

MAYOR AND COUNCIL
WORK SESSION MEETING MINUTES
OCTOBER 3, 2019 at 7:00 P.M.

SALUTE TO THE FLAG

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

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

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

OPEN PUBLIC MEETINGS ACT STATEMENT

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

RESOLUTION FOR CLOSED SESSION TO DISCUSS:

On motion by Councilman Cervieri, seconded by Councilman Sargenti 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. Department of Public Works
 - c. Police Department

2. **Legal:**
 - a. National Prescription Opioid Legislation

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

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

The closed portion of the meeting ended at 7:27 P.M. The open portion of the work session began at 7:30 P.M.

GENERAL DISCUSSION:

Bid Results: "Barrymore Film Center & Museum Marquee Zipper Sign " -

A resolution rejecting bids and authorizing negotiations for the provision and installation of a marquee zipper sign at the Barrymore Film Center and Museum will be placed on the October 10th proposed consent agenda.

Bid Results: "Barrymore Film Center & Museum Concessions/Candy Stand, Box Office Counters and Equipment and Mobile Sales Counter"

A resolution authorizing the rejection of bid and the rebidding for the provision and installation of a concession candy stand at the Barrymore Film Center and Museum will be placed on the October 10th proposed consent agenda.

Authorize Person-to-Person Transfer of Liquor License No. 0219-33-040-011 Kerr Sports, LLC to Arcadian Holdings, LLC (Pocket License)

A resolution authorizing a transfer of the above captioned liquor license will be acted upon this evening.

Authorize Person-to-Person Transfer of Liquor License No. 0219-33-025-005 Araxthos, Inc. to 2020 Central Road Liquor, LLC

A resolution authorizing the transfer of the above captioned liquor license will be placed on the October 10th proposed consent agenda.

Bus Stop Removal: 2450 Lemoine Avenue

A brief discussion was held regarding the letter from Mr. Nicholas Sekas, Esq. Possibly have a traffic study report done. Request the presence of Mr. Sekas at the next work session meeting November 7th.

Authorize Change Order No. 's 10 & 11 Dobco, Inc. for Project Known as Barrymore Film Center & Museum

A resolution authorizing change order #'s 10 and 11 for project known as the Barrymore Film Center and Museum will be placed on the October 10th proposed consent agenda.

Parking Efficiency

Councilman Cervieri, spoke of the Municipal parking lot near the Police Department and indicated that it seemed a large number of spots are being used by the Police Department. The building a parking deck was discussed as well as a better utilization of existing space. AI will go over the concerns with Chief Hintze and report back.

Port Authority Camera Installation

The Governing Body is in agreement with the Port Authority's plan to install cameras at several locations as listed below:

SE Corner of Hudson Terrace and BR Blvd.
SW Corner of Center Ave. and Main St.
Linwood Ave. and Lincoln Ave.
Main St. east of Schlosser Ave.

SE Corner of Main St. and Park Ave.

Paws in the Park

A resolution approving a request to permit the 6th annual paws in the park event on October 26th will be placed on the October 10th proposed consent agenda.

Municipal Authorities

A discussion regarding the authorities within the Borough, specifically the Parking and Housing Authorities, was held to go over the current state of affairs within **both bodies**. This discussion was held to comply with a section of the NJ DCA Best Practices Worksheet. The Governing Body indicated their support and satisfaction with both Authorities. No further action is needed.

CY2019/SFY 2020 Best Practices Inventory

Administrator Restaino briefly addressed the Governing Body and reviewed the CY2019/SFY2020 Municipal Best Practices list as prepared by the Chief Financial Officer.

2020 Mayor and Council Meeting Schedule

A resolution adopting the 2020 Mayor and Council meeting schedule will be placed on the October 10th regular session agenda.

Developer's Agreement: M& J 730, LLC, 1629 Parker Avenue and 1624 Palisade Avenue

A resolution approving and authorizing the execution of the developer's agreement between Fort Lee and M&J 730, LLC will be placed on the October 10th proposed consent agenda.

Program Year 2020 CDBG Application

A resolution endorsing a 2020 Community Development Block Grant program application for the reconstruction of Valley Street and Hazlitt Avenue will be placed on the October 10th proposed consent agenda.

2019 CDBG Grant Acceptance: Jane and Anne Street Road Improvements, \$110,000

No discussion held.

Amend Resolution No. CA-15, November 8, 2018 Authorizing the Issuance of a Liquor License in Connection with the Construction of a Hotel

A resolution amending resolution # CA-15, November 8, 2018 regarding the issuance a new liquor license in connection with the construction of a new hotel will be placed on the October 10th proposed consent agenda.

Parking Enforcement Officer Appointments

It was the consensus of the Governing Body to authorize the Police Chief to appointment PEO's as per the recommendation of the Director of the Parking Authority.

Handicap Parking Space Request: 1471 Anderson Avenue

An ordinance amending Chapter 388, Sections 14 and 69 entitled Handicapped Parking Spaces to add a handicap parking space in front of 1471 Anderson Avenue will be placed on the October 10th regular session agenda for introduction.

Authorizing the Sale of the Borough 's Surplus Property No Longer Needed for Public Use on Propertyroom.com

A resolution for the sale of surplus property on Propertyroom.com will be placed on the October 10th proposed consent agenda.

Amendment Towing Ordinance

Certain amendments to the Borough Towing Ordinance were discussed. This was done in response to correspondence received from Garden State Towing Association requesting that the Borough amend its towing ordinance pursuant to newly enacted amendments to the Predatory Towing Prevention Act. More specifically, this amendment will include a more comprehensive language relating to fee schedules for services. Borough Attorney Cohen was directed to modify said ordinance accordingly.

AT&T Small Cell Wireless Right-of-Way Project Equipment Installation

A discussion was held regarding AT&T's request for approval to install new utility poles at various locations in the Borough. Representatives from AT&T were present to provide answers to any questions that may arise. AT&T's request as presented was approved and Borough Attorney Cohen has negotiated a \$15,000 payment to cover any costs that the Borough may have.

A resolution authorizing execution of a public utility right-of-way use agreement will be placed on the October 10th proposed consent agenda

RESOLUTIONS (ACTION TO BE TAKEN)

R-1 Authorize Renewal of Liquor License No. 0219-33-040-011 Kerr Spo , LLC, (Pocket License) Licensing Period July 1, 2019 - June 30, 2020

Councilman introduced Cervieri, and Councilman S ohmer seconded , the following resolution:

**RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING
RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR
LICENSE NO. 0219-33-040-011 "KERR SPO LLC "
EFFECTIVE, JULY 1, 2019 THROUGH JUNE 30, 2020**

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 No. 0219-33-

040-011 be granted to Kerr Spo, LLC (Pocket License) effective July 1, 2019 through June 30, 2020.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided a Tax Clearance Certificate for said license and the renewal fees have been paid.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that the license be and is hereby renewed for the licensing period of July 1, 2019 through June 30, 2020 and that the Municipal Clerk be and is hereby authorized and directed to sign said license and affix the corporate seal of the Borough of Fort Lee thereto.

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

R-2 Authorize Person-to-Person Transfer of Liquor License No. 0219-33-040-011 Kerr Spo LLC to Arcadian Holdings, LLC (Pocket License)

Councilman introduced Cervieri, and Councilman S ohmer seconded , the following resolution:

RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE TRANSFER OF A PERSON TO PERSON LIQUOR LICENSE NO. 0219-33-040-012 FROM KERR SPO, LLC, TO ARCADIAN HOLDINGS, LLC

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0219-33-040-012, heretofore issued to Kerr Spo, LLC; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, that the Borough of Fort Lee Governing Body does hereby approve, effective October 4, 2019 the transfer of the aforesaid Plenary Retail Consumption License to Arcadian Holdings, LLC and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Arcadian Holdings, LLC, effective October 4, 2019."

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

ORDINANCE PUBLIC HEARINGS SCHEDULED FOR OCTOBER 10,2019

Ord. #2019-27 "AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF FORT LEE ADOPTING THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 10 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Ord. #2019-28 "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 388, SECTIONS 14 AND 69 OF THE CODE OF THE BOROUGH OF FORTLEE, ENTITLED "HANDICAPPED PARKING SPACES" (Removal: 422 Elizabeth Street)

Ord. #2019-29 "AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 289 PARKING, SECTION 15 PARKING METER ZONES ESTABLISHED; VIOLATIONS AND PENALTIES OF THE CODE OF THE BOROUGH OF FORT LEE"

PUBLIC PARTICIPATION

On motion by Councilman Cervieri, seconded by Councilman Sargenti, 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 Sohmer, at 8:07 P.M.

Evelyn Rosario, RMC
Municipal Clerk