

**MAYOR AND COUNCIL
WORK SESSION MEETING MINUTES
JULY 8, 2021, at 5:00 P.M.**

SALUTE TO THE FLAG

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

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

ABSENT: Councilman Sargenti

ALSO PRESENT : Alfred 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 issue of December 22, 2020 and the Jersey Journal and Star Ledger issues of December 24, 2020. Said notice was also posted on the Borough Hall bulletin board and Borough website.

RESOLUTION FOR CLOSED SESSION TO DISCUSS:

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

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

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

1. Personnel:

- a. Administration
- b. Building Department
- c. Department of Public Works
- d. Finance Department
- e. Fire Prevention Bureau
- f. Police Department
- g. Senior Center
- h. Stage Crew
- i. Tax Assessor's Office

Legal:

- 2. a.** Special Counsel Post Office and Barrymore Film Center
- b.** Board of Education PILOT Agreement
- c.** Property Tax Improvement Assessment

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

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

The closed portion of the meeting ended at 6:28 P.M. The open portion of the work session began at 6:28 P.M.

GENERAL DISCUSSION:

Appointment of Trustee to the Friends of Fort Lee Film, Inc.

The Governing Body reviewed the resume of Ms. Janet Cho and collectively agreed to appoint her as a Trustee to the Friends of Fort Lee Film , Inc.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Fort Lee Night Out Scheduled for Tuesday, August 3, 2021

A resolution authorizing the above captioned will be placed on the amended July 8th consent agenda.

Approving a Request to Permit the 7th Annual Paws in the Park

A resolution authorizing the above captioned will be placed on the July 8th amended consent agenda.

Authorizing a Disabled Veteran 's Exemption on properties located at 100 Old Palisade Road, Apt. #PL12 and 1423 13th Street

A resolution authorizing the above captioned will be placed on the July 8th amended consent agenda.

Authorizing the Purchase of 6 New Motorcycles in the Police Department

The Governing Body reviewed and discussed the request from the Police Department to purchase six (6) new Harley-Davidson motorcycles to replace several older models in their fleet.

It was the consensus of the Governing Body to authorize the Police Department to move forward and purchase as described in the technical specifications.

Verizon Utility Pole Installation Notification

Administrator Restaino stated that Verizon Wireless has sent a communication to the Borough advising of their intent to place a pole at the intersection of Hoyt Street and Bridge Plaza North. Mr. Peter Lupo, Hoplite Communications, LLC the Borough's wireless consultant

has reviewed and recommends the Borough authorize the request via resolution outlining the terms, conditions and required fees.

A resolution will be placed on the amended July 8th consent agenda.

Amendment to Chapter 410 Zoning of the Code Regarding Cannabis Dispensary

Mr. Chewcaskie addressed the Governing Body and stated that the proposed ordinance prohibits the recreational use of marijuana and does permit medical marijuana in the C5 Zone.

Councilman Cervieri suggested that other zones be included in this ordinance.

Mr. Chewcaskie stated that the Borough can amend the ordinance as needed.

Mr. Chewcaskie stated this upon introduction it must be forwarded to the Planning Board for their review.

An ordinance will be placed on the July 8th amended agenda for introduction.

Ordinance Imposing a Transfer Tax on the Sale of Medical Cannabis by a Medical Cannabis Dispensary in the Borough of Fort Lee

Mr. Chewcaskie stated that this ordinance identifies the transfer tax and additional fees involved with a medical cannabis dispensary within the municipality.

An ordinance will be placed on the July 8th amended agenda for introduction.

Parking as a Use within the Borough

Mr. Chewcaskie addressed the Governing Body and stated that the attorney for the Parking Authority Mr. Neil Marotta, has requested that the Borough provide clarification regarding residents and businesses who advertise available parking for rent, which is a violation of the Borough's ordinance.

The Governing Body directed Mr. Chewcaskie to research further and report his findings at the next meeting.

Authorizing the Exchange of Property with the United States Postal Service for Property Known as 225 Main Street and a Portion of 231 Main Street

A discussion was held regarding the property exchange agreement between the Borough and the Post Office for properties known as 225 Main Street and a portion of 231 Main Street. Said agreement provides for the relocation of the Post Office to a Borough owned property in exchange for the Borough taking ownership of the above-mentioned properties for the development of a new public park. An ordinance is required to finalize the property exchange and execute the deeds, master deeds and any other documents necessary to transfer the property.

An ordinance will be placed on the July 8th amended agenda for introduction.

Amendment to Chapter 193 Construction Codes, Uniform Section 193-2 Fees

Administrator Restaino stated that Mr. Brian Ribarro, Construction Code Official has requested that Chapter 193 entitled “Construction Codes, Uniform” of the Borough Code be amended to reflect a fee of \$75.00 when a request for a change of contractor is submitted to the Building Department.

After a brief discussion, the Governing Body collectively agreed that the fee should be established at \$100.00.

An ordinance will be placed on a future agenda for introduction.

Stormwater Management Ordinance Revisions

The County of Bergen Department of Planning and Engineering has reviewed the Borough’s recently enacted Ordinance No. 2021-6 entitled “An Ordinance Amending and Supplementing Chapter 358 Entitled “Stormwater Management” of the Code of the Borough of Fort Lee” and has requested that additional revisions be made.

An amending ordinance will be placed on a future regular session agenda for introduction.

Authorizing the Submission of a Treatment Works Approval Application to the NJDEP for 2100 North Central Road FL, LLC

Boswell Engineering has reviewed a request from MCB Engineering Associates, LLC for the submission of a Treatment Works Application as required by the New Jersey Department of Environmental Protection. The application is related to the construction of sanitary sewer lines at 2100 North Central Road, and 2143 Hudson Terrace.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Purchasing Agent to Obtain Specifications and Advertise for Bids for Project Known as Improvements to Valley Street and Hazlitt Avenue

It was the consensus of the Governing Body to authorize the Purchasing Agent to advertise and prepare bid specifications for project known as Improvements to Valley Street and Hazlitt Avenue.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Purchasing Agent to Obtain Bid Specifications and Advertise for Bids for an Environmental Clean Up and Demolition of the Post Office

It was the consensus of the Governing Body to authorize the Purchasing Agent to advertise and prepare bid specifications for an Environmental Clean Up and Demolition of the Post Office

A resolution will be placed on the amended July 8th consent agenda.

Approving and Authorizing the Execution of a Developer’s Agreement Between the Borough and Ladderman Views, LLC, 2021-2025 Jones Road

The Governing Body reviewed the agreement and takes no exception to authorizing the execution of the developer’s agreement between the Borough and Ladderman Views, LLC.

A resolution will be placed on the amended July 8th consent agenda.

Approving and Authorizing the Execution of a Developer 's Agreement Between the Borough and 2040 Edwin Estates, LLC, 2040 Edwin Avenue

Mayor Sokolich recused.

The Governing Body reviewed the agreement and takes no exception to authorizing the execution of the developer's agreement between the Borough and 2040 Edwin Avenue.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing a Cooperative Pricing System Between the Borough of Fort Lee, Passaic Valley Sewerage and Various Municipalities for the Participation in the NJ CSO Group

Administrator Restaino stated that the current agreement for the Baseline Compliance Cooperative Program and Recovering Water Quality Model development will expire on December 31, 2021. The new proposed agreement is a continuation of the efforts to ensure compliance with the New Jersey Department of Environmental Protection and the United States Environmental Protection Agency.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Award of a Contract to Boswell Engineering for Engineering and Construction services Related to Project Known as Improvements to 9th Street, Jane Street, Anne Street and 11th Street, Not to Exceed \$14,000.00

Administrator Restaino reviewed the proposal as submitted by Boswell Engineering for the provision of engineering and construction inspection services regarding the above captioned project.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Award of a Contract to D.L.S. Contracting, Inc Regarding Project Known as Improvements to 9th Street, Jane Street, and Anne Street, Not to Exceed \$94,436.85

Administrator Restaino reviewed the bids submitted regarding the above captioned project and stated that bids were received from the following bidders:

DLS Contracting, Inc. Fairfield, New Jersey	\$94,436.85
Frank A. Macchione Construction Rochelle Park, New Jersey	\$119,026.21
AJM Contractors Clifton, New Jersey	\$128,347.75
4 Clean-Up, Inc. North Bergen, New Jersey	\$128,637.75

The Engineer and Borough Attorney have reviewed the bids and determined that D.L.S. (DLS) Contracting, Inc. is the lowest responsible and responsive bidder and recommends the Borough award the contract to DLS.

A resolution will be placed on the amended July 8th consent agenda.

Endorsing the Fort Lee Assistance Support Housing (F.L.A.S.H.) Corporation, for Improvements to 8th Street Gardens, 2486 8th Street, \$74,000.00

The Fort Lee Housing Authority has requested endorsement from the Borough for the submission of a grant application for improvements to the 8th Street Gardens, located at 2486 8th Street.

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Appointment of Municipal Representatives to the Bergen County Community Development Regional Committee

It was the consensus of the Governing Body to appoint Evelyn Rosario as its representative and Patrick Ferrara as its alternate and the appointment of and Al Restaino as the Mayor's his representative and Matthew Rutch as his alternate to serve on the Community Development Regional Committee for FY 2021-2022.

A resolution will be placed on the amended July 8th consent agenda.

Ordinance Mandating Generator Installation

Administrator Restaino stated that an inquiry from residents of a high rise building recently experienced a power outage and brought their concerns to Councilwoman Kasofsky. They suggested the Borough mandate the installation of generators in all high rises. The Governing Body directed Mr. Chewcaskie to review and report back at a future meeting.

Community Center Fountain

Mayor Sokolich spoke of the Community Center Fountain. He suggested the Borough review and provide a plan for the beautification of that area.

High Rise Building Inspections

The Governing Body directed Mr. Chewcaskie to draft an ordinance related to the inspection requirements related to high rise buildings and report back to the Governing Body for further review.

Max Almenas 5K Request

Administrator Restaino stated that he received a request from Mr. Max Almenas, who is requesting permission to hold a 5K road race in the Borough. Mr. Almenas plans to use the same route as the PBA 5K and plans to donate any funds raised to those in need. Mr. Almenas is experienced in this area and has hosted a similar race in the past for the Madonna Church.

The request was received favorably. Administrator Restaino was asked to speak with Mr. Almenas to determine exactly which charities would benefit from these funds.

ADD-ONS

Authorizing the Endorsement of a Community Development Block Grant Program Application for Project Known as Reconstruction of 9th Street and 11th Street, \$100,000.00

Administrator Restaino stated that a resolution was recently passed regarding a project known as Reconstruction of 9th Street and due to an additional street being added to the grant request, a new resolution must be passed. This resolution shall supersede any prior resolutions relating to this grant

A resolution will be placed on the amended July 8th consent agenda.

Authorizing the Acceptance of a Community Development Block Grant for Project Known as Reconstruction of 9th and 11th Street, \$100,000.00

Administrator Restaino stated that a resolution was recently passed regarding a project known as Reconstruction of 9th Street. And due to an additional street being added to the grant request, a new resolution must be passed accepting the grant. This resolution shall supersede any prior resolutions relating to the acceptance of this grant.

A resolution will be placed on the amended July 8th consent agenda.

PUBLIC PARTICIPATION

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

<u>Speaker</u>	<u>Topic</u>	<u>Response</u>
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No public comments

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Yoon, at 6:57 PM

Evelyn Rosario, RMC, CMC
Municipal Clerk