAS, pursuant to N.J.S.A. 52:27D-437.16(b)(1), a municipality that maintains a permanent local agency for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, is required to inspect for lead-based paint hazards in certain specified single-family, two-family, and multiple rental dwellings, at the time periods set forth in the statute; and

WHEREAS, pursuant to N.J.S.A. 52:27D-437.16(b)(2) a municipality that does not maintain such a permanent local agency must hire a lead evaluation contractor, certified to provide lead paint inspection services by DCA, or enter a shared services agreement as permitted by law, for the purpose of conducting the inspections for lead-based paint hazards; and

WHEREAS, Pursuant to Section 9 of P.L. 2021, c. 182, the State of New Jersey has allocated the sum of \$3,900,000 to effectuate the purposes of P.L. 2021, c. 182 (C. 52:27D-437.16). Further, pursuant to the FY 2023 Appropriations Act (P.L. 2022, Chapter 49), DCA received a grant-in-aid amount of \$3,900,000 for P.L. 2021, c. 182, for a total of \$7,800,000 in appropriations to effectuate the purpose of the Act.

WHEREAS, DCA has allocated \$7,000,000 of this appropriation to the development of the Lead Grant Assistance Program (“LGAP”) for the issuance of grant funds to municipalities for the purpose of assisting in municipal compliance with P.L. 2021, c. 182.

WHEREAS, the Division of Local Government Services (DLGS), within DCA, administers the LGAP; and

WHEREAS, the LGAP exists to provide funding to help off-set the costs to municipalities to provide the required inspections at stipulated times of certain single-family, two-family, and multiple rental dwelling units for lead-based paint hazards, pursuant to P.L. 2021, c. 182; and

WHEREAS, an authorized municipal officer must execute the attached grant agreement in order to receive LGAP funding.

NOW, THEREFORE, BE IT RESOLVED, the Governing Body of the Borough of Fort Lee does hereby authorize the Mayor, Mark J. Sokolich, to sign the attached grant agreement, and thus bind the Borough of Fort Lee to the grant agreement’s terms in order to receive the \$38,700.00 grant from the DLGS;

CA-12 Authorizing the Purchasing Agent to Obtain Specifications and Advertise for Bids for Project Known as Post Office Park

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE PURCHASING AGENT TO OBTAIN SPECIFICATIONS AND ADVERTISE FOR BIDS FOR PROJECT KNOWN AS “POST OFFICE PARK .”

BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, that the Borough’s Purchasing Agent is hereby authorized and directed to obtain specifications and advertise for bids for project known as:

- 1. POST OFFICE PARK

CA-13 Authorizing the Award of a Contract to Boswell Engineering for the Provision of Professional Engineering Services Regarding the Borough’s Long Term Control Plan and Combines Sewer Overflow Permit, Not to Exceed \$110,500.00

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES TO BOSWELL ENGINEERING REGARDING THE LONG TERM CONTROL PLAN (LTCP) ASSOCIATED WITH COMBINED SEWER OVERFLOW PERMIT (CSO)

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to retain the services of a licensed engineer to provide engineering services regarding the Long Term Control Plan (LTCP) associated with the Combined Sewer Overflow Permit (CSO); and

WHEREAS, said services are recognized as “professional services” as same shall be rendered by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which services requires knowledge of an advance type in a field of learning acquired by a prolonged formal course of specialized instruction and study, pursuant to and in accordance with N.J.S.A. 40A:11-2(6); and

WHEREAS, the Borough is empowered by law to appoint and employ professionals, technical advisors and experts as the Borough may determine to be necessary for its efficient operation; and

WHEREAS, the Borough wishes to retain the services of Boswell Engineering to perform such professional engineer services in accordance with its proposal, dated May 30, 2023 attached hereto; and

WHEREAS, Boswell Engineering possesses the requisite expertise and skilled personnel required to provide engineering services regarding the Long Term Control Plan (LTCP) associated with the Combined Sewer Overflow Permit (CSO); and

WHEREAS, pursuant to Boswell’s proposal, the following is the proposed scope of services:

Task No. 1 Environmental Planning Document	\$18,000.00
Task No. 2 Preliminary Design	\$33,500.00
Task No. 3 Permitting and Coordination (HDR)	\$14,500.00
Task No. 4 InfoWorks Hydraulic Modeling (HDR)	\$14,500.00
Task No. 5 Final Design and Bidding	\$30,000.00

and;

WHEREAS, the Mayor and Council of the Borough are desirous of awarding a contract for professional engineering services to Boswell Engineering in accordance with the procedures mandated under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, N.J.S.A. 40A:11-1 et seq. requires that the resolution awarding contracts for “professional services” without competitive bidding and the agreement between the parties must be available for public inspection; and

WHEREAS, pursuant to Resolution R-10, duly adopted by the Borough on January 5, 2023, Boswell Engineering was awarded a contract pursuant to a “fair and open” process in accordance with the New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20.4 et seq. to serve as Borough Engineer; and

WHEREAS, the professional engineering services for this project will be performed by Boswell Engineering at a cost not-to-exceed \$110,500.00, and the contract for such professional engineering services is awarded pursuant to a “fair and open” process in accordance with the New Jersey Local Unit Pay-To-Play Law; and

WHEREAS, the Chief Financial Officer has determined that sufficient funds are available for this purpose from account number 3-01-20-1652-216, not to exceed \$110,500.00, said certification being attached to this resolution:

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 Boswell Engineering shall be and is hereby appointed to provide professional engineering services regarding the Long Term Control Plan (LTCP) associated with the Combined Sewer Overflow Permit (CSO) in accordance with its proposal, dated May 30, 2023, attached hereto and made a part hereof, for a cost not-to-exceed \$110,500.00.
2. That upon 80% completion of the engineering work pursuant to this resolution, Boswell Engineering shall provide written notice to the Borough Clerk as to whether the services will be completed within the budget established for the services. If the services are expected to exceed the budget, Boswell Engineering shall submit a detailed cost overrun schedule for review and consideration by the Borough.
3. That Boswell Engineering is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of N.J.S.A. 10:5-31 et seq.
4. That a notice of the contract award shall be published as may be required by law, and this resolution must be available for public inspection, in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.
5. That the Chief Financial Officer has certified that funds are available for this purpose.
6. That no further action of the Borough shall be required.

CA-14 Authorizing the Award of a Contract to Boswell Engineering for the Provision of Professional Engineering Services for Project Known as Tom Hunter Road Resurfacing, Not to Exceed \$42,500.00

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES TO BOSWELL ENGINEERING FOR PROJECT KNOWN AS TOM HUNTER ROAD RESURFACING

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to retain

the services of a licensed engineer to provide engineering services for the preparation of construction plans and specifications as well as providing construction inspection; and

WHEREAS, said services are recognized as “professional services” as same shall be rendered by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which services requires knowledge of an advance type in a field of learning acquired by a prolonged formal course of specialized instruction and study, pursuant to and in accordance with N.J.S.A. 40A:11-2(6); and

WHEREAS, the Borough is empowered by law to appoint and employ professionals, technical advisors and experts as the Borough may determine to be necessary for its efficient operation; and

WHEREAS, the Borough wishes to retain the services of Boswell Engineering to perform such professional engineer services in accordance with its proposal, dated May 25, 2023 attached hereto; and

WHEREAS, Boswell Engineering possesses the requisite expertise and skilled personnel required to provide engineering services for the preparation of construction plans and specifications as well as providing construction inspection; and

WHEREAS, pursuant to Boswell’s proposal, the following is the proposed scope of services:

Task No. 1 Engineering Design & Bidding	\$21,000.00
Task No. 2 Construction Inspection & Project Close Out	\$21,500.00

and;

WHEREAS, the Mayor and Council of the Borough are desirous of awarding a contract for professional engineering services to Boswell Engineering in accordance with the procedures mandated under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, N.J.S.A. 40A:11-1 et seq. requires that the resolution awarding contracts for “professional services” without competitive bidding and the agreement between the parties must be available for public inspection; and

WHEREAS, pursuant to Resolution R-10, duly adopted by the Borough on January 5, 2023, Boswell Engineering was awarded a contract pursuant to a “fair and open” process in accordance with the New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20.4 et seq. to serve as Borough Engineer; and

WHEREAS, the professional engineering services for this project will be performed by Boswell Engineering at a cost not-to-exceed \$42,500.00, and the contract for such professional engineering services is awarded pursuant to a “fair and open” process in accordance with the New Jersey Local Unit Pay-To-Play Law; and

WHEREAS, the Chief Financial Officer has determined that sufficient funds are available for this purpose from account number 3-01-20-1652-216, not to exceed \$42,500.00, said certification being attached to this resolution:

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 Boswell Engineering shall be and is hereby appointed to provide professional engineering services for the preparation of construction plans and specifications as well as providing construction inspection in accordance with its proposal, dated May 25, 2023, attached hereto and made a part hereof, for a cost not-to-exceed \$42,500.00.

2. That upon 80% completion of the engineering work pursuant to this resolution, Boswell Engineering shall provide written notice to the Borough Clerk as to

whether the services will be completed within the budget established for the services. If the services are expected to exceed the budget, Boswell Engineering shall submit a detailed cost overrun schedule for review and consideration by the Borough.

3. That Boswell Engineering is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of N.J.S.A. 10:5-31 et seq.

4. That a notice of the contract award shall be published as may be required by law, and this resolution must be available for public inspection, in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.

5. That the Chief Financial Officer has certified that funds are available for this purpose.

6. That no further action of the Borough shall be required.

CA-15 Authorizing Change Order No. 2, \$20,978.00 to the Contract Between the Borough of Fort Lee and D.L.S. Contracting, Inc. for Project Known as Improvements to Harvard Place

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING
CHANGE ORDER NO. 2 TO THE CONTRACT FOR
IMPROVEMENTS TO HARVARD PLACE**

WHEREAS, on October 27, 2022, the Governing Body of the Borough of Fort Lee authorized the award of a contract to DLS (“DLS”) Contracting, Inc. in the amount of \$170,084.50 for improvements to Harvard Place; and

WHEREAS, on a prior occasion, pursuant to a duly adopted resolution, the Borough authorized Change Order #1 reflecting an increase to the contract in the amount of \$12,500.00; and

WHEREAS, due to adjustments of quantities and work “DLS” has submitted Change Order #2 reflecting a net reduction to the contract in the amount of \$4,337.91; and

WHEREAS, due to the aforementioned change orders the new contract amount for project known as Improvements to Harvard Place is \$178,246.59; and

WHEREAS, Boswell Engineering has reviewed and recommended the change order as submitted.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Fort Lee that said change order be and is hereby approved.

CA-16 Approving a Request from the Asian American Youth Council to hold a Celebration of Hanbok Day on October 14, 2023, at the Jack Alter Community Center

**RESOLUTION OF THE BOROUGH OF FORT LEE APPROVING A REQUEST FOR
THE CELEBRATION OF HANBOK DAY AT THE JACK ALTER
FORT LEE COMMUNITY CENTER**

WHEREAS, a request was received from Ms. Ellen Jeon, Executive Director of the Asian American Youth Council seeking approval to hold a Celebration of Hanbok Day; and

WHEREAS, the Celebration of Hanbok Day is scheduled for October 14, 2023 between the hours of 4:00 PM and 7:00 PM; and

WHEREAS, the Celebration of Hanbok Day will take place at the Jack Alter Fort Lee Community Center, 1355 Inwood Terrace; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Fort Lee, grants permission for the Celebration of Hanbok Day to be held at the Fort Lee Jack Alter Community Center on October 14, 2023 between the hours of 4:00 PM and 7:00 PM.

CA-17 Affirming the Borough 's Civil Rights Policy with Respect to all Officials, Appointees, Employees, Volunteers and Members of the Public that Come into Contact with Municipal Employees, Officials and Volunteers

RESOLUTION TO AFFIRM THE BOROUGH OF FORT LEE 'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

WHEREAS, it is the policy of the Borough of Fort Lee to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

WHEREAS, the governing body of the Borough of Fort Lee has determined that certain procedures need to be established to accomplish this policy

NOW, THEREFORE BE IT ADOPTED by the Borough of Fort Lee that:

Section 1: No official, employee, appointee or volunteer of the Borough by whatever title known, or any entity that is in any way a part of the Borough shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough's business or using the facilities or property of the Borough.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough to provide services that otherwise could be performed by the Borough.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Borough Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

Section 6: The Borough Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Borough Administrator shall establish a system to monitor

compliance and shall report at least annually to the governing body the results of the monitoring.

Section 8: At least annually, the Borough Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough’s web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough in order for the public to be made aware of this policy and the Borough’s commitment to the implementation and enforcement of this policy.

CA-18 Approving Auxiliary Firefighter Application for Thomas H. Thoon, Fire Company #2

The Auxiliary Firefighter Application for Thomas H. Thoon, for Fire Company #2 was approved.

There being no discussion, the public hearing was closed on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky. The Consent Agenda regarding CA-1 through CA- 18 was approved on the following roll call:

AYES: Council Members Sohmer, Yoon, Drumgoole , Kasofsky, Cervieri

RESOLUTIONS

R-1 Authorizing Approval to Amend CY-2023 Municipal Budget by Inserting Items of Revenue and Appropriation in the Amount of \$75,000.00, from the NJDCA Local Recreational Improvement Grant

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023 Regular Session Meeting Resolution # R-1 Carried: <u>X</u> Defeated: <u> </u> Tabled: <u> </u> Approved on Consent Agenda: <u> </u>
--

CHAPTER 159 RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING APPROVAL TO AMEND CY-2023 MUNICIPAL BUDGET BY INSERTING ITEMS OF REVENUE AND APPROPRIATION IN ACCORDANCE WITH NJSA 40A:4-87 IN THE AMOUNT OF \$75,000.00 FROM THE NJDCA-LOCAL RECREATIONAL IMPROVEMENT GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Fort Lee received **\$75,000.00** from the **NJDCA-LOCAL RECREATIONAL IMPROVEMENT GRANT** and wishes to amend its **2023** Budget to include a portion of this amount as an item of revenue,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, that the Mayor and Council hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the Budget year of **2023**, in the sum of.....**\$75,000.00**

which is now available as a revenue item from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Revenues Offset with Appropriations:

NJDCA-LOCAL RECREATIONAL IMPROVEMENT GRANT , that a like sum of.....**\$75,000.00**

be and the same is hereby appropriated under the caption:

General Appropriations:

(a) Operations excluded from CAPS

Programs Offset by Revenues:

NJDCA-LOCAL RECREATIONAL IMPROVEMENT GRANT

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby directed to forward two (2) copies of this Resolution electronically to the Director of Local Government Services

R-2 Authorizing Approval to Amend CY-2023 Municipal Budget by Inserting Items of Revenue and Appropriation in the Amount of \$80,460.09, from FY 2023 Clean Communities Grant

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023 Regular Session Meeting Resolution # R-2 Carried: <u>X</u> Defeated: <u> </u> Tabled: <u> </u> Approved on Consent Agenda: <u> </u>
--

CHAPTER 159 RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING APPROVAL TO AMEND CY-20 23 MUNICIPAL BUDGET BY INSERTING ITEMS OF REVENUE AND APPROPRIATION IN ACCORDANCE WITH NJSA 40A:4-87 IN THE AMOUNT OF \$ 80,460.09 FROM FY 2023 CLEAN COMMUNITIES GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Fort Lee received **\$80,460.09** from the **FY 2023 CLEAN COMMUNITIES GRANT** and wishes to amend its **2023** Budget to include a portion of this amount as an item of revenue,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, that the Mayor and Council hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the Budget year of **2023**, in the sum of.....**\$80,460.09**

which is now available as a revenue item from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Revenues Offset with Appropriations:

FY 2023 CLEAN COMMUNITIES GRANT that a like sum of.....**\$80,460.09**

be and the same is hereby appropriated under the caption:

General Appropriations:

(a) Operations excluded from CAPS

Programs Offset by Revenues:

FY 2023 CLEAN COMMUNITIES GRANT

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby directed to forward two (2) copies of this Resolution electronically to the Director of Local Government Services

R-3 Authorizing Approval to Amend CY-2023 Municipal Budget by Inserting Items of Revenue and Appropriation in the Amount of \$250,000.00, from the NJDOT Tom Hunter Road Resurfacing Project

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023 Regular Session Meeting Resolution # R-3 Carried: <input checked="" type="checkbox"/> Defeated: <input type="checkbox"/> Tabled: <input type="checkbox"/> Approved on Consent Agenda: <input type="checkbox"/>
--

CHAPTER 159 RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING APPROVAL TO AMEND CY-20 23 MUNICIPAL BUDGET BY INSERTING ITEMS OF REVENUE AND APPROPRIATION IN ACCORDANCE WITH NJSA 40A:4-87 IN THE AMOUNT OF \$ 250,000.00 FROM THE NJDOT-TOM HUNTER ROAD RESURFACING PROJECT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the Budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Fort Lee received **\$250,000.00** from the **NJDOT-TOM HUNTER ROAD RESURFACING PROJECT** and wishes to amend its **2023** Budget to include a portion of this amount as an item of revenue,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, that the Mayor and Council hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the Budget year of **2023**, in the sum of.....**\$250,000.00** which is now available as a revenue item from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Revenues Offset with Appropriations:

NJDOT-TOM HUNTER ROAD RESURFACING PROJECT , that a like sum of.....**\$250,000.00**

be and the same is hereby appropriated under the caption:

General Appropriations:

(a) Operations excluded from CAPS

Programs Offset by Revenues:

NJDOT - TOM HUNTER ROAD RESURFACING PROJECT

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby directed to forward two (2) copies of this Resolution electronically to the Director of Local Government Services

R-4 Supporting the Location and Operation of an Adult-Use Cannabis Retail Facility by Ascend New Jersey, LLC

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023
Regular Session Meeting

Resolution # R-4

Carried: X Defeated: Tabled:

Approved on Consent Agenda:

A RESOLUTION OF THE BOROUGH OF FORT LEE IN CONTINUED SUPPORT OF THE LOCATION AND OPERATION OF AN ADULT-USE CANNABIS RETAIL FACILITY BY ASCEND NEW JERSEY, LLC

WHEREAS, both the medical and adult use of cannabis is authorized in the State of New Jersey (“State”) under the Jake Honig Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1, et seq. (“Jake Honig Law”), as well as for adult use sales pursuant to the recent passage of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“CREAMMA”) (the Jake Honig Law and CREAMMA collectively referred to as the “New Jersey Cannabis Laws”).

WHEREAS, in anticipation of the application by Ascend New Jersey, LLC (“Ascend”) to become an Expanded ATC, servicing both the medicinal and adult-use markets, the Borough adopted Resolution R-1, identifying its support of the location and operation of an adult-use retail facility by Ascend.

WHEREAS, Ascend subsequently applied for and received permission from the Cannabis Regulatory Commission (“CRC”) to operate as an Expanded ATC, and did in fact commence operations for both medical and adult-use uses at its facility located at 461-469 West Street, Fort Lee, New Jersey (the “Facility”).

WHEREAS, the CRC has identified to Ascend that the renewal of Ascend’s Class 5 Retail License at the Facility requires, among other things, that Ascend “[s]ubmit a new written approval from the municipality in which the expanded ATC is located, approving the continued operations as a cannabis business.”

WHEREAS, the Borough continues to recognize the benefits of permitting a cannabis retail facility to be located within its borders, including job creation and tax revenues associated with hosting a medicinal and adult-use retail facility.

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

1. The Borough reiterates its continued support of Ascend’s operation of both its medicinal and adult-use Class 5 Retail license, and this Resolution should be viewed by the State as unequivocal support of Ascend’s application, and an indication that the Facility is appropriately located or otherwise suitable for the activities related to dispensing of cannabis, cannabis products, and related supplies.

R-5 Authorizing the Renewal of Various Liquor Licenses for Licensing Term July 1, 2023, Through June 30, 2024

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023
Regular Session Meeting

Resolution # R-5

Carried: X Defeated: Tabled:

Approved on Consent Agenda:

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING RENEWAL OF VARIOUS LIQUOR LICENSES FOR LICENSING TERM JULY 1, 2023 - JUNE 30, 2024

BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses, Hotel/Motel Licenses

and Club Licenses for the **"2023-2024" licensing period** be renewed and issued to each of the applicants listed below for the distribution or sale of alcoholic beverages.

LICENSE#	LICENSE	TRADE NAME
0219-31-054-002	Fort Lee Athletic Club	
0219-31-057-001	Hook & Ladder Co. #3	
0219-32-027-007	Franco B. Inc.	Franco's Metro Restaurant
0219-33-001-013	Angry Chick LLC	Factory Ale House
0219-33-002-003	West 99th Street Corp	Aiello's Hilltop Motel and Lounge
0219-33-004-011	Jaime Delgado	El Asadero Mexican Grill Fort Lee
0219-33-005-006	SWL Enterprise, Inc.	Wooga
0219-33-006-012	Jabadou, Inc.	Soho The Beer Spot & Grill
0219-33-010-009	Park Shim Family, LLC	
0219-33-012-003	Fort Lee BCD Inc.	BCD Tofu House
0219-33-013-014	YK II, Inc.	Raku Izakaya
0219-33-016-009	NTN Brothers Corp.	Chillers Grill
0219-33-019-009	GN Restaurant Corp.	Gayeon Restaurant
0219-33-020-009	200 Acquisition Corp., LLC	Ventanas on the Green
0219-33-022-008	JJ Bada Operating Corp.	Bada Story
0219-33-024-003	Stuni, Inc	Hirams
0219-33-025-006	Golflex Fort Lee, Inc	
0219-33-026-004	DCH Fort Lee Inc.	Dong Chun Hong
0219-33-028-011	Moon Sook Kim	Jumong Restaurant Inc.
0219-33-030-006	DB Restaurant Corp.	Oh Bahm Pocha
0219-33-033-011	Nampo LLC	Dong Bang Grill
0219-33-034-004	Slumber Inc.	Holiday Inn - GWB
0219-33-036-014	IPIC Theaters, LLC	IPIC Theaters, City Perch, IPIC Entertainment
*0219-33-037-005	Kura Sushi USA, Inc.	
0219-33-041-016	JJ Sushi, Inc	SOMA
0219-33-042-012	Cuba 57, Inc.	Kuba
0219-33-043-008	Nanajjang Corp.	In Napoli
0219-33-044-009	Song of the Son, Inc.	The Meat Bros
0219-33-046-012	Go Food, Inc.	Obaltan
0219-33-048-019	Han's Bar & Grill, LLC	Gopchang Bar & Grill
0219-33-049-003	Gam Mee Ok, Inc	
0219-33-050-006	Hodong Group, LLC	Healing Karaoke
0219-33-052-010	Palisadium Oiso Group, Inc.	JD's Steak Pit
0219-36-062-004	Fort Lee Hotel Management. Inc	Doubletree Fort Lee Inc
0219-36-063-001	Sapthagiri Hospitality, LLC	Hyatt Place
0219-44-009-005	TS Liquors, LLC	TS Liquors, LLC
0219-44-011-007	H & N Liquor Inc	Liquor World
*0219-44-014-004	Bella Ashton Corp/Banner Liquor III	
0219-44-015-006	Sobia LLC	
0219-44-023-007	ACME Markets, Inc	ACME
0219-44-029-011	Fairway Market, Inc.	Fairway Market Gift Baskets
0219-44-031-010	Enjoy the Wine and Liquor, Inc.	Linwood Wine & Liquor
0219-44-035-007	Unique Red Wine & Liquor	Linwood Wine & Liquor Co.
0219-44-038-004	K&S Drug & Surgical Inc.	Junction Drugs
0219-44-039-008	A & R Management Group, Corp.	Gulf Fort Lee
0219-44-051-006	BK Fort Lee, Inc.	Good Nature Fort Lee Market HMart
0219-44-060-014	The Hudson Wine Market Inc	

R-6 Authorizing Renewal of Liquor License No. 0219-33-047-009, Hof Enterprises, Inc. (Pocket License) Special Ruling Granted, Licensing Term July 1, 2023, Through June 30, 2024

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X

June 15, 2023
 Regular Session Meeting
 Resolution # R-6
 Carried: X Defeated: Tabled:
 Approved on Consent Agenda:

Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING RENEWAL OF LIQUOR LICENSE NO. 0219-33- 047-009 “HOF ENTERPRISES, INC ” (POCKET LICENSE) FOR LICENSING TERM JULY 1, 2023 - JUNE 30, 2024, SPECIAL RULING N.J.S.A. 33:1-12.39 GRANTED

BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, in the County of Bergen, State of New Jersey, that renewal of Plenary Retail Consumption License be granted to Hof Enterprises, Inc. license number 0219-33-047-009 effective July 1, 2023, through June 30, 2024.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificate for said license.

BE IT FURTHER RESOLVED, the Division Alcoholic Beverage Control has reviewed the Special Ruling (N.J.S.A. 33:1-12.39) petition submitted by HOF Enterprises, INC., and has considered all the facts and circumstances related to the inactive status of this license and has determined that the licensee has established good cause in accordance with the statutory requirements to warrant an application for renewal of license number 0219-33-047-009 for the 2023-2024 license term.

NOW, THEREFORE BE IT RESOLVED by the Borough of Fort Lee that the license be and is hereby renewed for the licensing period of July 1, 2023, through June 30, 2024.

R-7 Authorizing Renewal of Liquor License No. 0219-33-0 08-012, R & D Fort Lee Liquor, LLC (Pocket License) Special Ruling Granted, Licensing Term July 1, 2023, Through June 30, 2024

Council	Motion	Second	Yes	No	Abstain	Absent
Sohmer			X			
Yoon			X			
Suh						X
Drumgoole			X			
Kasofsky		X	X			
Cervieri	X		X			

June 15, 2023 Regular Session Meeting Resolution # R-7 Carried: <u>X</u> Defeated: <u> </u> Tabled: <u> </u> Approved on Consent Agenda: <u> </u>

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING RENEWAL OF LIQUOR LICENSE NO. 0219-33-008-012 “R & D FORT LEE LIQUOR, LLC ” (POCKET LICENSE) FOR LICENSING TERM JULY 1, 2023 - JUNE 30, 2024, SPECIAL RULING N.J.S.A. 33:1-12.39 GRANTED

BE IT RESOLVED, by the Mayor and Council of the Borough of Fort Lee, in the County of Bergen, State of New Jersey, that renewal of Plenary Retail Consumption License be granted to R & D Fort Lee Liquor, LLC, license number 0219-33-008-012 effective July 1, 2023, through June 30, 2024.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificate for said license.

BE IT FURTHER RESOLVED, the Division Alcoholic Beverage Control has reviewed the Special Ruling (N.J.S.A. 33:1-12.39) petition submitted by R & D Fort Lee Liquor, LLC, and has considered all the facts and circumstances related to the inactive status of this license and has determined that the licensee has established good cause in accordance with the statutory requirements to warrant an application for renewal of license number 0219-33-008-012 for the 2023-2024 license term.

NOW, THEREFORE BE IT RESOLVED by the Borough of Fort Lee that the license be and is hereby renewed for the licensing period of July 1, 2023, through June 30, 2024.

R-8 Authorizing the Hiring of Various Summer Seasonal Employees in the Recreation Department, Effective June 24, 2023, Through August 31, 2023, \$13.00 - \$20.00 Hourly

Council	Motion	Second	Yes	No	Abstain	Absent	June 15, 2023 Regular Session Meeting Resolution # R-8 Carried: <u>X</u> Defeated: ___ Tabled: ___ Approved on Consent Agenda: ___
Sohmer			X				
Yoon			X				
Suh						X	
Drumgoole			X				
Kasofsky		X	X				
Cervieri	X		X				

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AUTHORIZING THE HIRING OF SUMMER SEASONAL EMPLOYEES WITH THE RECREATION DEPARTMENT

BE IT RESOLVED that the Mayor and Council of the Borough of Fort Lee have authorized the hiring of summer seasonal employees; and,

NOW, THEREFORE, BE IT RESOLVED that the below listed individuals will be hired as summer seasonal employees to work the Recreation Department, with an effective date provided by the Department Head to our Payroll Department; and

BE IT FURTHER RESOLVED that said individuals be paid at an hourly rate as stipulated below, for Summer 2023, **effective June 24, 2023 and ending August 31, 2023**:

Name	Position	Hourly Rate
Agranov, Abigail	Pool Attendant	\$13.00
Anconetani, Ariel	Counselor	\$13.00
Asharian, Laudan	Tennis/Rec and YC Supervisor	\$17.00
Attanasio, Liana	Pool Attendant	\$13.00
Ayres, Daneija	Tennis/Rec Attendant	\$15.50
Berlingo, Joseph	Camp Director Pool Supervisor	\$19.50
Beckerman, Myles	Counselor	\$13.00
Berianidze, Giorgi	Counselor	\$13.00
Bottini, Anthony	Pool Attendant	\$13.00
Bueno, Nichelle	Counselor	\$13.00
Calvo-Cruz, Esteban	Counselor	\$13.00
Carvajal, Jared	Pool Attendant	\$13.00
Castellano, Sofia	Counselor	\$13.00
Chen, Kaitlyn	Counselor	\$13.00
DeGidio, Ashley	Tennis/Rec and YC Supervisor	\$17.00
Fernandez, Valeo	Counselor	\$13.00
Gathers, Savannah	Site Leader	\$18.00
Gathers, Savannah	Tennis/Rec Attendant	\$15.00
Giarratano, Vincent	Counselor	\$13.00
Guerrido, Brielle	Pool Attendant	\$13.00
Gulsen, Berkan	Tennis/Rec and YC Supervisor	\$17.00
Huertas, Michael	Tennis - Rec Attendant	\$15.50
Jang, Devin	Counselor	\$13.00
Joseph, Daniel	Tennis - Rec Attendant	\$15.50
Kaplan, Preston	Counselor	\$13.25
Katjomuise, Kyle	Tennis - Rec Attendant	\$15.50
Kazias, Ava	Counselor	\$13.00
Kellas, Kim	Arts and Crafts	\$20.00
Khatchadourian, Natalie	Tennis Attendant Pool Attendant	\$15.50
Kim, Kyu-Min	Counselor	\$13.00
Koveshnikov, Alice	Counselor	\$13.00

Koveshnikov, Denis	Pool Attendant	\$13.00
Liranzo, Jose	Counselor	\$13.00
Martinez, Jacqueline	Pool Attendant	\$13.00
Mattia, Anthony	Pool Attendant	\$13.00
McCann, Kelly	Site Leader/Office	\$18.00
Micali, Lexi	Counselor	\$13.00
Morell, Samuel	Assistant Site Leader/Pool Attendant	\$15.50
Nestorson, Alexander	Pool Attendant	\$13.00
Nestorson, Julianna	Pool Supervisor	\$14.00
Nunez, Pharez	Counselor	\$13.00
Nunez, Sadhay	Counselor	\$13.00
Park, David	Counselor	\$13.00
Ramirez, Christiam	Counselor	\$13.00
Rodriguez, James	Assistant Site Leader	\$15.00
Rodriguez, Jayden	Pool Attendant	\$13.00
Rosa, Shaina	Tennis/Rec & Youth Center Supervisor	\$17.00
Samuel,-Olagunju, Joanne	Tennis/Rec & Youth Center Supervisor	\$17.00
Snith, Benjamin	Counselor	\$13.00
Stomber, Julia	Pool Attendant	\$13.00
Stomber, Robert	Pool Supervisor	\$19.00
Suh, Aiden	Pool Attendant	\$13.00
Sung, Hye Won	Counselor	\$13.00
Suzuki, Ruka	Counselor	\$13.00
Tao, Stanley	Counselor	\$13.00
Velazquez, Emilio	Counselor	\$13.00
Villanueva, Giancarlo	Counselor	\$13.00
Villanueva, Roman	Counselor	\$13.00
Wilkerson, Jalynn	Pool Attendant	\$13.00
Won, Kian	Counselor	\$13.00
Yeandle, Connor	Pool Attendant	\$13.00

COUNCIL REPORTS

Councilman Sohmer - He congratulated the Fort Lee high school football team present this evening, Officer Cuevas on his retirement, and all the 2023 Fort Lee graduates.

He thanked all involved with the Memorial Day parade and wished everyone a Happy Father’s Day.

Councilman Yoon -He informed the public there are many events taking place in town and to please check the Borough and Public Library website.

Councilman Drumgoole - He congratulated the Fort Lee high school football team present this evening, Officer Cuevas on his retirement, and all the 2023 Fort Lee graduates.

He thanked all involved with the Memorial Day parade, PBA 5K, Juneteenth and Pride flag raising ceremonies and wished everyone a Happy Father’s Day.

Councilwoman Kasofsky - She congratulated the Fort Lee high school football team present this evening.

She mentioned the newest community garden has a few spots left.

She stated the Health Department social worker will be present in the public library every Monday from 2PM-4PM for anyone to speak with. She mentioned library cards offer free passes to museums.

Councilman Cervieri - He congratulated the Fort Lee high school football team present

this evening, Officer Cuevas on his retirement, and all the 2023 Fort Lee graduates.

He mentioned the public library services have been extended to Englewood Cliffs residents.

He wished everyone a wonderful summer.

PUBLIC PARTICIPATION

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

Jeremy Fuscaldo came forward to express his concerns regarding the Thin Blue Line Flag that was flown on a vehicle that participated in the Memorial Day parade and the significance of its history.

Council President Yoon thanked Mr. Fuscaldo for sharing his respectful presentation. He replied he will speak to the Chief of police to gain knowledge of how other towns proceed showcasing the flag.

Councilman Cervieri replied that people interpret different meanings of flags, and the Thin Blue Line flag was flown with good intentions.

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

On motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, and there being no further discussion, the meeting was adjourned with no objections at 8:11 p.m.

Prepared By:

Nadine Drumgoole, RMC
Deputy Municipal Clerk

Constantina Roditis
Municipal Clerk's Office

Rosa Tropea
Municipal Clerk's Office

Evelyn Rosario, RMC, CMC
Municipal Clerk