

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, JANUARY 8, 2015 @ 6:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.

2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

On motion by Councilman Sohmer, seconded by Councilwoman 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. Borough Administrator
- b. Building Department
- c. Director of Cultural & Heritage Affairs
- d. DPW
- e. Finance Department
- f. Fire Prevention Bureau
- g. Municipal Court
- h. Part-Time Employees

- i. Planning and Zoning Board Clerk
- j. Police Department
- k. Senior Citizen Director
- l. *Training & Conference SOPP*

2. Contracts:

- a. Borough Planner
- b. Conflict Counsel
- c. Traffic Engineer
- d. Purchasing Consultant
- e. ADP
- f. Health Benefits
- g. TDC Fort Lee LLC – Adaptive Traffic Signal Control System

3. Tax Appeal Litigation:

- a. Montrose Center, LLC vs. Borough At 301 Bridge Plaza North, Block 5921, Lot 24

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 began upon completion of the closed portion

Engineering Discussion:

Mr. Edward Mignone, Borough Engineer, was present for this portion of the meeting.

Bids for Police Department Standby Generator

Mr. Mignone stated that the Borough received nine (9) bids for the installation of two stand-by generators at the Police Department. The lowest responsible and responsive bidder was Envirocon, Inc. Hackettstown, New Jersey with a bid submission of \$211,332.00. A resolution awarding a contract to Envirocon, Inc. will be prepared and placed on the January 15th regular meeting agenda.

Bids for Standby Generator & Electrical Modifications at the Recreation Center

Mr. Mignone stated that the Borough received six (6) bids for the installation of a stand-by generator and electrical modifications at the Recreation Center. The lowest responsible and responsive bidder was Vanore Electrical, Inc. Teterboro, New Jersey with a bid submission of \$29,153.00. A resolution awarding a contract to Vanore Electrical, Inc. will be prepared and placed on the January 15th regular meeting agenda.

Approval to Solicit Request For Quotes (RFQ's)-Special Engineers/Combined Sewer Overflow (CSO) Related Matters

Mr. Mignone stated that several years ago the Borough received a grant from the Environmental Protection Agency for the Combine Sewer Overflow System (CSO) requirement. The Environmental Protection Agency (EPA) has implemented various administrative requirements and in order for the Borough to use the funds the Borough must solicit Request for Statement of Qualifications. A resolution authorizing the Municipal Clerk to obtain Statement of Qualifications for engineering design services related to the Borough's Combines Sewer Overflow (CSO) System will be prepared and placed on the January 15th regular agenda.

General Discussion:

Electrical Engineer/Radio Frequency Interlocal with the Borough of Edgewater

Mr. Alfred Restaino, Borough Administrator briefly addressed the Mayor and Council and stated that the shared services agreement with the Borough of Edgewater for the utilization of an electrical engineer with radio frequency experience has expired. The Borough of Edgewater is seeking to re-enter into a shared services agreement with Fort Lee. A resolution authorizing the execution of a shared services agreement with the Borough of Edgewater for the use of an electrical engineer with radio frequency experience will be prepared and listed on the January 15th regular agenda.

Fort Lee Housing Authority

Mr. Alfred Restaino, Borough Administrator stated that he has spoken with Mr. Joseph Capano, Executive Director of the Cliffside Park Housing Authority concerning their assistance to the Fort Lee Housing Authority.

Handicapped Parking Space for 2056 Edwin Avenue

An ordinance entitled "Amending and Supplementing Chapter 388, Sections 14 and 69 of the Code of the Borough of Fort Lee Entitled "Handicapped Parking Spaces" will be listed on the January 15th regular agenda for introduction.

Parking Authority - Parking Deck

Councilman Sohmer briefly reviewed the projected cost documents submitted by Timothy Haahs & Associates, Inc. The estimated cost for the Guntzer Street proposed four level deck is \$27,410,350 and \$33,453,750 for the proposed five level deck. After a brief discussion the Governing Body felt that additional information is needed in order to move forward and authorize. Councilman Sohmer will meet with Haas & Associates, Inc and the Parking Authority to discuss and report back to the Governing Body at a future date.

Special Improvement District (SID)-Fort Lee Business District Alliance – Budget Introduction

Mr. Alfred Restaino, Borough Administrator stated that the Special Improvement District Budget (SID) has been prepared for introduction. The Special Improvement District Budget will be listed on the January 15th regular agenda for introduction.

Public Hearing Scheduled for January 15, 2015:

Ord. #2015-1--Amending Chapter 289, Section 36, Residential Permit Parking (RPP) – Establishing Subsection (S) Administrative Fee of \$5.00 (Every Two Years) for Issuance of RPP Permit

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

Public Participation:

<u>Speaker</u>	<u>Subject</u>	<u>Response</u>
Charles Sobel 2175 Hudson Terr.	Rent Leveling	Mayor Sokolich
Douglas Sugarman 2100 Linwood Avenue	Rent Leveling	Mayor Sokolich

Mayor Sokolich announced that the ice skating rink ribbon cutting ceremony will take place tomorrow at the rink at 1:15 P.M.

There being no further discussion the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Suh, at 8:37 p.m.

Evelyn Rosario
Municipal Clerk

**JANUARY 22, 2015 EXECUTIVE SESSION MEETING
CANCELLED DUE TO LACK OF AGENDA**

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, FEBRUARY 5, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky

ABSENT: Councilman Cervieri

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

MAYOR'S STATEMENT

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RESOLUTION FOR CLOSED SESSION

On motion by Councilman Sohmer, 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. Borough Clerk's Office
- b. Code Enforcement

- c. Department of Public Works
- d. Employee Policies & Procedures Manual
- e. Parking Authority Employees – Health Insurance
- f. Parking Authority

2. Contracts:

- a. Engineering/Architectural Services
Performing Arts Theatre
- b. BZ Associates, LLC

2. 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 began upon completion of the closed portion and began at 8:15 p.m.

PRESENTATION:

Tommy Kang, Developer – TBMK “Municipal Parking Lot Development”

Project Plan Document “Fort Lee Municipal Garden Projection” (Attached to Executive Session Minutes)

Mr. Kang came forward and addressed the Mayor and Council. He introduced Mr. Frank Degrande, Mr. Joseph Sportiello and his Partner Sam.

Mr. Frank Degarde on behalf of the company “Pizzarotti” came forward and gave a brief background on the Pizzarotti Company, he stated they are financially secure and have a magnitude of experience. They have funded many projects, they are committed and look forward to working with the Borough of Fort Lee.

Mr. Kang came forward and commented that they are very experienced in the infrastructure area.

Mr. Kang asked the Mayor and Council to take a look at pages 17-18 of the plan that was provided earlier during the day, his idea came from the picture as listed on page 18.

Mr. Kang briefly reviewed the “Proposed Section Looking West” on page 15.

Mr. Kang reviewed page 10 and commented that this is something he would like to propose to the Borough of Fort Lee.

Mr. Kang reviewed the “Objectives & Overall Project Summary”, which is to convert the existing municipal parking lot and post office currently at a 400 parking capacity, into a mixed open space complex. The complex would consist of a municipal garden revitalizing Main Street by creating an attractive public space.

Mayor Sokolich commented that it sounds like his plan would accommodate the number of spaces the Borough of Fort Lee needs, along with the number of spaces Mr. Kang needs to complete his project.

Mayor Sokolich commented that the Borough currently has 450 spaces, and that Mr. Kang is seeking approximately 175 spaces, 30,000 Sq. Ft. retail space.

Mayor Sokolich commented that the Borough’s priorities are to gain more parking and additional 800-1200 parking spaces.

Councilman Pohan commented that the Borough is currently studying how many parking spaces the borough will need. He continued and stated that their plan includes a hotel component which is a concern to him as the hotel market has saturated. The Borough doesn’t want to build something that’s going to fail.

In closing, Mayor Sokolich stated that the Borough Engineer will provide some information for their review and future discussion.

ENGINEERING:

Engineering Proposal for Design Phase at Inwood Terrace Park Improvements

Mr. Edward Mignone, Borough Engineer addressed the Mayor and Council concerning the fee proposal of \$3,500.00 submitted by Boswell Engineering concerning the design phase at Inwood Terrace Park improvements project.

A resolution awarding a contract to Boswell Engineering for the design phase for the Inwood Terrace Park improvements project will be placed on the February 12th regular meeting proposed consent agenda.

Sanitary Sewer & Stormwater Infrastructure Review Procedures

Mr. Mignone addressed the Mayor and Council pursuant to the information he provided via e-mail on February 4, 2015.

The Governing Body is in favor of the Statement of Qualifications (SOQ) review process in connection with the Sanitary Sewer and Stormwater Infrastructure Assessment for the Combined Sewer Overflow System within the Borough.

GENERAL DISCUSSION:

Amend Chapter 328 “Restaurants” -Prohibited Smoking at Outdoor Dining Areas

It was the consensus of the Governing Body to amend Chapter 328.

An amending ordinance will be placed on the February 12th regular meeting agenda for introduction.

Amendment to Chapter 293, Article II entitled “Parks & Recreation” – Ice Skate Rink

It was the consensus of the Governing Body to amend Chapter 293.

An amending ordinance will be placed on the February 12th regular meeting agenda for introduction.

Sale of Skateboard Park Equipment to the City of Clifton

Mr. Restaino addressed the Mayor and Council and stated that the Borough has received an offer from the City of Clifton for the purchase of the skateboard park equipment for \$65,000.00.

A resolution authorizing the disposition of skateboard park equipment no longer needed for public use will be placed on the February 12th regular meeting proposed consent agenda.

Interlocal Services Agreement Mutual Aid Plan & Rapid Deployment Force

Mr. Restaino stated this is a Mutual Aid Plan & Rapid Deployment Force generated by the Bergen County Police Chief’s Association.

Resolution authorizing an Interlocal Services Agreement with all municipalities in the County of Bergen concerning the Mutual Aid Plan & Rapid Deployment Force will be placed on the February 12th regular meeting proposed consent agenda.

Branding/Marketing Focus Group

Mayor Sokolich stated that the Governing Body should focus on the marketing and branding of Fort Lee. He commented he has obtained preliminary concepts for the branding of Fort Lee and feels that Fort Lee should be given an identity and personality. He stated that one group “Mirror Ball” will take you to similar towns and assist on focusing on the Borough’s branding initiative.

He spoke of another group “HarrisonRand” and stated that Mr. Daryl Rand will provide be providing an outline for review by the Governing Body.

Mayor Sokolich, Councilman Suh and Councilwoman Kasofsky will meet with Mr. Rand of HarrisonRand for details concerning the marketing and branding of Fort Lee.

Establish Various Petty Cash Funds

A resolution for the establishment of various petty cash funds will be placed on the February 12th regular meeting proposed consent agenda.

2015 Budget Appropriation Reserve Transfers - \$676,490.00

A resolution authorizing the appropriation reserve transfers totaling \$676,490.00 will be placed on the February 12th regular meeting proposed consent agenda.

Dedication by Riders (3)

***Senior Citizen Advisory Council Trust Fund**

***Police School Resource Trust Fund**

*** Multiple Dwelling Improvements Trust Fund**

A resolution requesting permission for the dedication by rider for the above listed trust funds will be will be placed on the February 12th regular meeting proposed consent agenda.

Municipal Alliance Funding

A resolution authorizing submission of a strategic plan for the Fort Lee Municipal Alliance grant for fiscal year 2016 will be placed on the February 12th regular meeting proposed consent agenda.

Interlocal Services Agreement Between the Borough of Paramus and the Borough of Fort Lee - Conflicts Related to Construction Permits

A resolution authorizing the execution of shared services agreement with the Borough of Paramus for Building Department conflicts will be placed on the February 12th regular meeting proposed consent agenda.

PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 12, 2015

1. 2015 Borough of Fort Lee Special Improvement District (SID) Budget
2. Ord. #2015-2-- Amending Chapter 388, Sections 14 and 69, Schedule XXIII – Handicapped Parking Space at 2056 Edwin Avenue

- 3. Ord. #2015-3--Amending Salary Ordinance #2013-12 for Department Heads for 2013-2016 – Chief Financial Officer/Treasurer, Tax Collector and Director of DPW
- 4. Ord. #2015-4--Amending Salary Ordinance #2013-15 Salaries and Wages for White Collar Employees – Administrative Secretary and Senior Clerk Typist
- 5. Ord. #2015-5—Amending Salary Ordinance #2014-1 for Department Heads for 2015-Borough Administrator
- 6. Ord. #2015-6--Amending Chapter 90, Section 1A, Police Department Formation and Rank

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

PUBLIC PARTICIPATION:

<u>Speaker</u>	<u>Topic</u>	<u>Response</u>
Charles Sobel	Rent Control	Mr. Restaino Councilman Pohan Mayor Sokolich

There being no further discussions the meeting was adjourned on motion by Councilman Sargenti, seconded by Councilman Sohmer, at 9:19 p.m.

Evelyn Rosario
Municipal Clerk

**FEBRUARY 19, 2015 EXECUTIVE SESSION MEETING
CANCELLED DUE TO LACK OF AGENDA**

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, MARCH 5, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh,
Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

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RESOLUTION FOR CLOSED SESSION

On motion by Councilman Sohmer, 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:

- g.** Department of Public Works
- h.** Code Enforcement
- i.** Fire Prevention
- j.** Communications Center
- k.** General Services – Building & Grounds
- l.** Police Department

2. Contracts:

- c. H3 Hardy Collaboration Architecture, LLC Engineering/Architectural Services - Film Center & Museum
- d. Harris Communications Maintenance Agreement
- e. Advanced Data Processing, Inc. D/B/A Intermedix- Ambulance Corps
- f. Tucker Development Park Use Agreement
- g. Interlocal Services Agreement with Borough of Ridgely- Temporary Health Officer

3. Tax Appeal Litigation:

- a. 2200 Fletcher Avenue, CHI 2200 Fletcher Avenue, LLC vs. Borough of Fort Lee
- b. 502 Main Street, Verizon vs. Borough of Fort Lee

4. Legal Advice:

- a. Re: Open Public Records Act (OPRA)

2. 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 began upon completion of the closed portion and began at 8:15 p.m.

ENGINEERING:

Professional Engineering Appointment -Sanitary Sewer & Stormwater Infrastructure

Mr. Edward Mignone, Borough Engineer came forward and addressed the Mayor and Council concerning the firms that responded to the Statement of Qualifications for the Sanitary Sewer Stormwater Infrastructure Assessment for the Combined Sewer Overflow System. He read the list of the engineering firms who submitted qualifications.

A resolution authorizing the qualification of the seven (7) engineering firms that responded to the statement of qualification for the above mentioned professional engineering services will be placed on the March 12th regular meeting proposed consent agenda.

Shared Services Agreement – Borough of Palisades Park Provide Sewers for “Berkeley, LLC”

Mr. Edward Mignone, Borough Engineer came forward and addressed the Mayor and Council and stated the Borough of Palisades Park requested the Borough of Fort Lee to revise the current shared services agreement to reflect Borough acceptance of an interconnection of certain property with Borough's sanitary sewer system.

Mr. Mignone has reviewed the details of the interconnection and determined that the interconnection will have minimal impact on the Borough's sewer line.

A resolution authorizing the execution of a revised shared services agreement with the Borough of Palisades Park for the interconnection of certain property within the Borough of Palisades Park with the Fort Lee sanitary sewer system will be placed on the March 12th regular proposed consent agenda.

GENERAL DISCUSSION:

Parking Authority

Topic of discussion pertained to item #'s 12 and 13 as listed on the agenda.

Residential Parking Ordinance

Ms. Gloria Gallo, Parking Authority Executive Director was present.

An ordinance repealing and replacing chapter 289 entitled "Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 36 Residential Permit Parking" will be placed on the March 12th regular meeting proposed agenda.

Guntzer Street Parking Garage

Ms. Gloria Gallo, Parking Authority Executive Director was present.

The Mayor and Council reviewed the additional Pro Forma's prepared by Tim Haas Associates, Inc. concerning the Guntzer Street garage and lot.

Pro forma option A includes 492 net spaces; pro forma option B includes 386 net spaces.

The Mayor and Council asked that a report from Tim Haas & Associates comparing the parking demand study prepared by Jacobs be provided to them for their review.

Capital Improvement Program – Old Balance Cancellations

A resolution authorizing the cancellation of various unexpended and dedicated balances of General Capital Fund appropriations will be placed on the March 12th regular proposed consent agenda.

Transfer of Funds

A resolution authorizing various 2015 budget appropriation reserve transfers will be placed on the March 12th regular proposed consent agenda.

Temporary Budget – April 2015

A resolution authorizing an extended temporary appropriation will be placed on the March 12th regular proposed agenda.

Dedication by Riders (3)

- *Senior Citizen Advisory Council Trust Fund**
- *Police School Resource Trust Fund**
- * Multiple Dwelling Improvements Trust Fund**

Mr. Alfred Restaino, Borough Administrator addressed the Mayor and Council and stated that these dedication by riders were previously authorized at the February 12th regular meeting. The Department of Community Affairs informed the Borough that additional language is required.

A resolution requesting permission for the dedication by rider for the above listed trust funds with the required additional language will be placed on the March 12th regular meeting proposed consent agenda.

CY 2015 Budget

The 2015 Calendar Year Budget will be placed on the March 12th regular meeting agenda for introduction.

Premier Developers, LLC – 2260 Linwood Avenue Block 6051, Lot 21-Developer’s Agreement

Mayor Sokolich exited the conference room at 8:33 P.M. and was not present during this brief review and discussion. Mayor Sokolich re-entered the conference room at 8:34 P.M.

A resolution approving and authorizing execution of the developer’s agreement between the Borough of Fort Lee and Premier Developers, LLC will be placed on the March 12th regular meeting proposed agenda.

Two Eagles Group, LLC – 1622 Parker Avenue/164 English Street, Block 4354, Lots 1 & 2 Developer’s Agreement

A resolution approving and authorizing the execution of the developer’s agreement between the Borough of Fort Lee and Two Eagles Group, LLC will be placed on the March 12th regular meeting proposed consent agenda.

Issuance of Two (2) Limousine Licenses – Paa Bang Limo, LLC & Ermes Limousine

A resolution authorizing issuance of a limousine business owner’s license to Kyung Uk Lee d/b/a Paa Bang Limo, LLC and Nicholas Percontino d/b/a Ermes Limousine for the operation of a limousine service will be placed on the March 12th regular meeting proposed consent agenda.

Issuance of Limousine License – Fort Lee Car Service Condition: Proper Vehicle Inspection by the Police Department

Borough Clerk Rosario briefly addressed the Governing Body and stated that the licensee has been informed that once the vehicles are purchased the proper documentation must be obtained and the vehicles must be inspected by the Fort Lee Police Department.

A resolution authorizing the issuance of a limousine business owner’s license to Roberto Semorile, d/b/a Fort Lee Car Service, LLC for the operation of a limousine service will be placed on the March 12th regular meeting proposed consent agenda.

Amending the Ordinance Related to the Abandoned and Unmaintained Properties – Foreclosed Properties

An ordinance related to the maintenance of vacant and abandoned residential properties during foreclosure will be prepared for Mayor and Council review.

Proposed Port Authority Improvements – Bruce Reynolds Boulevard Property

Mr. Alfred Restaino, Borough Administrator addressed the governing body and advised that as part of the cabling project at the GWB the Port Authority is seeking to put a temporary garage structure on the Bruce Reynolds Blvd property. Property improvements will include sidewalks and fencing. These improvements will improve the aesthetics of the property.

Redevelopment Area 8

A resolution determining 1679 – 1685 Bergen Boulevard and 604-608 Main Street further known as lots 4, 5, 6, 7 and 8 in block 3557 as an area in need of redevelopment will be placed on the March 12th regular meeting proposed consent agenda.

MAYOR NOMINATION – (Term Expiring 2018)

ACTION TO BE TAKEN

Library Board of Trustee – Michael Sharpe

On motion by Councilman Cervieri and seconded by Councilman Sargenti, Michael Sharpe was appointed as a Library Board Trustee with a term expiring December 31, 2018 on the following roll call:

**AYES: Council Members Pohan, Sohmer, Suh, Sargenti,
Kasofsky, Cervieri**

PUBLIC HEARINGS SCHEDULED FOR MARCH 12, 2015

Ord. #2015-7--Amending Chapter 293 Entitled “Parks and Recreation”
Article II, Regulations – Ice Skate Park

Ord. #2015-8--Amending Chapter 328 Entitled “Restaurants” Article 1 Outdoor Cafes –
Prohibited Smoking

Councilman Cervieri addressed the Governing Body concerning a request from Ms. Tanya Byers. Ms. Byers is seeking approval to hold a 2 mile walk-run fundraiser for elementary school 1 to raise money for wounded warriors, the school athletic department and the PTA. The event would take place on Sunday, May 31st, 9:30 a.m. – 11:30 a.m. on Abbot Boulevard.

It was the consensus of the Governing Body to authorize Ms. Byers request to hold an event as described above.

PUBLIC PARTICIPATION

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sohmer, at 8:57 p.m.

Executive Session

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Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, MARCH 19, 2015 @ 7:00 P.M.

The Executive 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: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky,
Cervieri

ABSENT: Mayor Sokolich (arrived at 8:16 P.M., meeting adjourned at 8:19 P.M.)

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

Council President Sohmer presided over the meeting.

MAYOR'S STATEMENT

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RESOLUTION FOR CLOSED SESSION

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:

2. Personnel:

- m. Part-Time Seasonal Employees – Spring 2015
- n. Police Department Communication Center

2. Contracts:

- a. Tim Donohue, Esq. (Arleo & Donohue, LLC)

5. Potential Litigation:

- a. Council on Affordable Housing (COAH)
Adoption of Third Round Regulations

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 open portion of the executive session began upon completion of the closed portion and began at 8:00 p.m.

GENERAL DISCUSSION:

Liquor License Person to Person & Place to Place Transfer “Fairview Equities, LLC TO Yea Jip, INC. – 235 Main Street”

A resolution authorizing liquor license person to person and place to place transfer “Fairview Equities, LLC TO Yea Jip, Inc. will be placed on the March 12th regular meeting proposed consent agenda.

Capital Ordinance Introduction Providing for Various Equipment and Improvements from Capital Surplus.

Mr. Restaino briefly stated that the capital ordinance has been prepared. The cost of various improvements amounts to approximately \$1,413,655.00.

A capital ordinance providing for various equipment and improvements appropriating \$1,413,655.00 will be placed on the March 12th regular agenda for introduction.

“2015” Budget Appropriation Reserve Transfers - \$2,348.00

A resolution authorizing 2015 Budget Appropriation Reserve Transfers totaling \$2,348.00 will be placed on the March 12th regular meeting proposed consent agenda.

Snow Removal Street - Brinkerhoff Avenue Between Glen Road and Harvard Place

An ordinance amending chapter 388 "Vehicles and Traffic" prohibited parking on Brinkerhoff Avenue between Glen Road and Harvard Place when road is snow covered will be placed on the March 12th regular agenda for introduction.

Request Ms. R. Zomick- Preschool at Chabad of Fort Lee - Street Closure From Columbia to Warren on June 8, 2015, Rain Date June 10, 2015 - 1:00 P.M. 8:00 P.M.

It was the consensus of the Governing Body to approve Ms. Zomick's request to close Abbott Boulevard from Columbia Avenue to Warren Avenue on Monday, June 8th with a rain date of Wednesday, June 10 from 1:00 P.M. - 8:00 P.M. for a Jewish Community Festival.

Open Space Trust Fund - Reallocation of Funds

A resolution limiting the usage of the proceeds from the sale of skateboard park equipment for recreation projects only will be placed on the March 12th regular consent agenda.

RESOLUTION:

Resolution R-1 - Approving Transfer of Taxi License from Go Med Transit, LLC d/b/a 9 Lime Car Service to Michael C. Troiano d/b/a Innovative Transportation, LLC

Councilman Cervieri introduced, and Councilman Sargenti seconded, the following Resolution:

WHEREAS, an application has been filed by **Michael C. Troiano, 755 Anderson Avenue, Cliffside Park, New Jersey 07010** to purchase the existing taxi company listed above; and

WHEREAS, the current licensed owner of Go Med Transit, LLC d/b/a 9 Lime Car Service - Justin Sasso has consented that the taxi business be sold to Mr. Michael C. Troiano; and

WHEREAS, local ordinance provides that only eight (8) taxi companies can operate within the Borough of Fort Lee and currently there are eight (8) taxi businesses operating; and

WHEREAS, Go Med Transit, LLC d/b/a 9 Lime Car Service will be eliminated and replaced with Innovative Transportation, LLC keeping the allowable amount of taxi licenses at eight (8); and

WHEREAS, Mr. Troiano (the applicant) has been reviewed and approved by the Fort Lee Police Department.

NOW, THEREFORE, BE IT RESOLVED that upon payment of the applicable transfer fees, the Borough Clerk is hereby authorized and directed to issue a taxi business owner's license to **Michael C. Troiano d/b/a Innovative Transportation, LLC** for the operation of taxi services from 1605 John Street, STE 108.

The Resolution was approved on the following roll call:

**AYES: Council Members Pohan, Sohmer, Suh, Sargenti,
Kasofsky, Cervieri**

At this point in the meeting at 8:16 P.M. Mayor Sokolich entered into the meeting conference room.

PUBLIC HEARINGS SCHEDULED FOR April 9, 2015

Ord. #2015-9 -- "Ordinance To Exceed The Municipal Budget Appropriation Limits & To Establish a Cap Bank"

Public Hearing & Adoption of "2015 Municipal Budget"

PUBLIC PARTICIPATION

On motion by Councilman Cervieri, 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>
Charles Sobel 2175 Hudson Terr.	Rent Leveling	Councilman Sohmer & Councilman Pohan

There being no further discussions the meeting was adjourned on motion by Councilman Sargenti, seconded by Councilman Pohan, at 8:19 p.m.

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, APRIL 2, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.

2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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:

3. Personnel:

- o.** Recreation Part-Time Seasonal Employees
- p.** Police Department

2. Litigation:

- b.** Tax Appeal: Fort Lee EP (Executive Park) vs. Fort Lee One Executive Drive South, Block 6451, Lot 5.03 &

One Executive Drive North, Block 6451, Lot 5.04

- b. Tax Appeal: Power Test Realty Co. vs Fort Lee – 2284 Route 4 West, Block 6451, Lot 2 (Steve Mulhstock, Esq. and *Kevin Hartley, Tax Assessor* Will Be Present)

6. Potential Litigation:

- b. Council on Affordable Housing (COAH)
Adoption of Third Round Regulations

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 open portion of the executive session began upon completion of the closed portion and began at 8:12 p.m.

PRESENTATION:

Maser Consulting – “Energy Aggregation”

Mr. Daniel T. Campbell, Energy Aggregation Specialist came forward and addressed the Mayor and Council. Mr. Campbell reviewed the paper copy of his power point presentation (attached to minutes.)

He stated that in 1999 a law was passed to deregulate the state’s energy industry enabling the residents to choose a third party energy supplier. In 2003 the Government Energy Act was passed in New Jersey allowing a municipality to establish a municipal energy program. Energy Aggregation allows residents to purchase in bulk, electricity from a third party.

He spoke about Consumer Protections and stated that residents can opt-out of the program without any penalties.

Mr. Campbell will provide the Governing Body information concerning cost savings involved with aggregation.

GENERAL DISCUSSION:

Capital Improvement Ordinance

Mr. Restaino reviewed the draft capital improvement ordinance for various equipment and improvements.

The capital improvement ordinance will be placed on the April 9th regular meeting agenda for introduction.

Radio Communications System

Mr. Restaino addressed the Mayor and Council and advised that New Jersey Transit has requested to locate LMR and microwave radio equipment into the Borough's radio room located at the "The Modern."

Signal studies are being performed at New Jersey Transit's expense, and a report will be filed with the Borough to determine if there is any interference with the Borough's existing emergency radio system.

The terms and conditions will be based on the results of the study. Further discussions will continue.

Proclamation – National Library Week

A proclamation proclaiming the week of April 12th to April 18th as "National Library Week" will be placed on the April 9th regular meeting agenda.

Submission Municipal Recycling Tonnage Grant Application –2014

A resolution endorsing the submission of a 2014 Municipal Tonnage Grant application will be placed on the April 9th regular meeting consent agenda.

Redevelopment Area 8 – Planner

A resolution authorizing the award of a contract for professional planning services for redevelopment area 8 will be placed on the April 9th regular meeting consent agenda.

Authorize Bid – Lower Main (Add On)

A resolution authorizing the Purchasing Consultant to Prepare Specifications and advertise for bids for roadway improvements to Lower Main Street/Hudson Terrace will be placed on the April 9th regular meeting consent agenda.

PUBLIC HEARINGS SCHEDULED FOR April 9, 2015

Ord. #2015-9 -"Ordinance To Exceed The Municipal Budget Appropriation Limits & To Establish a Cap Bank"

Public Hearing & Adoption of "2015 Municipal Budget"

PUBLIC PARTICIPATION

On motion by Councilman Cervieri, 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>
Joseph Sciglitano & Sal Luppino	Saint Rocco Italian American Feast – August 5 th – 9 th	Governing Body in favor

Mr. Sciglitano and Mr. Luppino came forward and requested permission to close the parking lot on August 2nd – 3rd; this would allow their organization to prepare for the upcoming feast scheduled for August 5th – 9th.

The Governing Body was in favor of closing the parking lot starting August 2nd -3rd for their event preparation.

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sargenti, at 9:03 p.m.

Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, APRIL 16, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh,
Kasofsky

ABSENT: Council Members Sargenti and Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

On motion by Councilman Pohan, seconded by Councilman Sohmer 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:

- 4. Negotiations/Potential Litigation:**
 - a.** NW Financial Group, LLC

- 2. Potential Litigation:**
 - c. Board of Adjustment Appeal

- 3. Contracts:**
 - a. Performing Arts Theatre Design

- 4. Personnel:**
 - q. Municipal Court

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 open portion of the executive session began upon completion of the closed portion and began at 8:52 p.m.

GENERAL DISCUSSION:

Capital Improvement Ordinance

Mr. Restaino addressed the Governing Body concerning the proposed capital ordinance; he reviewed the comprehensive improvement list. The Cultural Affairs/Film Commission portion of the list will be reviewed and amended accordingly

The capital improvement ordinance will be placed on the May 14th regular session agenda for introduction.

Transparent Tax Act of 2015

No discussion. Mayor Sokolich asked that this topic be deferred to the next executive session.

New Jersey Transit Bus Shelter – Lemoine Avenue at Whiteman Street

A resolution authorizing the submission of an application to the New Jersey Transit Corporation for the Purchase and Installation of one bus shelter on Lemoine Avenue at Whiteman Street will be placed on the placed on the May 14th regular session consent agenda.

New Jersey Prescription Drug Card Program

Mr. Restaino briefly reviewed the program outline concerning New Jersey Drug Card program. The program is a free statewide prescription program available to New Jersey residents.

The Governing Body endorses and supports this program.

Bergen County Multi-Jurisdictional Hazard Mitigation Plan

A resolution authorizing the adoption of the Bergen County Multi Jurisdictional Hazard Mitigation Plan will be placed on the May 14th regular consent agenda.

RESOLUTIONS:

Councilman Pohan introduced, and Councilman Sohmer seconded, the following Resolution:

Resolution R-1 – Objection to the Proposed State Transition Plan – Housing Choice for Individuals with Developmental Disabilities

WHEREAS, the Borough of Fort Lee believes that people with developmental disabilities have the right to choose from a full array of housing, lifestyle and support service options; and

WHEREAS, our community has advanced those choices by promoting independent living; and

WHEREAS, the state is contemplating rule changes that will effectively limit housing choices for people with developmental disabilities to either four bedroom group homes or set aside units that are 25% or less of a large multi-family development; and

WHEREAS, there are approximately 7,000 people with intellectual and developmental disabilities on the state’s waiting list for housing and the practical consequence of these new rules is that they will reduce the number of supportive housing units for people with disabilities here in New Jersey at a time when we should be building more,

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Fort Lee objects to the proposed State Transition Plan and is deeply concerned about the position the State of New Jersey has taken as the plan includes rules that are stricter than the federal center for Medicaid Management Services (CMS) requirements; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Governor of the State of New Jersey because the lives and dignity of some of our state's most vulnerable citizens are hanging in the balance and this interpretation simply cannot stand.

The Resolution was **approved** on the following roll call:

AYES: Council Members Pohan, Sohmer, Suh, Kasofsky

Resolution R-2 – Approving & Authorizing the Execution of the Developer's Agreement – Borough of Fort Lee and Luppino Developers, LLC –

Mayor Sokolich was stepped down from the dais, exited the Council Chambers and was absent during this portion of the meeting.

Councilman Sohmer presided over this portion of the meeting.

Councilman Pohan introduced, and Councilman Sohmer seconded, the following Resolution:

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE APPROVING AND AUTHORIZING THE EXECUTION OF THE DEVELOPER'S AGREEMENT BETWEEN THE BOROUGH OF FORT LEE AND LUPPINO DEVELOPERS, LLC

WHEREAS, on May 13, 2014, the Fort Lee Zoning Board of Adjustment ("ZBA") granted approvals to Luppino Developers, LLC (the "Developer") for development of three (3) single family townhouses on property known as Block 7155, Lot 15, also known as 2472 Sixth Street(the "Property"); and

WHEREAS, on May 27, 2014, the ZBA adopted a resolution memorializing the approval, which was subject to the Developer entering into a Developer's Agreement with the Borough of Fort Lee; and

WHEREAS, a Developer's Agreement has been prepared by the Borough Attorney and is attached hereto.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that the Mayor and Borough Clerk hereby approved and authorize to the execution of the Developer's Agreement with Luppino Developers, LLC.

BE IT FURTHER RESOLVED that a copy of this resolution shall be filed in the Office of the Municipal Clerk.

The Resolution was **approved** on the following roll call:

AYES: Council Members Pohan, Sohmer, Suh, Kasofsky

PUBLIC HEARINGS SCHEDULED FOR May 15, 2015

Ord. #2015-10 --“An Ordinance Amending Chapter 388 Vehicles and Traffic, Section 68, Schedule XXII: Parking Prohibited When Road Is Snow Covered”

Ord. #2015-11 --“An Ordinance Repealing and Replacing Chapter 289 Parking, Article IV, Section 36 Residential Permit Parking”

PUBLIC PARTICIPATION

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Suh, seconded by Councilman Sohmer, at 9:01 p.m.

Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, MAY 7, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh,
Kasofsky

ABSENT: Council Members Pohan and Suh

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

On motion by Councilman Cervieri, seconded by Councilman Sohmer 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:

5. Personnel:

- a. Police Department
- b. DPW
- c. Tax Collector
- d. Fire Prevention
- e. Summer Employees

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 open portion of the executive session began upon completion of the closed portion and began at 8:43 p.m.

ENGINEERING:

Change Orders \$2,365.41 & \$4,047.00, Amended Contract Amount \$136,752.72 – Reggio Construction Inc. “Whiteman Street Improvements”

Mr. Edward Mignone addressed the Governing Body and provided a brief overview of Change Orders 1 and 2 concerning project known as construction of improvements to Whiteman Street. Change order no. 1 \$2,365.41 for additional work materials and change order no. 2 \$4,047.00 for traffic stripes and markings.

A resolution authorizing change order no.'s 1 and 2 as described above will be placed on the May 14th regular consent agenda.

Proposal – Boswell McClave Engineering – “Wilson Avenue Improvements”

Mr. Mignone addressed the Governing Body and provided a brief overview of the proposal submitted by Boswell McClave Engineering for engineering services concerning project known as Wilson Avenue improvements.

A resolution authorizing the award of a contract to Boswell McClave Engineering for engineering services for the preparation of construction plans and specifications in accordance with New Jersey Department of Transportation requirements will be placed on the May 14th regular consent agenda.

Proposal - HDR, Inc. – “Updated CSO Facility Operation & Maintenance Manual”

Mr. Mignone addressed the Governing Body and provided a brief overview of the proposal submitted by Ed reviewed the proposal as submitted by HDR, Inc.

A resolution authorizing the award if a contract to HDR, Inc. for the review and update of the Combined Sewer Outfall Facility Operation and Maintenance Manual will be placed on the May 14th regular consent agenda.

GENERAL DISCUSSION:

Bid Summary – Animal Control Services

Mr. Alfred Restaino asked that this topic be deferred to the next Mayor and Council executive session. No discussion held.

Transparent Tax Act of 2015

The Mayor and Council deferred to the next executive session. No discussion held.

School 4 PTA Request – Closure Brinkerhoff Avenue Between Anderson Avenue & Fairview Lane- Carnival & Craft Fair June 13th, Rain Date June 14th

Mr. Restaino addressed the Mayor and Council and stated that School 4 PTA has requested permission to close Brinkerhoff Avenue between Anderson Avenue and Fairview Lane for their June 13th carnival.

It was the consensus of the Mayor and Council to approve conditionally upon Fire Department consent.

Developer’s Agreement – 1615 Center Avenue, LLC, 1615 Center Avenue, Block 4151, Lot 3

Mayor Sokolich exited the conference room and was not present during this portion of the meeting.

Council President Sohmer presided over the meeting.

The Governing Body briefly reviewed the developer’s agreement between the Borough of Fort Lee and 1615 Center Avenue, LLC.

A resolution approving and authorizing the execution of the Developer’s agreement as indicated above will be placed on the May 14th proposed consent agenda.

Developer’s Agreement – Hossam Amin, 31 Cumbermeade Road, Block 553, Lot 1

The Governing Body briefly reviewed the developer's agreement between the Borough of Fort Lee and Hossam Amin for property known as 31 Cumbermeade Road.

A resolution approving and authorizing the execution of the Developer's agreement as indicated above will be placed on the May 14th proposed consent agenda.

Adaptive Traffic System Signalization

Mayor Sokolich stated that the various agencies concerning the Borough's adaptive traffic system signalization are in agreement with the memorandum of understanding. He is hopeful that the process will start in the summer.

A resolution authorizing the execution of the memorandum of understanding between the Borough of Fort Lee, the County of Bergen and the New Jersey Department of Transportation for the Borough's adaptive traffic signal system will be placed on the May 14th proposed consent agenda.

Alternate Member Zoning Board of Adjustment

The Mayor and Council deferred to the next executive session. No discussion held.

Ordinance – "Maintenance of Vacant & Abandoned Residential Properties During Foreclosure"

It was the consensus of the Governing Body to introduce an ordinance entitled "An Ordinance Establishing Chapter 313 Maintenance of vacant and Abandoned Residential Properties During Foreclosure of the Revised General Ordinances of the Borough of Fort Lee for the Maintenance of Vacant Residential Properties during Foreclosure Pursuant to the Authority of P.L. 2014, Chapter 35"

Ordinance as described above will be placed on the May 14th proposed agenda for introduction.

RESOLUTION:

Councilman Cervieri introduced, and Councilman Sargenti seconded, the following Resolution:

Resolution R-1 Approving Person-to-Person and Place-to-Place Liquor License Transfer From Fairview Equities, LLC (Pocket License – Mailing Address: 403 Fairview Avenue, Westwood, NJ) to Yea Jip, Inc. 235 Main Street

WHEREAS, an application has been filed for a person to person and place to place transfer of plenary retail consumption license **0219-33-044-007**, heretofore issued to **Fairview Equities, LLC**, (Pocket License) with a mailing address of **403 Fairview Avenue, Westwood, New Jersey 07675**; and

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

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

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

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

WHEREAS, said application has been approved by the Building Inspector, Fire Inspector and Police Department,

NOW, THEREFORE, BE IT RESOLVED that the Fort Lee Governing Body does hereby approve the person-to-person/place-to-place transfer of the aforesaid Plenary Retail Consumption License to **Yea Jip, Inc.** at **235 Main Street, Fort Lee, New Jersey 07024** effective **May 8, 2015** and does hereby direct the Municipal Clerk to endorse the license certificate as follows: "This license, subject to all of its terms and conditions, is hereby transferred to **Yea Jip, Inc.** to premises located at **235 Main Street, Fort Lee, New Jersey 07024.**"

The Resolution was **approved** on the following roll call:

AYES: Council Members Sohmer, Sargenti, Kasofsky, Cervieri

PUBLIC HEARINGS SCHEDULED FOR May 15, 2015

1.Ord. #2015-10 --"An Ordinance Amending Chapter 388 Vehicles and Traffic, Section 68, Schedule XXII: Parking Prohibited When Road Is Snow Covered"

2.Ord. #2015-11 --"An Ordinance Repealing and Replacing Chapter 289 Parking, Article IV, Section 36 Residential Permit Parking"

PUBLIC PARTICIPATION

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Sargenti, seconded by Councilman Sohmer, at 9:01 p.m.

Evelyn Rosario
Municipal Clerk

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

On motion by Councilman Cervieri, seconded by Councilman Sohmer 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:

6. Personnel:

- a. Summer Employees
- b. Member - Zoning Board of Adjustment

7. Legal Advice:

- a. Transparent Tax Act of 2015

8. Negotiations:

- a. Daibes Enterprises

9. Potential Litigation:

- a. Board of Adjustment Appeal
- b. Executive Park

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 open portion of the executive session began upon completion of the closed portion and began at 8:31 p.m.

ENGINEERING:

Bid Results – Inwood Terrace Park Improvements

Mr. Alfred Restaino addressed the Mayor and Council and stated that bids for project known as Inwood Terrace Park Improvements were received on May 19, 2015. The Borough received one bid for said project. He stated that consideration should be given to reject the bid and have the work done by the municipality.

A resolution rejecting bid for the provision of improvements to Inwood Terrace Park will be placed on the proposed June 11th consent agenda.

GENERAL DISCUSSION:

Bid Results – Animal Control Services

Mr. Restaino addressed the Mayor and Council and stated that bids for Animal Control Services were received on April 27th. The Borough received one bid from the Bergen County Humane Enforcement. He stated that consideration should be given to entering into an inter-local services agreement with a surrounding municipality or the County of Bergen.

Topic to be discussed further at the June 4th Mayor and Council executive session.

Fort Lee Branding

Mayor Sokolich briefly addressed the Council and stated that consideration should be given to brand and market Fort Lee. He feels the Borough should maximize its investment with a marketing initiative. The Council is in agreement and supports the concept of branding. It was the consensus of the Governing Body to move forward and start the branding and marketing process by forming a committee to explore various branding options.

Parking Authority

Council Members Sohmer and Cervieri stated that they have reviewed the revised numbers as submitted by Timothy Hasshs & Associates, Inc., the revisions gives a sense of self comfort and they appear self sustaining. The collective efforts of the Borough Planner, Traffic Analyst as well as Timothy Haahs allowed everyone to come to a consensus based on assumptions that were explained to them.

Mayor Sokolich asked that Ms. Gloria Gallo, Executive Director be present at the June 18th executive session to provide her recommendation to the Governing Body.

Run the Palisades Event (MJSK)

Mayor Sokolich commented that it was a complete success, the run will be held in Fort Lee next year.

Amend Chapter 289, Section 15 “Parking”

An ordinance entitled “An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established; Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee.” Concerning nine hour parking on Lewis Street will be placed on the proposed June 11th consent agenda.

RESOLUTION

Resolution R-1 – Authorizing the Award of a Contract to HDR, Mahwah, New Jersey for the Review and Update of the Combined Sewer Outfall Facility Operation & Maintenance Manual

Councilman Sargenti introduced, and Councilman Pohan seconded, the following Resolution:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to retain the services of a licensed engineer to review and update the Combined Sewer Outfall Facility Operation and Maintenance Manual (“CSO Manual”) for the Borough; and

WHEREAS, on prior occasion pursuant to duly adopted resolution, the Mayor and Council of the Borough appointed Hydroqual, which has since merged with HDR Engineering, Inc. (“HDR”), to provide professional engineering services and perform an analysis of the Borough’s sewer use billing from the Bergen County Utilities Authority and prepare a report on the fee structure and its impact on the Borough; 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 HDR to perform such professional engineer services in accordance with its proposal, dated May 6, 2015, attached hereto; and

WHEREAS, HDR possesses the requisite expertise and skilled personnel required to provide professional engineering services related to the review and updating of the CSO Manual; and

WHEREAS, the Mayor and Council of the Borough are desirous of awarding a contract for professional engineering services to HDR 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, N.J.S.A. 19:44A-20.1 et seq., commonly known as the New Jersey Local Unit Pay-to-Play Law, took effect on January 1, 2006; and

WHEREAS, on prior occasion pursuant to duly adopted resolution, the Borough publicly requested Statements of Qualifications for the performance of professional engineering services during the period from on or about March 1,

2015 through February 29, 2016, and qualified HDR to provide such engineering service; and

WHEREAS, the retention of HDR to provide professional engineering services is pursuant to a “fair and open process” in accordance with the provisions of New Jersey Local Unit Pay-To-Play Law; and

WHEREAS, the Mayor and Council have determined that funds are available for this purpose, and

WHEREAS, the award of a contract for the provision of professional engineering services to review and update the CSO Manual is in the best interests of the Borough and the implementation of this contract is necessary for the efficient operation of the Borough;

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 HDR shall be and is hereby appointed to perform professional engineering services related to the performance of a review and updating of the CSO Manual, in accordance with its proposal, dated May 6, 2015, attached hereto and made a part hereof.
2. That the Mayor shall be and is hereby authorized to execute a contract between the Borough and HDR, providing for compensation in an amount not to exceed \$8,500.00, and further memorializing the scope of work and such other terms and conditions as may be necessary.
3. That HDR is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of P.L. 1975 c. 127.
4. That a notice of the contract award shall be published, 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 shall certify as to the availability of funds for this purpose.
6. That no further action of the Borough shall be required.

The Resolution was **approved** on the following roll call:

AYES: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky,

ABSTENTION: Councilman Cervieri

INTRODUCTION OF ORDINANCE NO. 2015-14

On motion by Councilman Cervieri, seconded by Councilman Pohan, and carried, Ord. #2015-14 entitled, “An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Approving and Authorizing the Mayor and Borough Clerk Pursuant to N.J.S.A. 40A:20-1 et seq. and/or N.J.S.A. 55:14K-1 et seq. to Execute an Amendment, Assignment and Assumption of the Financial Agreement by and Between the Borough of Fort Lee and Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. for Property Located on Main Street, Fort Lee also known as a Portion of Lot 13 and Lots 17, 18 & 19 in Block 4355 as Shown on the Official Tax Map of the Borough of Fort Lee for a Mixed Income Residential Project.” was introduced and passed on first reading.

The Ordinance was approved on the following roll call, and the public hearing relative to this ordinance was scheduled for **June 11, 2015**.

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

PUBLIC HEARINGS SCHEDULED FOR June 11, 2015

1.Ord. #2015-12 --“An Ordinance Establishing Chapter 313 “Maintenance of Vacant and Abandoned Residential Properties During Foreclosure”

2.Ord. #2015-13 --“Capital Ordinance Providing for Various Equipment and Improvements in and for the Borough of Fort Lee, County of Bergen, State of New Jersey; Appropriating \$1,413,655.00, Therefore from the Capital Fund Surplus to Pay for the Costs Thereof.”

At this point in the meeting Mayor Sokolich made the following nominations.

Jeffrey Silver, Member Board of Adjustment, term expiring December 31, 2017.
Motion to accept nomination by Councilman Cervieri, seconded by Councilman Pohan.

All AYES on roll call vote: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

Paul Yoon, Alternate Member No.1 Board of Adjustment, term expiring December 31, 2015. Motion to accept nomination by Councilman Pohan, seconded by Councilman Sargenti.

All AYES on roll call vote: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

George Porto as Landlord Representative for the Rent Leveling Board, term expiring December 31, 2016.

Motion to accept nomination by Councilman Cervieri, seconded by Councilman Sohmer.

All AYES on roll call vote: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

PUBLIC PARTICIPATION

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

There were no public comments.

On motion by Councilman Pohan, seconded by Councilman Cervieri the Mayor and Council re-entered into closed session @ 9:20 P.M.

Re-entered into open session at 9:26 P.M.

There being no further discussions the executive open meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sargenti, at 9:28 P.M.

Evelyn Rosario, RMC
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, JUNE 4, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh
Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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

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

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

- 10. Personnel:**
 - a. Tax Office Clerk/Typist
 - b. Stage Crew
 - c. Recreation Seasonal Employees
 - d. Police Department

11. Legal Advice:

- a. Transparent Tax Act of 2015

12. Potential Litigation:

- a. One Executive Park

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 open portion of the executive session began upon completion of the closed portion and began at 9:08p.m.

ENGINEERING:

Change Order- “Lower Main Street Pumping Station Upgrade & Force Main” J. Fletcher Creamer & Son, Inc.- No Change to Contract Amount

A resolution authorizing change order no. 1 for project known as “Lower Main Street Pumping Station and Force Main” reflecting a zero change in the contract amount will be placed on the June 11th proposed consent agenda.

Spartan Construction Change Order Change Order (ADD ON ITEM)

A resolution authorizing change order no. 1, for project known as “Performance of Masonry Upgrades Municipal Building” reflecting a \$13,500.00 increase in the contract amount will be placed on the June 11th proposed consent agenda.

In Support of Combined Sewer Overflows (CSO’s)- Long Term Control Plan (LTCP)-

A resolution entitled “Long Term Control Plan (LTCP) Hydraulically Connected Sewer System – Borough of Fort Lee, The City of Hackensack and The Village of Ridgewood” will be placed on the June 11th proposed consent agenda.

GENERAL DISCUSSION:

Bid Results – Animal Control Services

A resolution awarding a contract to the Bergen County Humane

Enforcement Corp. for animal control services will be placed on the June 11th proposed consent agenda.

Support Resolution Bergen County HOME Investment Partnerships Application

A resolution confirming endorsement of Bergen County Division of Community Developments Projects concerning the Bergen County HOME Investment Partnerships Application of \$300,000.00 proposed by the Madeline Corporation for Fort Lee Supportive Housing in the municipality will be placed on the June 11th proposed consent agenda.

New Jersey Transit Agreement for Utility Room Usage – The Modern

The Mayor & Council were addressed and advised that the Borough was approached by NJ Transit about the possibility of utilizing the Radio Room at the Modern as a host site for their radio communication system. This room was provided to the Borough as part of the developer's agreement for the Modern, however this room has not been used to date because a study conducted by Harris Communications, our radio system vender, could not guarantee that Borough's Radio system would work at its current level. Permission was requested to continue dialogue with NJ Transit and conduct any needed coverage studies and report back to the Mayor and Council upon completion.

Dedication by Rider – Donation Fire Prevention Bureau

A resolution requesting permission from the Director of the Division of Local Government Services for the approval as a dedication by rider of revenue for donations to the Fort Lee Fire Prevention Bureau will be placed on the June 11th proposed consent agenda.

Law Enforcement Support Office (LESO) 1033 Program

A resolution authorizing the Borough of Fort Lee through the Police Department to file an application to participate in the Federal 1033 program to enable the Police Department to request and acquire excess department of defense equipment will be placed on the June 11th proposed consent agenda.

Authorize Tax Collector to Prepare and Mail Estimated Tax Bills Third Quarter -2015

A resolution authorizing the Tax Collector to prepare and mail estimated tax bills for the 2015 3rd quarter will be placed on the June 11th proposed consent agenda.

PUBLIC HEARINGS SCHEDULED FOR June 11, 2015

1.Ord. #2015-12 --“An Ordinance Establishing Chapter 313 “Maintenance of Vacant and Abandoned Residential Properties During Foreclosure”

2.Ord. #2015-13 --“Capital Ordinance Providing for Various Equipment and Improvements in and for the Borough of Fort Lee, County of Bergen, State of New Jersey; Appropriating \$1,413,655.00, Therefore from the Capital Fund Surplus to Pay for the Costs Thereof.”

Authorization Purchase of Banner “Borough of Fort Lee” (ADD ON ITEM)

Councilman Sohmer asked for authorization for the purchase of a banner “Borough of Fort Lee” for parade marching purposes. It was the consensus of the Mayor and Council to authorize such purchase.

PUBLIC PARTICIPATION

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

PUBLIC PARTICIPATION:

<u>Speaker</u>	<u>Topic</u>	<u>Response</u>
Jason Manus 3 Horizon Road	Community Involvement	Mayor Sokolich & Councilman Pohan
Charles Sobel Terrace	Rent Leveling	Mayor Sokolich 2175 Hudson

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilwoman Kasofsky, at 9:25 p.m.

Evelyn Rosario, RMC
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, JUNE 18, 2015 @ 6:30 P.M.

The Executive 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 Pohan, Sohmer, Suh (Arrived @ 6:56 P.M.), Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.
3. On June 16, 2015 a change in scheduled meeting time was e-mailed to the Record and The Jersey Journal and posted on the Borough Hall bulletin board at 309 Main Street, Fort Lee, NJ. On the same date, the notice was posted to the Borough website.

RESOLUTION FOR CLOSED SESSION

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:

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:

13. Contracts:

- a. Guntzer Street Parking Garage
- b. NW Financial Group, LLC – Daniel C. Mariniello
- c. Millennium Strategies Contract

- d. Fort Lee Housing Authority
- e. One Executive Park
- f. TDC Fort Lee, LLC
- g. Performance Arts Theatre Contract Status

2. Personnel:

- a. Clean Communities Employees
- b. Senior Center
- c. Administrative Offices
- d. Planning Office
- e. Negotiations

3. Legal Advice:

- a. Transparent Tax Act of 2015

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 open portion of the executive session began upon completion of the closed portion and began at 8:30p.m.

ENGINEERING:

Change Order - "Recreation Center Generator"

Mr. Edward Mignone, Assistant Borough Engineer came forward and briefly reviewed and recommended the change order as submitted.

A resolution authorizing change order no. 1 in the amount of \$18,911.00 for project known as "Installation of Stand-By Generator & Electrical Modifications at the Recreation Center" will be placed on the July 16th proposed consent agenda.

Change Order - "Borough Hall Masonry Repair Project"

Mr. Edward Mignone, Assistant Borough Engineer came forward and briefly reviewed and recommended change orders 1 and 2 as submitted.

A resolution authorizing change orders 1 and 2 for a total amount of \$7,235.00 for project known as "Performance of Masonry Upgrades Municipal Building" will be placed on the July 16th proposed consent agenda.

GENERAL DISCUSSION:

Ambulance Corp. Request

Mr. Restaino addressed the Mayor and Council and stated the Ambulance Corp. is in the process of creating a committee to look into their current fleet and determine if a new vehicle(s) are needed. It is anticipated that the Council will have representation on this committee. The options that they will be considering are vehicles similar to what they have now, vehicles with a smaller wheel base than the current vehicles and using the existing box on a new base. The Borough would have to bond for and purchase so recommendations will be brought back before the Council and/or included in an upcoming budget cycle, depending upon the committee's conclusion.

Election Polling Places

Mr. Restaino briefly addressed the Mayor and Council concerning a communication addressed to the Municipal Clerk from the Fort Lee School Security Coordinator requesting to discuss options to move the election polling places from the schools to alternate locations.

It was the consensus of the Mayor and Council to revisit at a later date.

2016 Street Fair(s) June 5, 2016

It was the consensus of the Mayor and Council to authorize the "2016 Arts and Music Festival" to be held on Sunday, June 5, 2016.

Health Officer Payment

A resolution authorizing the approval of items of revenue and appropriation concerning the Health Shared Services arrangement between the Borough of Fort Lee and the Borough of Ridgefield in the of \$19,000.00 will be placed on the July 16th proposed consent agenda.

National Little League Field (MJSK)

Mayor Sokolich stated that Mr. Michael Osso will be sending a letter addressed to the Governing Body concerning the possibility of the Borough taking title to the National Little League Field.

Amend Ordinance – Chapter 289, Section 15 “Metered Parking” – Schlosser Street

An amending ordinance entitled “An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking,

Section 15 Parking Meter Zones Established; Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee” will be placed on the July 18th proposed agenda for introduction.

Amend Chapter 388, Sections 14 and 69, Schedule XXIII Handicapped Parking Space at 1312 Elmore Place & 2161 Edwin Avenue

An amending ordinance entitled “An Ordinance Amending and Supplementing Chapter 388, Sections 14 and 69 of the Code of the Borough of Fort Lee, Entitled “Handicapped Parking Spaces (1312 Elmore Place and 2161 Edwin Avenue)” will be placed on the July 18th proposed agenda for introduction.

2014 Annual Audit

The 2014 Annual Audit report was distributed to the Mayor and Council for their review.

A resolution entitled “Governing Body Certification of the 2014 Annual Audit” will be placed on the July 18th proposed consent agenda.

PUBLIC HEARINGS SCHEDULED FOR July 16, 2015

1.Ord. #2015-15 ----“An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established: Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee.” (Public Hearing July 16, 2015)

PUBLIC PARTICIPATION:

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

There were no public comments.

On motion by Councilman Cervieri, seconded by Councilman Sohmer the Mayor and Council re-entered into closed session @ 8:56 P.M.

At 9:24 P.M. the Mayor and Council exited closed session and re-entered into open session.

There being no further discussions the executive session meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sargenti, at 9:24 P.M.

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, JULY 9, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh,
Sargenti, Kasofsky, Cervieri

ABSENT: Borough Administrator Alfred Restaino

ALSO PRESENT: Evelyn Rosario, Borough Clerk
Maryanne Leodori, Administrative Assistant
J. Sheldon Cohen, Borough Attorney

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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:

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:

- 14. Personnel:**
 - a.** Summer Part-Time and Seasonal Employees Various Departments
 - b.** Senior Center
 - c.** Police Department

- d. Fire Department (MS)
- e. Fort Lee Library (MJSK)

2. Contracts:

- a. Redevelopment Area 3 & 8
- b. Fort Lee EP, LLC One Executive Drive
- c. Millennium Strategies Contract
- d. Fort Lee Housing Authority
- e. Fort Lee Post Office (MJSK)
- f. Performance Arts Theatre (AP)

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 open portion of the executive session began upon completion of the closed portion and began at 8:30 P.M.

PRESENTATIONS:

“Intervention Strategies”– Edward A. Fox

Mayor Sokolich introduced Dr. Edward A. Fox and Dr. Tracey Waldman to the Governing Body. Dr. Fox thanked the Governing Body for the time afforded and that it was an honor to be here this evening. Their company began years ago from the non-profit center; treatment centers, their mission was to help people. In the mid-80’s, Dr. Fox began Intervention Strategies and his father advised him about a return on an investment. They work with many winning companies and various counties. Dr. Fox spoke about business health; employees are here to work but if there was an issue getting in their way; is there a service they can reach out to for assistance. They are an international, 24 hour hotline, where you can speak to the same individual, so there is a familiarization. The company wants accessibility and provides an array of services, which Dr. Waldman will address. Municipalities and businesses have challenges to face and their companies have developed a sense of trust, to enhance morale, troubleshoot when they have to and create the culture in a community for the workplace, while containing costs. Dr. Waldman spoke about services offered, which includes office management and the morale between the staff; no communication between the staff. Mayor Sokolich asked them about the initial meeting for the Fort Lee employees. Once trust is established, the managers (department heads) reach out to them and familiarize them and know that Intervention Strategies is a resource for them.

Councilman Cervieri inquired about their personnel and costs. Dr. Fox explained that there are approximately 180, along with a psychologist and a Doctor in preventative medicine. With respect to cost, it varies on the array of services on the number of employees. Employee Assistance Program (EAP) service is \$1000.00 per month; if you add in extensive training, then additional fees are incurred.

Councilman Pohan inquired about their plan for the employee on long-term counseling and their insurance providers. Dr. Waldman said they receive unlimited phone conversations with a clinical supervisor. Councilman Pohan asked about other references and they will email us tomorrow and it will be circulated.

Mayor Sokolich indicated that if we ever contemplated this, he was thinking of our Emergency Services, including Fire Department, Ambulance Corps, etc. and they responded they would be covered. Dr. Fox spoke about critical incident work with his company. Mayor Sokolich asked about the Union's response and Dr. Waldman said once they understand it, they embrace it. Mayor Sokolich thanked them for coming and that they will take it under advisement.

“Bicycle Path on the George Washington Bridge”– Neile Weissman

Mayor Sokolich introduced Neile Weissman, President of the New York Cycle Club, he circulated a three page presentation. Mr. Weissman explained that there are basically two proposals; one of the Port Authority's and to see if it is worth Fort Lee's political capital. The GWB is the single bike-able connector between 10 million residents of North Jersey and New York City. It connects the two most heavily biked roads in the country, Hudson Greenway in New York City and Route 9W in New Jersey. The Port Authority's plan is to build out the approaches, but not widen the spans beyond 6', 9", a proposal for Year 2024. They refer to paths as "sidewalks". Mr. Weissman addressed his spreadsheet on the volume, which he calculated. Port Authority's plan is one 6.75' path for bicyclists and one 6.75' path for pedestrians, runners. The Cyclists' proposal is for two 10' paths for bicyclists and one 6.75' path for pedestrians, and one 6.75' path for runners. Port Authority's "bike-ped" improvements are estimated to cost \$9 to \$19 million. Numerous studies in the US and Canada link an appreciation in home values to the proximity to bike paths.

Mr. Weissman indicated that on July 23rd, a public session will be held at the Port Authority, of which Senator Weinberg has spoken, and if Mayor Sokolich or if he would like to reach out to the County Executive and would like to address the forum, he would welcome it. Mayor Sokolich thanked Mr. Weissman and that they would take it under advisement, to see if we can come up with a unified approach.

ENGINEERING:

Change Order No. 2, \$22,323.99 - "Borough Hall Roof" - Mak Group, LLC

Mr. Edward Mignone, Assistant Borough Engineer, addressed the Governing Body and briefly reviewed the change order as submitted.

A resolution authorizing change order no. 2 in the amount of \$22,323.99 for project known as "Replacement of Roof Municipal Building" will be placed on the July 16th proposed consent agenda.

Change Order No. 1, \$20,104.45 - "Police Station Standby Generator" Envirocon, Inc.

Mr. Edward Mignone, Assistant Borough Engineer, addressed the Governing Body and briefly reviewed the change order as submitted.

A resolution authorizing change order no. 1 in the amount of \$20,104.45 for project known as "Installation of Two Generators – Fort Lee Police Department" will be placed on the July 16th proposed consent agenda.

Proposal - Regulator Inspections

Mr. Edward Mignone, Assistant Engineer, addressed the Governing Bpdy and reviewed a regulator inspection proposal submitted by Flow Assessment Services.

A resolution awarding a contract to Flow Assessment Services for regulator inspections will be placed on the July 16th proposed consent agenda.

Request For Proposals (RFP's) – Maintenance of Combined Sewer Overflow Systems (CSO's) Netting Chambers

A resolution authorizing the Borough Assistant Engineer to obtain request for proposals (RFP's) for the Maintenance of Combined Sewer Overflow (CSO) Netting Chambers will be placed on the July 18th proposed consent agenda.

GENERAL DISCUSSION:

Bid Authorization-Ambulance Corps Billing Collection Service

A resolution authorizing the Purchasing Consultant to prepare specifications and advertise for bids for "Ambulance Billing Collection Services" will be placed on the July 18th proposed consent agenda.

Authorize NJ State Contract Purchase – Three (3) Vehicles

A resolution authorizing the purchase of **four (4)** trucks for the Department of Public Works from Winner Ford through State Contract No. A88758 will be placed on the July 18th proposed consent agenda.

Proposal – Harrison Rand Advertising (MJSK)

No discussion held; deferred to the August 13, 2015 Mayor & Council Executive Session. The proposal will be reviewed by the Governing Body.

2015-2016 Renewal Various Liquor Licenses

A resolution authorizing the renewal of various 2015-2016 liquor licenses will be placed on the July 18th proposed consent agenda.

Certificate of Determination & Award – Note Sale

The certificate of determination and award will be read into the record at the July 18th Regular Session of the Mayor and Council.

Sign Ordinance

Mayor Sokolich summarized that the Business District Alliance (BDA) is cognizant of the concerns regarding what appears to be haphazard application of signage on commercial structures within the Main Street business district and throughout the Borough and is recommending the Governing Body request that the Planning Board move forward with a thorough revision of the Borough Zoning Ordinance, Signage and Facades.

At this point in the meeting at 9:40 P.M., Mayor Sokolich recused himself and left the meeting.

Council President Sohmer presided over this portion of the meeting.

Ordinance No. 2015-16 Introduced:

At this point in the meeting at 9:40 P.M. Mayor Sokolich recused himself and left the meeting.

Council President Sohmer presided over this portion of the meeting.

Ord. #2015-16 -- “An Ordinance of the Municipal Council of the Borough of Fort Lee

Adopting the Redevelopment Plan for Redevelopment Area 8 Pursuant to N.J.S.A 40A:12A-1ET SEQ.”

On motion by Councilman Cervieri, seconded by Councilman Suh, and carried, Ord. #2015-16 entitled, “AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF FORT LEE ADOPTING THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 8 PURSUANT TO N.J.S.A 40A:12A-1ET SEQ.” was introduced and passed on first reading.

The Ordinance was approved on the following roll call, and the public hearing relative to this ordinance was scheduled for **August 20, 2015**.

AYES: Council Members Pohan, Sohmer, Suh, Kasofsky, Cervieri
ABSENT: Councilman Sargenti

At this point in the meeting at 9:45 P.M. Mayor Sokolich re-entered the meeting.

PUBLIC HEARINGS SCHEDULED FOR July 16, 2015

1.Ord. #2015-15 --“An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established: Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee.”

PUBLIC PARTICIPATION:

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Pohan, seconded by Councilman Suh, at 9:45 P.M.

Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, AUGUST 13, 2015 @ 6:00 P.M.

The Executive 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 Pohan, Sohmer, Suh (arrived at 6:26 P.M.), Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.
3. On August 10, 2015 a change in scheduled meeting time was e-mailed to the Record and The Jersey Journal and posted on the Borough Hall bulletin board at 309 Main Street, Fort Lee, NJ. On the same date, the notice was posted to the Borough website.

RESOLUTION FOR CLOSED SESSION

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:

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:

15. Personnel:

- a. Department of Public Works
- b. Treasurer's Office
- c. General Services
- d. Administration
- e. Municipal Court
- f. Fire Department
- g. Community Center Part-Time Seasonal Employees

2. Tax Appeal Litigation:

- a. Osso vs. Borough of Fort Lee

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 open portion of the executive session began upon completion of the closed portion and began at 7:30 p.m.

GENERAL DISCUSSION:

Parking Regulations (MJSK)

Ms. Gloria Gallo, Executive Director Parking Authority was present.

Ms. Joanne Goodwin, 328 Bridge Plaza North, came forward and briefly addressed the Mayor and Council concerning Chapter 289, parking meters. Ms. Goodwin expressed her concerns regarding overnight parking zone A, which prohibits parking during the hours of 2:00 A.M. – 4:00 A.M., she stated that there are many caretakers who spend the night and prohibiting parking during those hours would cause an inconvenience.

A brief discussion was held concerning the overnight parking restriction. Mayor Sokolich asked Joanne to please afford him a couple of days to address this matter and come up with a solution that will accommodate overnight visitors.

Reverend Allison Moore (MJSK)

Mayor Sokolich briefly address the Governing Body and stated that Reverend Allison Moore of the Episcopal Church of the Good Shepherd has been selected as the interim priest for the St. Mark's Church in New York City and will be leaving the Fort Lee Church of the Good Shepherd.

Mayor Sokolich suggested that a proclamation be prepared and presented to Reverend Moore at the next Mayor and Council regular session.

Endorsement of CDBG Application – Reconstruction John Street

A resolution entitled “Endorsement of Community Development Block Grant Program Application for the Reconstruction of John Street” will be placed on the August 20th proposed consent agenda.

Zoning Map Process and Fees

Mr. Restaino recommended the Borough utilize a more efficient way of producing a “200 Property Owner’s List” and briefly reviewed a proposal submitted by Civil Solutions.

It was the consensus of the Mayor and Council to move forward and enter into a contract with Civil Solutions, Hammonton, NJ for a web application to support the process of creating such lists.

Mr. Restaino briefly addressed the Governing Body concerning the possibility of increasing the preparation of the 200 Property Owner’s List from \$ 10.00 to \$20.00. He also stated that section 32, chapter 261 of the Borough Code should be amended to include the Tax Assessor to make and certify property owner’s list.

Mr. Restaino will review the current ordinance and discuss further at the next Mayor and Council executive session.

Chapter 159 Budget Insertions

The following resolutions entitled:

1. “Authorize Insertion of Budget Item – Battlefield Protection Grant \$13,000.00”
2. “Authorize Insertion of Budget Item – Wilson Avenue Road Repairs \$149,000.00
3. Authorize Insertion of Budget Item – Parks & Playgrounds (Coytesville Park)
\$10,490.00

will be placed on the August 20th proposed consent agenda and where necessary public procurement will take place.

Authorization to Utilize State Contract for Coytesville Park Playground Surface

Mr. Edward Mignone, Assistant Borough Engineer present

A resolution authorizing the purchase of rubberized playground surface

for Coytesville Park through a New Jersey State vendor contract will be placed on the August 20th proposed consent agenda.

Approval to Join the Cranford Police Purchasing Cooperative

A resolution authorizing the Borough of Fort Lee to enter into a cooperative pricing agreement with Cranford Police Cooperative Pricing System (ID# 47-CPCPS) will be placed on the August 20th proposed consent agenda.

Memorial Tree Program

The Mayor and Council are in agreement in utilizing a standard form for memorial tree requests. Councilman Cervieri suggested that benches be included as well.

Employee Identification Cards

It was the consensus of the Governing Body to authorize Administrator Restaino to move forward and authorize the issuance of employee identification cards through the Fort Lee Police Department.

Health Broker Procurement

It was the consensus of the Governing Body to have a resolution placed on the August 20th proposed consent agenda authorizing the request for proposals (RFP's) for Health Benefits.

AM Radio Update

Mayor Sokolich reported that the AM Station 1630 is fully operational.

Bergen County Open Space Application – Capital Improvements to Westview Park

Mr. Restaino stated that a public hearing concerning a grant application for improvements to Westview Park will be held on September 10th at 8:00 P.M., Borough Hall Council Chambers.

Surplus Capital Bond Ordinance Modification

No discussion held.

Parking Agreement between the Borough and 2215 Route 4 Associates, LLC

A resolution authorizing the execution of a parking agreement between the Borough of Fort Lee and 2215 Rout 4 Associates, LLC for property located at 2215 Route 4 East will be placed on the August 20th proposed consent agenda.

Amending Ordinance #2006-40 Vacating a Portion of Bigler Street

An ordinance entitled “An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Amending Ordinance No. 2006-40 Vacating a Certain Portion of a Street Known as Bigler Street within the Borough of Fort Lee” will placed on the August 20th proposed agenda for introduction.

Authorizing the Execution of a Developers Agreement between the Borough and V & R Developers for property located at 452 Jane Street

Mayor Sokolich recused himself and left the conference room at 8:08 P.M.

Council President Sohmer presided over this portion of the meeting.

A resolution approving and authorizing the execution of the developer’s agreement between the Borough of Fort Lee and V & R Developers, Inc. for property located at 452 Jane Street will be placed on the August 20th proposed agenda.

Mayor Sokolich re-entered the conference room at 8:10 P.M.

Authorizing the Execution of a Developers Agreement between the Borough and Palisades Center Mall for property located at 1627-1633 Palisades Avenue

A resolution approving and authorizing the execution of the developer’s agreement between the Borough of Fort Lee and Palisades Center Mall for property located at 1627-1633 Palisades Avenue will placed on the August 20th proposed consent agenda.

Emergency Condition Dearborn Road

Mayor Sokolich recused himself and left the conference room at 8:12 P.M.

Council President Sohmer presided over this portion of the meeting.

A resolution awarding an emergency contract for sewer pipe repairs at Dearborn Road to Gotthold Paving, LLC not to exceed \$61,020.00 will be placed on the August 20th proposed agenda.

Mayor Sokolich re-entered the conference room at 8:13 P.M.

Change Order No. 2, \$948.73 - “Police Station Standby Generator” – Envirocon, Inc.
Mr. Edward Mignone, Assistant Borough Engineer present

A resolution authorizing change order no. 2, \$948.73 for recessed boxes

for project known as “Provision and Installation of Two Generators – Fort Lee Police Department” will be placed on the August 20th proposed consent agenda.

First Amendment Developer’s Agreement – Fort Lee EP, LLC

A resolution authorizing Mayor Sokolich to sign the first amendment to the Fort Lee EP, LLC developer’s agreement which agreement accepts the deed restricted Council on Affordable Housing (COAH) apartments on-site will be placed on the August 20th proposed consent agenda.

Bid Authorization – Wilson Avenue

Mr. Edward Mignone, Assistant Borough Engineer present

A resolution authorizing the Purchasing Consultant to obtain specifications and advertise for bids for project known as “Wilson Avenue Road Improvements” will be placed on the August 20th proposed consent agenda.

Engineering Contract – Design of Senior Center Generator

Mr. Edward Mignone, Assistant Borough Engineer present

A resolution authorizing the award of a contract for professional services to Boswell McClave Engineering for the performance of design, bid and construction phase services for the installation of an emergency generator at the Fort Lee Richard A. Nest Senior Citizens Center will be placed on the August 20th proposed consent agenda.

Bid Authorization - Senior Center Generator

Mr. Edward Mignone, Assistant Borough Engineer present

A resolution authorizing the Purchasing Consultant to obtain specifications and advertise for bids for project known as “Installation of Emergency Generators at the Senior Center” will be placed on the August 20th proposed consent agenda.

Renewal Liquor License No. 0219-32-027-007 “Franco B. Inc. T/A Franco’s Pizzeria & Restaurant & Muso Café Inc. Liquor License No. 0219-33-048-017

A resolution authorizing the renewal of liquor license no. 0219-32-027-007 “Franco B. Inc. T/A Franco’s Pizzeria & Restaurant and liquor license no. 0219-33-048-017 “Musou Café, Inc.” for the 2015-2016 licensing year will be placed on the August 20th proposed consent agenda.

Renewal Liquor License with Special Conditions - No. 0219-33-006-012 “Jabadou, Inc. T/A Club Soho”

A resolution authorizing the renewal of liquor license no. 0219-33-006-012 “Jabadou Inc., T/A Soho for the 2015-2016 licensing year with special conditions will be placed on the August 20th proposed consent agenda.

Renewal Liquor License – Special Ruling NJSA 33:1 – 12:39 – No. 0219-33-036-011(Pocket License) “IPIC-Gold Entertainment, LLC”

Borough Clerk Rosario stated that the Director of the Division of Alcoholic Beverage Control has reviewed the special ruling petition submitted by the licensee, the Director considered all the facts and circumstances related to the inactive status of the license and has determine the licensee has established good cause to warrant an application for renewal of said license.

A resolution authorizing the renewal of liquor license no. 0219-33-036-011 for the 2015-2016 licensing year will be placed on the August 20th proposed consent agenda.

Authorizing the Sale of the Borough’s Surplus Property No Longer Needed for Public Use on Propertyroom.com an Online Auction Website

A resolution authorizing online the sale of surplus property no longer needed for public use will be placed on the August 20th proposed consent agenda.

Shared Services Agreement – Radio Communication

Borough Administrator Restaino stated that the Borough has been approached by the Borough of Cliffside Park and the Borough of Leonia concerning the possibility of entering into a communications shared services agreement.

The Mayor and Council authorized Administrator Restaino to obtain the particulars of the services being sought and bring forward for further discussions at a future executive session meeting.

Limousine License Owner -Request to Increase Number of Vehicles – Chapter 372

Borough Clerk Rosario stated that Mr. Sung Hwan Kim of Samsung Limousine Service, Inc. has submitted a request to increase the number of vehicles a limousine business owner is allowed to operate in order to accommodate an additional 8 vehicles to his current fleet. Currently the Borough allows a maximum of 16 limousines.

It was the consensus of the Governing Body to amend chapter 372 increasing the maximum vehicles a limousine business owner is allowed to

operate providing that the owners are in full compliance with all required rules and regulations.

An ordinance amending Chapter 372 of the Borough Code to increase the number of vehicles a limousine license owner is entitled to engage in the business of operating will be prepared and introduced a future Mayor and Council regular session meeting.

Proposal – Harrison Rand Advertising

Mayor Sokolich briefly addressed the Council concerning the proposal submitted by Harrison Rand. He expressed that this is a great opportunity to market the Borough of Fort Lee.

He will send the Council Harrison’s website link for their review.

US Captioning Yearly Agreement (add on)

A resolution awarding a contract to US Captioning Company for closed captioning services will be placed on the August 20th proposed consent agenda.

PUBLIC HEARING (Action to be Taken)

Mayor Sokolich recused himself and exited the conference room.

Council President Sohmer presided over this portion of the meeting.

Ord. #2015-14--“An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Approving and Authorizing the Mayor and Borough Clerk Pursuant to N.J.S.A. 40A:20-1 et seq. and/or N.J.S.A. 55:14K-1 et seq. to Execute an Amendment, Assignment and Assumption of the Financial Agreement by and Between the Borough of Fort Lee and Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. for Property Located on Main Street, Fort Lee also known as a Portion of Lot 13 and Lots 17, 18 & 19 in Block 4355 as Shown on the Official Tax Map of the Borough of Fort Lee for a Mixed Income Residential Project.”

On motion by Councilman Cervieri, seconded by Councilman Pohan and carried, the public hearing was opened relative to Ord.

#2015-14 entitled, “AN ORDINANCE OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY APPROVING AND AUTHORIZING THE MAYOR AND BOROUGH CLERK PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. AND/OR N.J.S.A. 55:14K-1 ET SEQ. TO EXECUTE AN AMENDMENT, ASSIGNMENT AND ASSUMPTION OF THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF FORT LEE AND ASSAD Y. DAIBES MEMORIAL URBAN RENEWAL FOUNDATION FOR SPECIAL NEEDS, INC. FOR PROPERTY LOCATED ON MAIN STREET,

FORT LEE ALSO KNOWN AS A PORTION OF LOT 13 AND LOTS 17, 18 & 19 IN BLOCK 4355 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF FORT LEE FOR A MIXED INCOME RESIDENTIAL PROJECT.”

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

On motion by Councilman Cervieri, seconded by Councilman Pohan, the Ordinance was **adopted** on the following roll call:

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

After adoption and no further discussion concerning ordinance no. 2015-14, Mayor Sokolich entered the conference room.

RESOLUTION NO. R-1 (Action Expected to Be Taken)

“A Resolution of the Mayor and Council of the Borough of Fort Lee Approving and Authorizing the Execution of a Second Amendment, Assignment and Assumption of the Amended and Restated Development Agreement Between the Borough of Fort Lee and Assad Y. Daibes Memorial Foundation for Special Needs, Inc.”

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT, ASSIGNMENT AND ASSUMPTION OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE BOROUGH OF FORT LEE AND ASSAD Y. DAIBES MEMORIAL FOUNDATION FOR SPECIAL NEEDS, INC.

Councilman Cervieri introduced, and Councilman Pohan seconded, the following Resolution:

WHEREAS, the Borough of Fort Lee (the “Borough”) and Assad Y. Daibes Memorial Foundation For Special Needs, Inc. (hereinafter referred to as “Assignor”) entered into an Amended and Restated Development Agreement dated November 2, 2011, which changed the terms of an initial Development Agreement dated November 19, 2009 and a First Amendment to the Amended and Restated Development Agreement dated April 12, 2013 (collectively, the “Development Agreement”); and

WHEREAS, under the Development Agreement, Assignor agreed to construct a one hundred and forty (140) unit municipally sponsored affordable housing development project on certain real property located in the Borough,

designated as Block 4355, Lots 17, 18 and 19 (the "Property"), which project was referred to in the Development Agreement as the "Revised Project" and hereinafter is referred to as the "Project"; and

WHEREAS, Assignor seeks to transfer to [69 Main Street Fort Lee Urban Renewal Associates LLC] (hereinafter referred to as "Assignee") its rights, title, interest, duties and obligations in and to the Property and the Project and, in connection therewith, seeks to transfer its right, title and interest in and to the Development Agreement to the Assignee, except for certain rights and obligations enumerated and agreed by and among Assignor, Assignee and the Borough (collectively, the "Transfer"), pursuant to a Second Amendment, Assignment and Assumption of the Amended and Restated Development Agreement (hereinafter referred to as the "Second Amendment"); and

WHEREAS, Assignee is also acquiring fee simple title to a portion of real property located in the Borough, designated as Block 4355, Lot 13 ("Additional Lot"), which property the Borough, Assignor and Assignee desire to be included as part of the Project and subject to the Development Agreement; and

WHEREAS, pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et. seq., the Borough has the power to directly contract with, and provide funds to, a redeveloper for the construction of public improvements within a redevelopment area; and

WHEREAS, together with construction of the Project, Assignee will undertake, at the Borough's sole cost and expense, the widening of a portion of the Property's frontage along Main Street, as provided in the Second Amendment; and

WHEREAS, the Borough, Assignor and Assignee desire to confirm that sixty-three (63) of the 140 units will be market rate rental units and seventy-seven (77) units shall be affordable rental units, of which thirty-two (32) units shall be special needs units; and

WHEREAS, the thirty-two (32) special needs units will be comprised of four (4), 4-bedroom suites and sixteen (16), 1-bedroom units constituting thirty-two (32) beds; and

WHEREAS, the Project, as modified, will continue to yield a minimum of ninety (90) Council on Affordable Housing (COAH) credits in accordance with the Borough's plan to address its affordable housing obligation; and

WHEREAS, Assignee has experience in the construction of public and private development projects; and

WHEREAS, Assignee represents and agrees that it is committed to developing the Project and assuming the rights, duties, title, interests and obligations as set forth under the Second Amendment and to obtain private or

other financing necessary and will otherwise undertake and do all things necessary for the development of the Project; and

WHEREAS, the Borough, Assignor and Assignee desire to enter into a Second Amendment for the purpose of setting forth their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with applicable law and the terms and conditions of the Second Amendment as set forth therein, including but not limited to the construction of the Main Street widening by the Assignee, the provision of a completion bond or Borough accepted alternative and discharge of the Borough mortgage on the Property.

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

1. The Transfer is hereby approved.
2. Assignee is hereby designated as Redeveloper for the Project, effective as of the date of closing of title to the Property.
3. The Council authorizes and directs the Mayor and Borough Clerk to execute, on behalf of the Borough, the Second Amendment in substantially the form annexed hereto as Exhibit A, subject to the review and approval by the Borough Attorney.
4. The Mayor and Borough Clerk are hereby authorized, empowered and directed to execute and deliver, on behalf of the Borough, such other documents and/or instruments as are necessary to effectuate the actions authorized herein, including but not limited to a construction contract with the Assignee for the Main Street widening and discharge of Borough mortgage.

The Resolution was approved on the following roll call:

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

RESOLUTION NO. R-2 (ADDED ON) Joseph Cervieri & Armand Pohan

Councilman Cervieri introduced, and Councilman Pohan seconded, the following Resolution:

WHEREAS, the Mayor and Council have authorized the hiring of a full-time employee in the Municipal Court Office; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee, that **Christina Kim** be appointed to a full time position of Keyboarding Clerk 1 (f/k/a Clerk Typist) in the Municipal Court Office, with an **effective date of August 17, 2015**; and

BE IT FURTHER RESOLVED that this appointment shall be provisional pending certification from the New Jersey Civil Service Commission and shall be at an annual salary of **\$30,000.00**, in compliance with the Salary Ordinance of the White Collar Contract.

The Resolution was approved on the following roll call:

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

PUBLIC HEARINGS SCHEDULED FOR August 20, 2015

1. Ord. #2015-16 -- “An Ordinance of the Municipal Council of the Borough of Fort Lee Adopting the Redevelopment Plan for Redevelopment Area 8 Pursuant to N.J.S.A 40A:12A-1ET SEQ.” (Public Hearing August 20, 2015)

2. Ord. #2015-17 -- “An Ordinance Amending and Supplementing Chapter 388, Sections 14 and 69 of the Code of the Borough of Fort Lee, Entitled “Handicapped Parking Spaces.” (Public Hearing August 20, 2015)

3. Ord. #2015-18 -- “An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established; Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee.” (Public Hearing August 20, 2015)

Public Hearing Duly Held on July 16, 2015 -Action Expected to be Taken at the August 20th Regular Session

4. Ord. #2015-15 ---“An Ordinance Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established: Violations and Penalties, of the Revised General Ordinances of the Borough of Fort Lee.”

PUBLIC PARTICIPATION

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

Speaker

Jason Manus
3 Horizon Road

Subject

Property Room.com

Response

Mayor Sokolich
The Company engages in the process involved with auctioning government property

Charles Sobel
2175 Hudson Terrace

Rent Increases

Mayor Sokolich &
Councilman Cervieri

Requires an Amendment
to the Rent Control
Ordinance

There being no further discussions the meeting the public participation portion of the meeting was closed on motion by Councilman Cervieri, seconded by Councilman Sohmer.

At this point in the meeting at 8:46 P.M. Mr. Ray Virgona from Virgona & Virgona Architects/Planners came forward and briefly reviewed an architectural drawing concerning "The Metro", 100 Unit Multi-Family Building, 453, 456, 460 and 470 Main Street. Mr. Ray Reduce of Ray Reduce Development, Inc, the Developer was also present. The Governing Body is conceptually accepting to submitting the drawing to the Planning Board.

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Pohan, at 8:56 P.M.

Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, SEPTEMBER 3, 2015 @ 7:00 P.M.

The Executive 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: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky,
Cervieri

ABSENT: Mayor Sokolich, J. Sheldon Cohen, Borough Attorney

ALSO PRESENT: Alfred Restaino, Borough Administrator
Evelyn Rosario, Borough Clerk
Kevin Conti, Esq.

Council President Sohmer presided over the meeting.

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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

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

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

1. **Personnel:**
 - a. Summer Part-Time and Seasonal Employees Various Departments (Recreation, Community & Stage Crew)
 - b. Police Department

- c. Fire Prevention
- d. Fire Department
- e. Department of Public Works
- f. Senior Center

2. Contracts:

- a. Fort Lee Housing Authority

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 open portion of the executive session began upon completion of the closed portion and began at 8:03 P.M.

Councilman Cervieri absent during Executive Session.

ENGINEERING:

Change Order No. 2, \$0 - "Upgrades Lower Main Street Pumping Station & Force Main" - J. Fletcher Creamer & Son, Inc.

Mr. Edward Mignone, Assistant Borough Engineer

Mr. Mignone reviewed the change order as submitted by Boswell McClave Engineering.

A resolution authorizing change order no. 2, \$ 0.00 for the Borough to undertake handicap improvements in accordance with the County of Bergen ADA Ramp/paving improvement program for project known as "Construction of Upgrades to the Lower Main Street Pumping Station and Force Main" will be placed on the September 10th proposed consent agenda.

Award Contract to HDR - Compliance with Combined Sewer Overflow Permit Requirements

Mr. Edward Mignone, Assistant Borough Engineer

Mr. Mignone reviewed the proposal as submitted by HDR Engineering, Inc. for the services of a licensed engineer to assist the Borough in implementing a compliance schedule for the development of a Long-Term Control Plan related to its Combined Sewer Overflow Permit (NJ0034517.)

A resolution awarding a contract to HDR Engineering, Inc. will be placed on the September 10th proposed consent agenda.

GENERAL DISCUSSION:

Best Places to Start a Business Designation

Mr. Restaino informed the Governing Body that “nerd wallet” which has been featured in The New York Times, The Wall Street Journal and Reuters has ranked Fort Lee # 16 as one the of the best places to start a business in New Jersey.

Redevelopment Area 3

Mr. Restaino addressed the Governing Body and briefly stated that proposed amendments to Redevelopment Area 3 as prepared by the firm Phillips Preiss Grygiel, LLC require Planning Board review and consideration.

A resolution requesting the Planning Board consider amendments to the Redevelopment Plan for Redevelopment Area 3 will be placed on the September 10th proposed consent agenda.

Amend Ordinance Increase Fee – 200 Foot Requests

Mr. Restaino addressed the Governing Body and briefly stated that the amendment to Chapter 261, Section 32 would be amended to include the Tax Assessor to make and certify property owner’s list. A fee increase as previously discussed at the August 13th executive session meeting is not permissible as the fee is set by NJ State Statute.

An ordinance entitled “An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Amending Chapter 261, Section 32 “List of Property Owners Furnished” will be placed on the September 10th proposed agenda for introduction.

Memorial Tree and Bench Program Ordinance

It was the consensus of the Governing Body to move forward an introduce an ordinance concerning a memorial tree and bench program as previously discussed at the August 13th executive session meeting.

Fordham University Letter of Praise

Council President Sohmer & Mr. Restaino addressed the Governing Body and stated that a letter of praise was received from Mr. Harold Takooshian, professor and Director of the Organizational Leadership Program at Fordham University. Mr. Takooshian praised the Borough of Fort Lee for the management the Borough and for all the services offered.

Approval Online Tax Sale

Mr. Restaino addressed the Governing Body and stated that the Tax Collector has requested consideration of a PILOT program established by the Director of the Division of Local Government Services concerning online transactions for the provision of electronic tax sales. An electronic tax sale provides a greater pool of potential lien buyers creating an environment for a more complete tax sale process.

It was the consensus of the Governing Body to move forward with an authorizing resolution.

Councilman Pohan asked if there were any other municipalities participating, are there fees involved, when did the PILOT program start and have other municipalities started utilizing electronic tax sales. Mr. Restaino stated that he would obtain the information from the Tax Collector and provide him with the information tomorrow.

A resolution authorizing the Tax Collector to complete and submit application to the Director of the Division of Local Government Services to participate in the electronic tax sales program (PILOT) will be placed on the September 10th proposed consent agenda.

Shared Services Agreement – Radio Communications

Mr. Restaino addressed the Governing Body and stated that Borough of Cliffside Park is seeking to enter into a shared services agreement with Fort Lee for the use of Fort Lee’s radio communications personnel at an hourly rate of \$65.00.

A resolution authorizing execution of a shared services agreement with the Borough of Cliffside Park for the use of Fort Lee’s radio communications personnel will be placed on the September 10th proposed consent agenda.

Award of Contract - Ambulance Bill Collection Services

Mr. Restaino addressed the Governing Body and that the Borough utilized the open and fair process for the procurement of “Ambulance Bill Collection Services.” The Borough received one bid and was duly reviewed by the Borough Attorney.

A resolution awarding a contract to Commercial Acceptance Company for the provision of “Ambulance Bill Collection Services” will be placed on the September 10th proposed consent agenda.

Ordinance to set standards for utility companies to follow regarding street openings

Mr. Restaino stated that Mr. Edward Mignone will review the Borough's current ordinance and recommend amendments to the areas that need to be strengthened in order to protect the Borough's newly paved roads.

Unlawful Municipal Designation

Mr. Restaino addressed the Council and stated the Borough of Fort Lee has never adopted a resolution or ordinance concerning the designation of Fort Lee as a Sanctuary City. The Borough Attorney has reviewed this matter and has been taken the necessary action to have Fort Lee removed from Sanctuary City listings.

Authorize Place to Place Liquor License Transfer – Liquor License No. 0219-33-008-011 James Kim T/A “7080” –10 Main Street

A resolution authorizing the place to place transfer of liquor license no. 0219-33-008-011 “James Kim T/A “7080” to the location of 10 Main Street will be placed on the September 10th proposed consent agenda.

PUBLIC HEARINGS SCHEDULED FOR September 10, 2015

1. Ord. #2015-19 -- “An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Amending Ordinance # 2006-40 Vacating a Certain Portion of a Street Known as Bigler Street within the Borough of Fort Lee.”

“BERGEN COUNTY OPEN SPACE” – Westview Park

1. Public Hearing – September 10, 2015 – Westview Park

PUBLIC PARTICIPATION

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Sargenti, seconded by Councilman Sohmer, at 8:36 P.M.

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, SEPTEMBER 17, 2015 @ 7:00 P.M.

The Executive 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: Council Members Pohan, Sohmer, Suh, Sargenti, Kasofsky,
Cervieri

ABSENT: J. Sheldon Cohen, Borough Attorney

ALSO PRESENT: Alfred Restaino, Borough Administrator
Evelyn Rosario, Borough Clerk
Frank X. Regan, Esq.

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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

BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that:
This body shall hereafter discuss in closed session, pursuant to Section 7B of the Open Public Meetings Act, certain items which may generally be described as follows:

1. **Potential Litigation:** Steve Muhlstock, Esq. & Kevin Hartley, Tax Assessor
 - a. Southbridge Park, Inc. – The Plaza (1500 Palisade Avenue)
2. **Personnel:**
 - a. Building Department
3. **Contracts:**
 - a. Tucker Park License Agreement

- b. Adaptive Traffic Signalization System
- c. Resident Property Donation

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 open portion of the executive session began upon completion of the closed portion and began at 8:10 p.m.

PRESENTATION:

“Vehicle Tracking Solutions” (Al Napolitano)

Mr. Al Napolitano of “Vehicle Tracking Solutions” came forward and briefly reviewed the handout distributed to the Mayor & Council (attached to minutes.) Mr. Napolitano stated that a GPS tracking system has many functions such as real time tracking. The system is password protected which allows for individual departments to set and establish passwords in their areas.

In closing Mr. Napolitano stated that Vehicle Tracking Solutions is under New Jersey State contract.

Councilman Pohan asked that Mr. Restaino verify references as submitted by Mr. Napolitano.

At this point in the meeting Councilman Cervieri exited at 8:35 P.M. and the left the meeting and was absent for the remainder of tonight’s meeting.

GENERAL DISCUSSION:

Chapter 406 “Wreckers & Towing Service”

Mr. Restaino addressed the Mayor & Council concerning the possibility of amending the Borough’s current “Wreckers & Towing Service” Chapter 406 of the Borough Code.

Further discussions to be held at a future executive session meeting.

Housing Authority Community Block Development Block Grants (CBDG)

Resolutions endorsing the Community Development Block Program applications for the three (3) projects entitled:

1. Endorsing Bergen County Community Development Block Grant Application as Proposed by the Fort Lee Housing Authority for

Improvements to the Harry J.Holtje House - \$70,000.00

2. Endorsing Bergen County Community Development Block Grant Application for Tuition Assistance for the Cost of Child Care for Children of Family Self-Sufficiency Participants for the Fort Lee Assistance and Support for the Fort Lee Assistance and Support Housing Corporation (F.L.A.S.H) - \$30,000.00

3. Endorsing Bergen County Community Development Block Grant Application as Proposed by the Fort Lee Assistance and Support Housing (F.L.A.S.H) Corporation for the Rehabilitation and Restoration of the Historic House (AKA) Rambo House at 2423 First Street - \$100,000.00

will be placed on the October 8th proposed consent agenda.

Grant Submission – CDBG PY16 – John Street

A resolution endorsing the Community Development Block Program application for the reconstruction of John Street will be placed on the October 8th proposed consent agenda.

Grant – Whole Kids Foundation – Community Garden

A resolution authorizing the submission of the “Whole Kids Foundation” grant application for community garden funding will be placed on the October 8th proposed consent agenda.

Tobacco Purchase; Age Limit – (MJSK)

Councilman Sohmer made a motion to table this topic to a future executive session of the Mayor & Council, motion seconded by Councilman Suh.

Limousine Business License – Michael C. Troiano “Innovative Transportation, LLC” – 1605 John Street, St. 108

A resolution approving limousine owner’s license to Michael C. Troiano to establish and operate “Innovative Transportation, LLC” at 1605 John Street, Suite 108 will be placed on the October 8th proposed consent agenda.

Capital Improvement Program – CY15

No discussion held. Topic will be discussed at the October 1st executive session.

Amendment Municipal Shared Services Defense Agreement – Dr. Burchell – NJ Council on Affordable Housing (COAH)

A resolution authorizing an amendment to the municipal shared services agreement with Executive Session
September 17, 2015

Dr. Burchell of Econsult Solutions, Inc. to Jeffrey R. Surenian, Esq of Econsult Solutions, Inc. will be placed on the October 8th proposed consent agenda.

PUBLIC HEARINGS SCHEDULED FOR October 8, 2015

1. Ord. #2015-20 -- “An Ordinance Amending Article III Chapter 261 Section 32 of the Code of the Borough of Fort Lee Entitled County, New Jersey Amending Chapter 261, Section 32 “List of Property Owners Furnished”

PUBLIC PARTICIPATION

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

<u>Speaker</u>	<u>Topic</u>	<u>Response</u>
Charles Sobel 2175 Hudson Terr.	Rent Leveling	Mayor Sokolich responded
Carole Katie	Personal Health Issues Municipal Court Matter	Mayor Sokolich responded will schedule a meeting to meet with Ms. Katie
James Erwin 40 Jefferson St. Hackensack, NJ	Increase age limit for Purchase of Tobacco	

There being no further discussions the meeting was adjourned on motion by Councilman Pohan, seconded by Councilman Suh, at 8:51 P.M.

Evelyn Rosario
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, OCTOBER 1, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh,
Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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

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

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

1. **Personnel:**
 - a. Building Department
 - b. Department of Public Works
2. **Contracts:**
 - a. Fort Lee Housing Authority

3. Potential Litigation:

- a.** Fort Lee Housing Associates LP D/B/A Liberty Place at Fort Lee

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 open portion of the executive session began upon completion of the closed portion and began at 8:15 P.M.

ENGINEERING:

Grant Application Submission – NJDOT “Coolidge Avenue” Project

A resolution to approve the submittal of a grant application and execution of a grant contract with the New Jersey Department of Transportation for the Coolidge Avenue improvements project will be placed on the October 8th proposed consent agenda.

Capital Ordinance

No discussion held. Topic deferred to the next Mayor and Council Executive Session.

Best Practices Inventory – Due October 16th

Mr. Restaino stated that after answering the best practices inventory questions he is satisfied with the results.

The best practices inventory will be placed on the October 8th regular session proposed agenda for Governing Body acknowledgement as required by the Division of Local Government Services.

GPS

Mr. Restaino provided an update and stated that there are approximately 52 vehicles the Borough would be desirous of having GPS mechanisms installed. The basic cost per vehicle would be approximately \$30.00 for an estimated total of \$18,000.00.

It was the consensus of the Mayor and Council to move forward and enter into an agreement with Vehicle Tracking Solutions to provide GPS monitors, installation along with technical support.

A resolution authorizing the award of a contract will be placed on the

October 8th proposed consent agenda.

Feral Cats - Municipal Approach to a Trap, Neuter, Vaccinate & Manage Program

Mayor Sokolich asked that this topic be deferred to the next Executive Session of the Mayor & Council. Councilman Pohan has information concerning Feral Cats and will distribute to Mayor & Council tomorrow for their review.

Tax Sale Notice Mailing Fee - \$25.00

Mr. Restaino stated that rules and regulations of the Division of Local Government Services require a municipality to send three (3) tax sale notices to all properties that are included in a sale, specifically electronic tax sales. A municipality by resolution can charge \$25.00 per notice mailed.

It was the consensus of the Mayor and Council to authorize a charge of \$25.00 for each notice sent concerning the 2015 electronic tax sale.

A resolution will be placed on the October 8th proposed consent agenda.

Branding of Fort Lee – Harrison Rand

Mayor Sokolich deferred discussion to the next Executive Session of the Mayor and Council. The Mayor asked the Council if they are ready to conceptually market and brand the Borough of Fort Lee.

The Mayor will ask Harrison Rand to be present at the October 15th Executive Session.

Authorize Renewal 2015-2016 Liquor License # 0219-33-042-010 “Hangar Inc.”, Pocket License - Special Ruling 12:39

Clerk Rosario stated that the required Special Ruling 12:39 was granted by the Division of Alcoholic Beverage Control allowing the Governing Body to act on the renewal of said license.

An approving resolution authorizing the renewal of liquor license # 0219-33-042-010 “Hangar, Inc.” will be placed on the October 8th proposed consent agenda.

Tucker Development Amendment to Redevelopment Agreement –Department of Transportation (DOT) Permit

At this point in the meeting at 8:31 P.M. Councilman Cervieri exited the conference room and was absent during this portion of the meeting.

A resolution approving and authorizing the execution of a second amendment to the redevelopment agreement by and between the Borough of Fort Lee and TDC Fort Lee, LLC and Tucker Development and Acquisition Fund, LLP for the redevelopment of the west parcel located in redevelopment area 5 will be placed on the October 8th Regular Session agenda.

End of discussion.

Councilman Cervieri re-entered the conference room at 8:33 P.M. and was present for the present for the remainder of the meeting.

Tour Helicopters – Senate Bill No. 2841

The Mayor & Council briefly discussed the disruption and noise of the tour helicopters that Fort Lee residents have been experiencing.

It was the consensus of the Governing Body to pass a resolution supporting proposed legislation sponsored by Senator Sacco Senate Bill No. 281 concerning certain helicopter operations in New Jersey.

A supporting resolution will be placed on the October 8th proposed consent agenda.

Baseball Card Program

Mayor Sokolich commented that he will seek a sponsor concerning the Fort Lee Police Department baseball card program and keep the Council updated on the status of the program.

Chapter 406 “Wreckers & Towing Service”

Mr. Restaino addressed the Mayor & Council and stated that the Borough currently has five (5) licensed towing companies with differing levels of response. The safety and well-being of our Police and Fire Department is affected by these lack of responses. Mr. Restaino has indicated that he would like to explore the existing Towing Ordinance and make revision accordingly. Mr. Restaino indicated that he would be reporting back to the Mayor and Council on his findings and the Counsel would be involved as needed.

On motion by Cervieri, seconded by Kasofsky this topic was opened to the public.

Mr. Greg Makroulakis of ABC Towing, came forward and stated that it's important that the Borough review the equipment currently utilized by the towing companies along with insurance requirements.

Ordinance to be introduced at the beginning of the year (January 2016)

Policy Relating to the Evaluation of Surplus

Mr. Restaino addressed the Governing Body and stated that passage of a formal surplus policy concerning the Borough's surplus balances has been recommended by the Chief Financial Officer. Adopting such a policy in support of the requirements of the local bond agencies would enhance and or maintain the Borough's credit ratings.

A resolution entitled "Adoption of a Policy Relating to the Evaluation of Surplus" will be placed on the October 8th proposed consent agenda.

Tobacco Purchase; Age Limit

On motion by Sargenti, seconded by Sohmer this topic was opened to the public.

Ms. Karen Blumenfeld of GASP came forward and commented on "Tobacco 21" and stated that if the age to purchase tobacco is increased to age 21 it would decrease the chances of the younger generation to smoke.

Councilman Pohan asked if this is a matter for the Board of Health? Or the Mayor & Council? Mr. Cohen, Esq. responded and stated that he would research and advise.

Councilman Cervieri commented that you can't control an individual from smoking and or buying cigarettes.

Mr. James Irwin, 40 Jefferson Street, Hackensack, NJ commented that smoking and COPD are among the top medical issues among people who smoke.

Councilman Cervieri commented that enforcing an increased age to purchase tobacco would be denying and individual from their right to choose.

Councilman Suh suggested a referendum allowing the public to be given the choice to vote on this.

Ms. Blumenfeld stated that it's within policy makers to set policy.

Mayor Sokolich commented that he wants to make sure that the Mayor & council are the right body to make and set this policy.

Further discussions to be held at a future meeting of the Mayor and Council.

Ordinance Amendment, Chapter 289-15-B (24)(b) “Parking Meter Zones”

Mr. Restaino, addressed the Mayor & Council and stated that the Parking Authority has requested to amend Chapter 289-15-B (24) (b) “Parking Meter Zones” Section 24; Bigler Street from a one (1) hour parking to three (3) hour parking.

An amending ordinance will be prepared and introduced for introduction at the October 8th Mayor & Council Regular Session.

RESOLUTIONS

On motion by Councilman Cervieri, seconded by Councilman Suh Resolution R-1 was approved on the following roll call:

Council Members: Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

R-1 “A RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES TO THE BOROUGH OF FORT LEE”

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature became effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.3, a municipality may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said municipality’s political parties or to any candidate’s committee of any person serving in an elective public office of the said municipality when such a contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, a “fair and open process” constitutes the following: (1) public advertisement of a Request for Qualifications (hereinafter the “RFQ”) issued a minimum ten (10) calendar days notice prior to the receipt of responses to the RFQ; (2) award of contract under a process that provides for public solicitation of qualifications; (3) award of contract under publicly disclosed criteria established, in writing, by the municipality prior to the solicitation of qualifications; and (4) the municipality shall publicly announce the weightings for the evaluation criteria and open the Qualifications Statements; and

WHEREAS, it has become necessary for the Borough of Fort Lee

(hereinafter the “Borough”) to engage professionals and the Borough desires to appoint such professionals by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Fort Lee, County of Bergen and State of New Jersey that requests for RFQs for professional services for the following professional services for the Borough and its agencies are hereby authorized:

1. Borough Attorney
2. Labor Attorney
3. Borough Auditor
4. Bond Counsel
5. Borough Engineer
6. Building Department/Fire Prevention Bureau Accountant
7. Municipal Court/Police Department Accountant
8. Tax Counsel
9. Borough Risk Manager
10. Health Benefits
11. Traffic Engineer
12. Purchasing Consultant
13. Special/Conflict Counsel
14. Borough Planner
15. Rent Leveling Board Attorney

BE IT FURTHER RESOLVED, that all of the RFQs for the professional services as set forth hereinabove shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq. and all such RFQs shall be evaluated on the basis of the most advantageous RFQ, all factors considered, including, but not limited to: (1) experience and reputation in the profession; (2) knowledge of the subject matter to be addressed under contract; (3) availability to accommodate any required meetings of the Borough or Borough Agency; (4) and cost proposal.

R-2 “A Resolution Authorizing the Purchase of Five (5) Vehicles – Police Department – Cranford Police Cooperative Pricing System (ID#47-CPCPS), \$38,265.00 Per Vehicle; Total \$191,325.00

The Mayor and Council held a brief discussion and asked the additional information concerning Resolution R-2 be provided for further discussion at the October 15, 2015 Executive Session.

The Governing Body requested that Mr. Restaino obtain the following information and provide to them prior to the next Executive Session.

Mr. Restaino will obtain the following information:
How many vehicles are in the fleet, breakdown of type of vehicles in the fleet,

mileage on each vehicle, how many are used per shift, what will the vehicles be used for, can confiscated funds be utilized to purchase these vehicles, will the fleet be reduced if these vehicles are purchased.

On motion by Councilman Pohan, seconded by Councilman Cervieri Resolution No. R-2 was **“Tabled.”** All ayes on a roll call vote

R-3 “A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AWARDING A CONTRACT TO BEYER BROS. CORP. FOR THE PROVISION OF A VEHICLE FOR THE POLICE DEPARTMENT”

On motion by Councilwoman Kasofsky, seconded by Councilman Pohan Resolution R-3 was approved on the following roll call:

Council Members: Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to purchase a vehicle for use by the Borough’s Police Department in providing essential services to the citizens of the Borough; and

WHEREAS, on prior occasion, in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Borough solicited quotations for the purchase of a vehicle for the Police Department; and

WHEREAS, the Local Public Contracts Law, and specifically N.J.S.A. 40A:11-6.1, authorizes, without public advertising for bids and bidding therefor, the purchase of any goods or services whose value does not exceed the bidding threshold of \$40,000; and

WHEREAS, in response to its public solicitation of quotations from three vendors for a 2015 Ford Edge, the Borough received a single quotation on September 29, 2015 from Beyer Bros. Corp. for the provision of a vehicle for the Police Department; and

WHEREAS, after a review of the quotation from Beyer Bros. Corp., the Mayor and Council wish to award a contract to Beyer Bros. Corp. for the purchase of a vehicle for the Police Department; and

WHEREAS, the Mayor and Council of the Borough are desirous of procuring a vehicle for the Police Department as this vehicle is necessary for the efficient operation of the Borough and the Police Department in providing essential services to the citizens of the Borough;

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, that a

contract be and is hereby awarded to Beyer Bros. Corp., 31 Williams Parkway East Hanover, NJ 07936, for the provision of a 2015 Ford Edge for the Police Department consistent with its quotation, dated September 29, 2015, in the amount of \$29,575.00, pursuant to and in accordance with the provisions of N.J.S.A. 40A:11-1 et seq.

BE IT FURTHER RESOLVED that the Mayor be and is hereby is authorized to execute a contract with Beyer Bros. Corp. for the provision of a 2015 Ford Edge for the Police Department in accordance with its quotation, dated September 29, 2015, in the amount of \$29,575.00, pursuant to and in accordance with the provisions of N.J.S.A. 40A:11-1 et seq.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this resolution and contract for the purchase of a vehicle for the Police Department shall be maintained in the Office of the Borough Clerk and made available for public inspection.

On motion by Councilman Cervieri, seconded by Councilman Suh the following resolution was approved on the following roll call:

Council Members: Pohan, Sohmer, Suh, Sargenti, Kasofsky and Cervieri

PUBLIC HEARINGS SCHEDULED FOR October 8, 2015

1. Ord. #2015-20 -- "An Ordinance Amending Article III Chapter 261 Section 32 of the Code of the Borough of Fort Lee Entitled County, New Jersey Amending Chapter 261, Section 32 "List of Property Owners Furnished"

PUBLIC PARTICIPATION

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

There were no public comments.

There being no further discussions the meeting was adjourned on motion by Councilman Sargenti, seconded by Councilman Cervieri, at 9:19 p.m.

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, OCTOBER 15, 2015 @ 7:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

ABSENT: Councilman Pohan

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.

RESOLUTION FOR CLOSED SESSION

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

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

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

1. **Personnel:**
 - a. DPW
 - b. Administration

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 open portion of the executive session began upon completion of the closed portion and began at 8:15 P.M.

Presentation:

Mayor Sokolich addressed the Mayor and Council and introduced Mr. Richard Arango and Mr. Phil Wolfe of Remington Vernick & Arango Engineers.

Mr. Arango came forward and briefly addressed the Mayor and Council and reviewed the outline of the North Willingboro Pennypacker Spray Park and the North Bergen Township Spray Park (attached to minutes.)

The Mayor and Council commented that from a Green initiative the recycling of the water is an option the Borough would be interested in.

The Mayor asked if the Governing Body is in agreement with requesting a proposal from Remington Vernick & Arango Engineers to perform a feasibility study on the possibility of converting existing wading pools in the Borough into spray parks.

It was the consensus of the Governing Body to request a proposal, review the proposal and discuss further at the November 5th Executive Session and possibly take action at that meeting or at the November 12th Regular Session meeting.

ENGINEERING:

NJDOT – Centerline Markings, No Passing Zones, Route NJ 5 & Route NJ 63

Mr. Restaino addressed the Mayor and Council and stated that the New Jersey Department of Transportation (NJDOT) recently completed traffic investigations concerning the centerline pavement markings on Routes 5 and 63. The investigations revealed that the pavement markings meet the current design standards. NJDOT will update their records to reflect current “No Passing Zone” conditions along said routes.

Resolutions supporting the use of a “No Passing Zone” on Routes 5 and 63 will be placed on the November 12th proposed consent agenda.

GENERAL DISCUSSION:

Authorize Renewal 2015-2016 Liquor License # 0219-44-035-006 “Rana N. Kiritkuma”, Pocket License -Special Ruling 12:39

Clerk Rosario stated that the required Special Ruling 12:39 was granted by the Division of Alcoholic Beverage Control allowing the Governing Body to act on the renewal of said license.

An approving resolution authorizing the renewal of liquor license # 0219-44-035-006 “Rana N. Kiritkuma” will be placed on the November 12th proposed consent agenda.

Authorizing Increase in Bid Threshold Pursuant to Division of Local Government Services

A resolution authorizing an increase in the bid threshold for the purchase of goods and services will be placed on the November 12th proposed consent agenda.

Dedication by Rider – Donation Trust for Memorial Trees & Benches

A resolution requesting permission for the dedication by rider for donations for “Memorial Tress and Benches” will be placed on the November 12th proposed consent agenda.

Tobacco Purchase; Age Limit

No discussion held. Topic will be placed on the November 5th Executive Session agenda for discussion.

PUBLIC HEARINGS SCHEDULED FOR November 12, 2015

1.Ord. #2015-21 -- “An Ordinance of the Municipal Council of the Borough of Fort Lee Amending the Redevelopment Plan for Redevelopment Area 3 Pursuant to N.J.S.A. 40A:12A-1 et seq.”

2. Ord. #2015-22 -- “An Ordinance of the Mayor and Council of the Borough of Fort Lee Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots, and Permit Parking, Section 15 Parking Meter Zones; Violations and Penalties of the Code of the Borough of Fort Lee”

3. Ord. #2015-23 -- “Bond Ordinance Providing for Various Capital Improvements in and by the Borough of Fort Lee, in the County of Bergen, New Jersey, Appropriating \$1,247,000 Therefor and Authorizing the Issuance of \$1,234,650 Bonds or Notes of the Borough to Finance Part of the Cost Thereof.”

PUBLIC PARTICIPATION:

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

Speaker

Topic

Response

Executive Session

October 1, 2015
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Charles Sobel
2175 Hudson Terrace

Rent Leveling

Mayor Sokolich
commented that
Councilman Pohan
was not present this evening
to respond.

There being no further discussions the meeting was adjourned on motion by
Councilman Cervieri, seconded by Councilwoman Kasofsky, at 8:20 p.m.

Evelyn Rosario, RMC
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, NOVEMBER 5, 2015 @ 6:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.
3. On October 28, 2015 a change in scheduled meeting time was e-mailed to the Record, mailed to the Jersey Journal and posted on the Borough Hall bulletin board at 309 Main Street, Fort Lee, NJ. On the same date, the notice was posted to the Borough website.

RESOLUTION FOR CLOSED SESSION

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

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

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

I. RESOLUTION FOR CLOSED SESSION TO DISCUSS:

1. Personnel:

- a. Community Center
- b. Department of Public Works
- c. Police Department
- d. Senior Center
- e. Advisory Committee for Individuals with Disabilities (HS)

2. Contracts:

- a. Tim Donohue, Esq. (Arleo, Donohue & Biancamano) –
GWB Lane Closures

3. Potential Litigation:

- a. Fort Lee Housing Associates LP D/B/A Liberty Place at Fort
Lee – PILOT

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 open portion of the executive session began upon completion of the closed portion and began at 7:06 p.m.

ENGINEERING:

Mr. Edward Mignone – Assistant Borough Engineer present

Grant - NJ Department of Transportation – Hudson Terrace Bike Lane Improvements

A resolution authorizing grant application submission and contract execution with the New Jersey Department of Transportation for the Borough’s “Hudson Terrace Bicycle Safety Improvements Bikeways Project” will be placed on the November 12th proposed consent agenda.

Treatment Works Endorsement (TWA) – 1636 Kaufers Lane

A resolution consenting to the submission of a Treatment Works Approval application to the New Jersey Department of Environmental Protection (NJDEP) related to the construction of an 18 story multi-family apartment building

located at 1636 Kaufers Lane will be placed on the November 12th proposed consent

Treatment Works Endorsement (TWA) – 69 Main Street

A resolution consenting to the submission of a Treatment Works Approval application to the New Jersey Department of Environmental Protection (NJDEP) related to the construction of a 140 unit residential building located at 69 Main Street will be placed on the November 12th proposed consent

NJDOT – Centerline Markings, No Passing Zones, Route NJ 67

A Resolution supporting the use of a “No Passing Zone” on Route 67 pursuant to a recently completed traffic investigation concerning centerline pavement markings will be placed on the November 12th proposed consent agenda.

Change Order No. 3, \$0 - “Upgrades Lower Main Street Pumping Station & Force Main” – J. Fletcher Creamer & Son Inc.

A resolution authorizing change order no. 3, \$0.00 for project known as “Construction of Upgrades to the Lower Main Street Pumping Station and Force Main” will be placed on the November 12th proposed consent agenda.

GENERAL DISCUSSION:

Harrison Rand – Branding of Fort Lee

Ms. Daryl Rand, Mr. David Rand and Mr. Jason Rand of Harrison Rand were present.

Mr. David Rand and Ms. Daryl Rand stated that each community has a different vision for their municipality. They have a number of projects they have worked on over a number of years. They recently finished a branding assignment in Jersey City.

Mr. D. Rand and Ms. Rand continued and reviewed phase 1 and 2 of their proposal. Phase 1 consisting of the analysis which would involve collecting the right data through what they traditionally call SWOT Analysis an identification of Fort Lee’s **S**trengths, **W**eakness, **O**pportunities and **T**hreats. The analysis creates the planning and execution of a marketing campaign. This process involves focus groups.

Councilman Pohan asked if there are overseeing and are directly involved with the process.

Ms. Daryl Rand responded yes.

Councilman Pohan commented that the Governing Body should have an involvement with the designation of the focus groups. In other words focus groups would be designated by the Governing Body including members of the Governing Body at the discretion of the Mayor and Council.

Councilman Pohan suggested that once phase 1 is completed the analysis should be brought forward to the groups that may have a potential interest. He also stated that the Fort Lee Business District Alliance should be a part of this initiative.

Mr. David Rand briefly reviewed phase 2 proposal consisting of the brand development of the municipality. During this phase focus groups are conducted to establish a perception of how Fort Lee is viewed.

Mayor Sokolich commented that a reason for buildings within the Borough are not being occupied rapidly is because the Borough is not branding efficiently.

Brief discussion held regarding different ways of branding, such as social media, radio and website design.

The Governing Body will review and discuss further.

Request for Proposal Submission – “A Nest of Tories”

Mr. Tom Meyers briefly addressed the Mayor and Council concerning the federal grant received from the National Park Service’s American Battlefield Protection Program entitled “A Nest of Tories: The 1781 Battles of Fort Lee.

Mr. Tom Meyers stated that request for quotations were received on October 27th with one submission received. Mr. Meyers recommended award of contract to Todd W. Braisted to perform services associated with the production of written material and study related to A Nest of Tories. Grant funds received from the National Park Service’s American Battlefield Protection Program entitled “A Nest of Tories: The 1781 Battles of Fort Lee will be utilized for this service.

A resolution authorizing the award of a contract to Todd W. Braisted to perform descriptive research and production of written material related to A Nest of Tories will be placed on the November 12th proposed consent agenda.

Change Order No. 2 - H3 Hardy Collaboration Architecture LLC – “The Barrymore Film Center”, \$19,800.00 Proposal

Mr. Nelson Page came forward and addressed the Mayor and Council concerning the description of this change order. The change order consists of coordination of the design of the planned John Barrymore Museum for electric

power service, natural gas service, domestic water service, sewer service, and fire protection water service and transformer installation.

A resolution authorizing change order no. 2 for project known as “Perform Study and Concept Design services for the Borough’s planned Barrymore Film Center & Museum” in the amount of \$19,800 will be placed on the November 12th proposed consent agenda.

Remington Vernick & Arango Engineers – Spray Parks

Mr. Restaino stated that Remington Vernick & Arnago Engineers submitted a proposal related to the to the performance of a feasibility study concerning the possibility of converting existing wading pools in the Borough to spray parks.

It was the consensus of the Mayor and Council to take action this evening and pass a resolution awarding a contract to Remington, Vernick and Arango Engineers for the above described services.

Execution Developer’s Agreement – Borough of Fort Lee and Hossam Amin, Premier Developers, LLC, 154-158 English Street

Mayor Sokolich recused and exited the conference room. Council President Sohmer presided over this portion of the meeting.

A resolution approving and authorizing the execution of the developer’s agreement between the Borough of Fort Lee and Hossam Amin for property known as 154-158 English Street will be placed on the November 12th Regular Session agenda.

Execution Developer’s Agreement – Borough of Fort Lee and Premier Developers, LLC, 150 Cedar Street

Mayor Sokolich recused and not present during this discussion. Council President Sohmer presided over this portion of the meeting.

A resolution approving and authorizing the execution of the developer’s agreement between the Borough of Fort Lee and Premier Developer’s, LLC for property known as 150 Cedar Street will be placed on the November 12th Regular Session agenda.

Bond Ordinance – General Public Building Improvements

A Bond Ordinance entitled “Bond Ordinance Providing for Various Capital Improvements in and by the Borough of Fort Lee, in the County of Bergen, New Jersey, Appropriating \$600,000 Therefor and Authorizing the Issuance of \$570,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof” for various

improvements to buildings and grounds and acquisition of various truck attachments will be placed on the November 12th Regular Session agenda for introduction.

Gran Fondo New York – May 15, 2016

A brief discussion was held concerning the letter submitted by Gran Fondo New York organization. The organization is requesting the assistance of the Fort Lee Police Department to assist in the areas of various traffic matters for their cycling event scheduled for Sunday, May 15, 2016.

It was the consensus of the Governing Body to authorize the request submitted by Gran Fondo New York for their event scheduled for Sunday, May 15, 2016.

Accepting Donation of Firefighting Foam

A resolution accepting donation of firefighting foam and authorizing execution of agreement with the County of Bergen regarding the terms of donation will be placed on the November 12th proposed consent agenda.

Feral Cats – Municipal Approach to a Trap Neuter, Vaccinate & Manage Program

No discussion held. Topic will be listed on the December 10th Executive Session agenda for discussion.

Tobacco Purchase; Age Limit

It was the consensus of the Mayor and Council to not act on this matter.

DPW Truck Attachments – State Contract Purchase

A resolution authorizing the purchase of four (4) snow plows for the use of the Borough's Department of Public Works (DPW) through State vendor contract \$19,180.00 will be placed on the December 17th Regular Session agenda.

Execution Developer's Agreement – Border Urban Renewal Company, LLC - Redevelopment Area 8

Mayor Sokolich recused and exited the conference room. Council President Sohmer presided over this portion of the meeting.

A resolution designating Border Urban Renewal Company, LLC as redeveloper and approving and authorizing the execution of a redevelopment agreement with Border Urban Renewal Company, LLC for property located in

redevelopment area 8 and known as block 3557 in lots 4, 5, 6, 7 and 8 will be placed on the November 12th Regular Session agenda.

Request for Proposals (RFQ's) – 2016 Professionals

Mr. Restaino addressed the Mayor and Council and stated that request for proposals (RFQ's) received for the provision of the following professionals were publicly opened at 9:00 A.M. on Friday, October 30th.

1. Borough Attorney
2. Labor Attorney
3. Borough Auditor
4. Bond Counsel
5. Borough Engineer
6. Building Department/Fire Prevention Bureau Accountant
7. Municipal Court/Police Department Accountant
8. Tax Counsel
9. Borough Risk Manager
10. Health Benefits Consultant
11. Traffic Engineer
12. Purchasing Consultant
13. Special/Conflict Counsel
14. Borough Planner
15. Rent Leveling Board Attorney

The Mayor and Council were provided with the list of submissions for their review and consideration.

Authorize Liquor License # 0219-33-048-017- Person to Person & Place to Place Transfer – From “Musso Café” to “Jung H. Lee – Plan J. Inc.”, “1638 Schlosser Street”

A resolution authorizing the person to person and place to place transfer of liquor license no. 0219-33-048-017 from Musso Café to Jung H. Lee – Plan J. Inc. will be placed on the November 12th proposed consent agenda.

Authorize Place to Place Liquor License Transfer – License No. 0219-33-008-011 “James Kim T/A 7080, “210 Main Street”

It was the consensus of the Governing Body to authorize the place to place transfer of liquor license no. 0219-33-008-011. Authorization is contingent upon release of receivership.

RESOLUTIONS:

Councilman Cervieri introduced, and Councilman Suh seconded, the following Resolution:

Resolution R-1 – “A Resolution of the Mayor and Council of the Borough of Fort Lee Authorizing the Award of a Contract for Professional Services Remington Vernick & Arango Engineers – Feasibility Study Converting Existing Wading Pools into Spray Parks”

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to retain the services of a licensed engineer to perform a feasibility study on the viability of converting existing wading pools in the Borough to spray parks; 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 Remington, Vernick and Arango Engineers (“RVA”) to perform such professional engineer services in accordance with its proposal, dated October 20, 2015, attached hereto; and

WHEREAS, RVA possesses the requisite expertise and skilled personnel required to provide professional engineering services related to the performance of a feasibility study on the viability of converting existing wading pools in the Borough into spray parks; and

WHEREAS, the Mayor and Council of the Borough are desirous of awarding a contract for professional engineering services to RVA 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, the professional engineering services for this phase of the project will be performed by RVA at a cost not-to-exceed \$27,000, 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, N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Chief Financial Officer of the Borough has determined that funds are available for this purpose; and

WHEREAS, the award of a contract for the provision of professional engineering services to perform a feasibility study on the viability of converting existing wading pools in the Borough into spray parks is in the best interests of the Borough and the implementation of this contract is necessary for the efficient operation of the Borough;

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 RVA shall be and is hereby appointed to provide professional engineering services related to the performance of a feasibility study on the viability of converting existing wading pools in the Borough into spray parks in accordance with its proposal, dated October 10, 2015, attached hereto and made a part hereof, for a cost not-to-exceed \$27,000, and the terms and provisions of the agreement by and between RVA and the Borough.

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2. That upon 80% completion of the engineering work pursuant to this resolution, RVA 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, RVA shall submit a detailed cost overrun schedule for review and consideration by the Borough.

3. That RVA is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of P.L. 1975 c. 127.

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.

The Resolution was approved on the following roll call:

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

PUBLIC HEARINGS SCHEDULED FOR November 12, 2015

1.Ord. #2015-21 -- "An Ordinance of the Municipal Council of the Borough of Fort Lee Amending the Redevelopment Plan for

Redevelopment Area 3 Pursuant to N.J.S.A. 40A:12A-1 et seq.”

2. Ord. #2015-22 -- “An Ordinance of the Mayor and Council of the Borough of Fort Lee Amending Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots, and Permit Parking, Section 15 Parking Meter Zones; Violations and Penalties of the Code of the Borough of Fort Lee”

3. Ord. #2015-23 -- “Bond Ordinance Providing for Various Capital Improvements in and by the Borough of Fort Lee, in the County of Bergen, New Jersey, Appropriating \$1,247,000 Therefor and Authorizing the Issuance of \$1,234,650 Bonds or Notes of the Borough to Finance Part of the Cost Thereof.”

PUBLIC PARTICIPATION

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

There were no public comments.

At this point in the meeting at 8:15 P.M. Councilman Cervieri made a motion to go into closed session to discuss a contractual matter concerning Harrison Rand, seconded by Councilman Pohan.

At 8:22 P.M. The Mayor and Council exited closed session and re-entered into open session.

There being no further discussions the meeting was adjourned on motion by Councilman Suh, seconded by Councilman Sohmer at 8:24 P.M.

Evelyn Rosario, RMC
Municipal Clerk

MAYOR AND COUNCIL
EXECUTIVE SESSION MEETING MINUTES
THURSDAY, DECEMBER 10, 2015 @ 6:00 P.M.

The Executive 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 Pohan, Sohmer, Suh, Sargenti, Kasofsky, Cervieri

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

MAYOR'S STATEMENT

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

1. On January 1, 2015, this body by resolution adopted a schedule of Regular meetings. The time, date and location of this meeting was accurately set forth therein.
2. On January 2, 2015, a copy of said schedule was posted at 309 Main Street, Fort Lee, NJ. On the same date, a copy of said schedule was e-mailed to THE RECORD, mailed to the JERSEY JOURNAL and TIME WARNER CABLE and filed with the Borough Clerk.
3. On November 23, 2015 a change in scheduled meeting time was e-mailed to the Record, mailed to the Jersey Journal and posted on the Borough Hall bulletin board at 309 Main Street, Fort Lee, NJ. On the same date, the notice was posted to the Borough website.

RESOLUTION FOR CLOSED SESSION

On motion by Councilman Cervieri, seconded by Councilwoman 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:

II. RESOLUTION FOR CLOSED SESSION TO DISCUSS:

- 1. Contracts:**
 - a. Health Benefits Consultant
 - b. RFQ's for Professional Services for 2016
 - c. Boswell McClave Engineering – Force Main Project

- 2. Personnel:**
 - a. Recreation Department
 - b. Community Center
 - c. Borough Clerk's Office
 - d. DPW
 - e. Police Department
 - f. Buildings and Grounds
 - g. Ambulance Corp.
 - h. Office of Emergency Management
 - i. Administration (GPS)

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 open portion of the executive session began upon completion of the closed portion and began at 7:27 p.m.

GENERAL DISCUSSION:

Purchase Vehicles – Police Department – Cranford Police Cooperative Pricing System

A resolution authorizing the purchase of five Police Department vehicles through the Cranford Police Cooperative Pricing System at a cost of \$38,265.00 per vehicle for a total cost of \$191,325.00 will be placed on the December 17th proposed consent agenda.

Handicap Parking Space in Front of 1620 Valley Street

An ordinance authorizing a handicap parking space in front of 1620 Valley Street entitled “An Ordinance Amending and Supplementing Chapter 388, Sections 14 and 69 of the Code of the Borough of Fort Lee, “Handicapped Parking Spaces” will be placed on the January 21, 2016 Regular Session agenda for introduction.

Interfund Adjustments – Various Accounts

Mr. Restaino reviewed the following interfunds accounts:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
ESCROW TRUST	CURRENT	\$608
CURRENT	POLICE ACTIVITY TRUST	\$231
CURRENT	REDEMPTION TRUST	\$39
CURRENT	FIRE PREVENTION – DEDICATED PENALTIES	\$4673
CURRENT	OTHER TRUST FUND	\$46
CURRENT	COAH DEVELOPMENT FEES	\$38358
CURRENT	POAA TRUST	\$72
CURRENT	FORT LEE FILM COMMISSION	\$20
CURRENT	POLICE DONATION TRUST	\$39
CURRENT	POLICE SCHOOL RESOURCE TRUST	\$92
PARKS AND REC TRUST	CURRENT	\$4
CURRENT	SENIOR CITIZEN ADVISORY COUNCIL TRUST	\$84
CURRENT	ANIMAL LICENSE TRUST FUND	\$39
GENERAL CAPITAL FUND	CURRENT	\$627

A resolution authorizing the Chief Financial Officer to settle the above listed interfund accounts will be placed on the December 17th Regular Session agenda.

2015 Budget Transfers

A resolution authorizing 2015 budget appropriation transfers from and to various accounts totaling \$1,033,275.00 will be placed on the December 17th Regular Session agenda.

Verizon Wireless Requesting Consent to Jointly Use Existing Facilities in the Public Right of Way for Various Network Nodes

Councilman Suh exited the conference room at 7:32 P.M. and was absent during this portion of the meeting.

Mr. Restaino, gave a brief review as outlined in Verizon’s letter dated November 17th. Verizon Wireless is requesting consent from the Borough of Fort Lee to jointly use facilities in the public right of way for small network nodes.

Brief discussions concerning the placement of the poles, strength of frequency of the network technology involved.

The Governing Body asked Mr. Restaino to forward the request to the Borough’s radio frequency specialist and provide an update at a future Mayor and Council Executive Session for further discussion.

No further discussion.

Councilman Suh re-entered at 7:41 P.M.

Feral Cats – Municipal Approach to a Trap Neuter, Vaccinate & Manage Program

A brief discussion concerning a Trap Neuter Release (TNR) program within the Borough of Fort Lee was held.

Mayor Sokolich suggested a trial period at a park within the Borough.

Councilman Pohan feels the Borough doesn't have adequate park space to allow a cat park.

Mr. Restaino, Borough Administrator commented that TNR is not allowed at the New Work Avenue Park.

No action will be taken by the Governing Body concerning a Trap Neuter Release (TNR) program within the Borough of Fort Lee.

Minor Amendment to the Penrose Redevelopment Agreement to Identify the New Banker and to Delete the Roadway Project from the Redevelopment Project.

Mr. Cohen, Esq. briefly addressed the Governing Body and stated that an amendment to the development agreement between the Borough of Fort Lee and 69 Main Street Fort Lee Urban Renewal Associates, LLC will be required for the purposes of changing the names and interest of 69 Main Street Fort Lee Urban Renewal Associate, LLC source of financing and for the deletion of the road widening project from the agreement due to requirements associated with the funding for the widening of Main Street.

A resolution authorizing the execution of a third amendment of the amended development agreement between the Borough of Fort Lee and 69 Main Street Fort Lee Urban Renewal Associates, LLC will be placed on the proposed December 17th consent agenda.

Green Policies Implementation

Mr. Restaino briefly addressed the Governing Body concerning the establishment of behavioral policies associated with the Borough's green initiatives. The behavioral policies consists of turning off computers when not in use, printing as little as possible and minimize the use of hard copy documents, turning off all lights when staff leave building at the end of the day and adjusting thermostats to regulate temperatures.

Mr. Restaino addressed the Governing Body concerning a "No Idling" policy as related to current state law which prohibits the idling of vehicles for more than three minutes.

Resolutions concerning the above green policies implementation will be placed on the December 17th proposed consent agenda.

Proclamation Rare Bone Disease

A resolution related to rare bone disease further known as “Fibrodysplasia Ossificans Progressive Awareness” will be placed on the December 17th Regular Session agenda.

Community Development Block Grant (CDBG) Unprogrammed Fund Approval

Mr. Restaino, briefed the board pursuant to the 2 letters.

Interlocal with Parking Authority for Procurement

Mr. Restaino indicated that he received an inquiry from the Parking Authority (PA) relating to the possibility of entering into an Interlocal Services Agreement that relates to procurement. The thought was that it would be advantageous for the PA, when applicable, to utilize the Borough's purchasing powers and possibly its Qualified Purchasing Agent. No action is needed at this time, as it is more of an informational matter.

Fire Watch Partial Fee Waiver at Mediterranean West – 555 North Avenue

Councilwoman Kasofsky exited the conference room at 7:54 P.M. and was absent during this portion of the meeting.

It was the consensus of the Governing Body with the exception of Councilman Cervieri to authorize waiving vehicle and administrative fees as requested by Andrea Hersh, President of the Board, Mediterranean Towers West.

A resolution authorizing the waiving of certain fire watch program fees will be placed on the December 17th proposed consent agenda.

End of discussion.

Councilwoman Kasofsky re- entered the conference room at 8:00 P.M.

2016 Mayor and Council Meeting Schedule

It was the consensus of the Mayor and Council to move forward and place the 2016 Mayor and Council meeting schedule on the January 7, 2016 Reorganization agenda.

RESOLUTIONS:

Councilman Cervieri introduced, and Councilman Pohan seconded, the following Resolution:

R-1 “Resolution Authorizing the Renewal of Liquor License No. 0219-33-048-017 “Musó Café, Inc. (Inactive)” For License Term July 1, 2014 through June 30, 2015.”

“RENEWAL PLENARY RETAIL CONSUMPTION LICENSE NO. 0219-33-048-017 “MUSO CAFÉ, INC. (Inactive) 2014-2015 LICENSING PERIOD”

BE IT RESOLVED by the Mayor and Council of the Borough of Fort Lee that Plenary Retail Consumption License No. 0219-33-048-017, MUSO CAFÉ, INC. be renewed for the **“2014-2015” licensing period – “NUNC PRO TUNC, July 1, 2014.”**

BE IT FURTHER RESOLVED that the Municipal Clerk be and hereby is authorized and directed to sign said license and affix the corporate seal of the Borough of Fort Lee thereto.

The Resolution was **approved** on the following roll call:

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

Councilman Cervieri introduced, and Councilman Pohan seconded, the following Resolution:

R-2 “ Resolution Authorizing the Renewal of Liquor License No. 0219-32-027-007 “Franco B. Inc. T/A Franco’s Pizzeria & Restaurant and Liquor License No. 0219-33-048-017 “Musó Café, Inc. (Inactive)” For License Term July 1, 2015 through June 30, 2016.”

BE IT RESOLVED, by the Mayor and Council of the Borough of the Fort Lee, in the County of Bergen, State of New Jersey that renewal of the following Retail Consumption Licenses pursuant to Resolution No. CA-20 duly passed by the Borough of Fort Lee Mayor and Council at their August 20, 2015 Regular Session be granted to the following licenses effective **July 1, 2015 through June 30, 2016.**

BE IT RESOLVED, the state of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificates for each establishment listed below for this renewal period.

License No. 0219-32-027-007
Franco B. Inc. T/A Franco's Pizzeria & Restaurant
1475 Bergen Boulevard

License No. 0219-33-048-017
Musso Café, Inc.
(Inactive)

BE IT FURTHER RESOLVED that the Municipal Clerk be and hereby is authorized and directed to sign said licenses and affix the corporate seal of the Borough of Fort Lee thereto.

The Resolution was **approved** on the following roll call:

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

Add-On - Re-Naming of the Richard Nest Adult Activity Center to The Richard and Kay Nest Adult Activity Center

Mayor Sokolich asked for a motion to rename the Richard Nest Adult Activity Center the "Richard and Kay Nest Adult Activity Center"

Motion by Councilman Cervieri, seconded by Councilwoman Kasofsky. All "Ayes" on a roll call vote.

Councilman Cervieri - "Earlier tonight I mentioned to our colleagues that I was very happy and proud to hear the speech the Mayor gave at the funeral yesterday. It covered the humor, her lifelong work and quality of life to the residents of the Borough of Fort Lee."

PUBLIC HEARINGS SCHEDULED FOR December 17, 2015

1. Ord. #2015-24 -- "Bond Ordinance Providing for Various Capital Improvements in and by the Borough of Fort Lee, in the County of Bergen, New Jersey, Appropriating \$600,000 Therefor and Authorizing the Issuance of \$570,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof. "

PUBLIC PARTICIPATION:

On motion by Councilman Cervieri, 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>
Nina Levinson 1560 West Street	Fire Watch partial fee waiver Mediterranean West	Mayor Sokolich & Councilman Cervieri

Feral Cats

Mayor Sokolich

Carol Kathie
1 Liberty Street

Feral Cats

Mayor Sokolich

Municipal Court notice – Inspection of
her residence

Nieves Pimienta

Feral Cats and a program named
“FOCUS”

Charles Sobel
2175 Hudson Terrace

Rent Control

There being no further public participation Councilman Cervieri made a motion to re-enter into closed session, seconded by Councilman Sohmer.

The Mayor and Council re-entered into closed session at 8:35 P.M.

At 9:15 P.M. the Mayor and Council exited closed session and re-entered into open session.

There being no further discussions the executive session meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sargenti, at 9:16 P.M.

Evelyn Rosario, RMC
Municipal Clerk