

Introduced	J. CLAVIERI	Date of Introduction	January 3, 2013
Seconded	M. SARGENTI	Public Hearing	January 17, 2013
		Date of Adoption	January 17, 2013

BOROUGH OF FORT LEE

ORDINANCE #2013-1

AN ORDINANCE AMENDING CHAPTER 90-2, POLICE DEPARTMENT, FORMATION AND RANK, OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 90, Police Department, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That Borough Ordinance § 90-2, **Formation and Rank**, shall be amended and supplemented and hence forth provide as follows:

A. The Police Department Table of Organization may consist of not more than the following positions at the sole discretion of the Mayor and Council:

1 Police Chief

1 Deputy Chief

3 Captains

7 Lieutenants

8 Sergeants

74 Police officers

B. In the event that position of Chief of Police is vacated as a result of death, illness, incapacity or any other reason, the Deputy Chief shall temporarily assume the position of Acting Chief of Police. In the event the Deputy Chief is unavailable to assume command, the senior ranking officer present shall assume temporary command until a Captain shall

be designated by the Mayor and Council, to assume temporary command.

- C. The Chief of Police shall be the executive and supervisory officer of the Police Department and is responsible to the Police Committee for its proper functioning.
- D. Officers of the Department shall rank in the order set forth above, and rank seniority shall be determined by date of advancement to that rank plus longevity as determined by the Administrative Code for Civil Service employees.
- E. The senior ranking officer on duty on any shift shall be in charge of the Department during the shift unless relieved by an officer of higher rank, who shall thereupon sign an entry in the blotter to that effect.

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

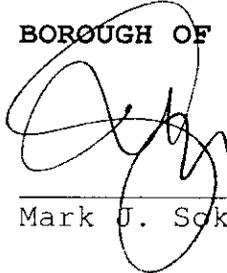
Section 3. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Introduced	<u>J CERVELLI</u>	Date of Introduction	<u>January 17, 2013</u>
Seconded	<u>A PENN</u>	Public Hearing	<u>February 14, 2013</u>
		Date of Adoption	<u>February 14, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-2

AN ORDINANCE AMENDING CHAPTER 388, SECTION 57, SCHEDULE XIII, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE ENTITLED "BUS STOPS" IN THE BOROUGH OF FORT LEE

BE IT ORDAINED by the Mayor and Council of the Borough of Fort Lee, County of Bergen, State of New Jersey that the following is an amendment to the existing ordinance to reflect a corrected description and to memorialize a bus stop that currently exists.

COUNTY ROADWAY - Along Main Street, westbound on the northerly side thereof at:

b. Center Avenue (mid-block)

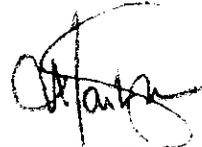
Beginning 70 feet from the westerly curblineline of Center Avenue and extending 135 feet westerly therefrom.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon approval as provided by law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>J. CARVILLE</u>	Date of Introduction	<u>January 17, 2013</u>
Seconded	<u>M. SARGOLICH</u>	Public Hearing	<u>February 14, 2013</u>
		Date of Adoption	<u>February 14, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-3

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 388, SECTIONS 14 AND 69 OF THE CODE OF THE BOROUGH OF FORT LEE, ENTITLED "HANDICAPPED PARKING SPACES"

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 388, Section 69, Schedule XXIII, is hereby amended and supplemented so as to add the following as a handicapped parking spaces:

"388-69": Along the west curb of North Central Road beginning at its Northern terminus with the PIP Park to a point 334 feet south and proceeding to a point 359 feet south for the first space then proceeding to a point 384 feet south for the second space

Section II: The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

Section III: In the event on any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be deemed to govern. All other parts, portions, and provisions of Chapter 388 are hereby ratified and confirmed, except where inconsistent herewith.

Section IV: This Ordinance shall take effect immediately upon final passage and publications according to law.

ATTEST:

Neil Grant

Mark J. Sokolich, Mayor

Neil Grant, Borough Clerk

Introduced	<u>J. CERVELLO</u>	Date of Introduction	<u>March 14, 2013</u>
Seconded	<u>A. PENAN</u>	Public Hearing	<u>April 11, 2013</u>
		Date of Adoption	<u>April 11, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-4

AN ORDINANCE AMENDING CHAPTER 388, SECTION 57, SCHEDULE XIII, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE ENTITLED "BUS STOPS" IN THE BOROUGH OF FORT LEE

BE IT ORDAINED by the Mayor and Council of the Borough of Fort Lee, County of Bergen, State of New Jersey, that the following is an amendment to the existing ordinance to reflect an added stop as well as to delete the existing location.

Added Stop

1. STATE ROADWAY - Along Route 5 (Palisade Avenue), northbound on the easterly side thereof at:

a. Bridle Way (near side)

Beginning at the southerly curb line of Bridle Way and extending 105 feet southerly therefrom.

Deleted Stop

2. Along Route 5 (Palisade Avenue), northbound on the easterly side thereof at:

a. Bridle Way (far side)

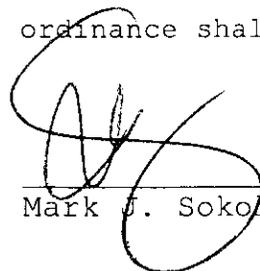
Beginning at the southerly curb line of Bridle Way and extending 100 feet northerly therefrom.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon approval as provided by law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk


 Mark J. Sokolich, Mayor

Introduced	J. CAVALLA	Date of Introduction	March 14, 2013
Seconded	N. SOWMAN	Public Hearing	April 11, 2013
		Date of Adoption	April 11, 2013

BOROUGH OF FORT LEE

ORDINANCE # 2013-5

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 388, SECTIONS 14 AND 69 OF THE CODE OF THE BOROUGH OF FORT LEE, ENTITLED "HANDICAPPED PARKING SPACES"

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 388, Section 69, Schedule XXIII, is hereby amended and supplemented so as to add the following as a handicapped parking space:

dddd: "388-69": From the apex of William Street and Jane Street extending south along the east curb line of William Street twenty five (25) feet and extending another forty-two (42) feet

Section II: The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

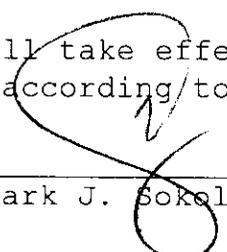
Section III: In the event on any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be deemed to govern. All other parts, portions, and provisions of Chapter 388 are hereby ratified and confirmed, except where inconsistent herewith.

Section IV: This Ordinance shall take effect immediately upon final passage and publications according to law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk


 Mark J. Sokolich, Mayor

Introduced	<u>J. CARVERI</u>	Date of Introduction	<u>March 14, 2013</u>
Seconded	<u>N. SUMNER</u>	Public Hearing	<u>April 11, 2013</u>
		Date of Adoption	<u>April 11, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-6

BOND ORDINANCE PROVIDING FOR THE REHABILITATION OF TENNIS AND BASKETBALL COURTS IN AND BY THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$357,684 THEREFOR AND AUTHORIZING THE ISSUANCE \$169,900 OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

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

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of Fort Lee, in the County of Bergen, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the sum of \$357,684, including a grant expected to be received from the Bergen County Open Space Recreation Farmland and Historic Preservation Trust Fund in the amount of \$178,842 (the "Bergen County Open Space/Recreational Grant") and including the sum of \$8,942 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose and in anticipation of and not otherwise covered by the Bergen County Open Space/Recreational Grant referred to in Section 1 hereof, negotiable bonds are hereby authorized to be issued in the principal amount \$169,900 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is for the rehabilitation of the William T. Birch Park Tennis Courts and Basketball Court located at 500 Stillwell Avenue, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of

the bonds and notes provided in this bond ordinance by \$169,900, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$70,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

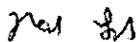
Section 8. Any grant moneys received for the purpose described in Section 3 hereof shall be applied to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such additional funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

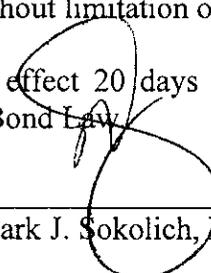
Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:



Neil Grant, Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>J. Cervier</u>	Date of Introduction	<u>March 14, 2013</u>
Seconded	<u>A. Pichon</u>	Public Hearing	<u>April 11, 2013</u>
		Date of Adoption	<u>April 11, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-7

**CALENDAR YEAR 2013
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Fort Lee in the County of Bergen finds it advisable and necessary to increase its CY 2013 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$783,600.05 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

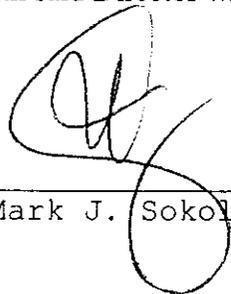
NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Fort Lee, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2013 budget year, the final appropriations of the Borough of Fort Lee shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.50%, amounting to \$1,828,400.11, and that the CY 2013 municipal budget for the Borough of Fort Lee be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ATTEST:



Mark J. Sokolich, Mayor

Neil Grant

Neil Grant
Borough Clerk

Introduced	<u>M. SARGENTI</u>	Date of Introduction	<u>April 11, 2013</u>
Seconded	<u>H. SCHMER</u>	Public Hearing	<u>May 9, 2013</u>
		Tabled: Date of Adoption	<u>May 9, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-8

AN ORDINANCE INCREASING THE AUTHORIZED MEMBERSHIP OF THE PARKING AUTHORITY OF THE BOROUGH OF FORT LEE FROM FIVE TO SEVEN COMMISSIONERS.

WHEREAS, by ordinance adopted March 1, 1979, as amended, the Mayor and Council of the Borough of Fort Lee created a body corporate and politic pursuant to and in conformity with N.J.S.A. 40:11A-4, known as the "Parking Authority of the Borough of Fort Lee" (hereinafter, the "Authority"); and

WHEREAS, the Authority consists of five commissioners appointed pursuant to N.J.S.A. 40:11A-5, serving staggered terms of five years, with one term expiring each year; and

WHEREAS, N.J.S.A. 40:11A-5 authorizes a municipality with a population of 35,000 or more to increase the membership of the Authority through the appointment of up to two additional commissioners; and

WHEREAS, N.J.S.A. 40:11A-5 provides that the two additional commissioners shall be appointed for terms of one and two years, respectively, after which commissioners occupying those seats shall serve terms of five years; and

WHEREAS, the Mayor and Council of the Borough of Fort Lee have determined that it is in the interest of the residents and taxpayers of the Borough to increase the membership of the Authority from five to seven commissioners,

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

Section 1. Increase in Membership.

Section 79-2, "Appointments," of the Code of the Borough of Fort Lee is hereby amended to read as follows:

The Parking Authority of the Borough of Fort Lee shall consist of seven persons as Commissioners of the Authority, which persons shall be appointed by the governing body of the Borough. The Commissioners shall be appointed for terms of five years, except that the two Commissioners who are appointed to increase the authorized membership of the Parking Authority of the Borough of Fort Lee from five to seven commissioners shall be designated to serve for terms of one and two years, respectively, from the date of their appointment, but thereafter commissioners appointed to those seats shall be appointed as aforesaid for terms of five years. Any vacancy in the membership of the Parking Authority of the Borough of Fort Lee shall be filled for the unexpired term.

Section 2. Severability and Repealer.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated. All ordinances or parts of ordinances, which are inconsistent with any provisions of this ordinance, are hereby repealed as to the extent of such inconsistencies.

Section 3. Effective Date.

This ordinance shall take effect following adoption and publication in accordance with the laws of the State of New Jersey.

Attest:

Mark J. Sokolich, Mayor

Neil Grant
Borough Clerk

Introduced	<u>J. CLAVIN</u>	Date of Introduction	<u>May 9, 2013</u>
Seconded	<u>M. SARGENT</u>	Public Hearing	<u>June 13, 2013</u>
		Date of Adoption	<u>June 13, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-9

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF FORT LEE ADOPTING THE REDEVELOPMENT PLAN (CHAPTER 319 REDEVELOPMENT) FOR REDEVELOPMENT AREA 7 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

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

SECTION I Pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), the Fort Lee Borough Council ("Borough Council"), by a Resolution adopted on January 17, 2013, determined Block 4355, Lots 17, 18, 19 and a portion of Lot 13 as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 6 (the "Redevelopment Area 7").

SECTION II In furtherance of redeveloping Redevelopment Area 7, the Borough Council directed the firm of Phillips Preiss Grygiel LLC to prepare a Redevelopment Plan for the Redevelopment Area 7, attached hereto and made part of this Ordinance (the "Redevelopment Plan") and which shall be referred to the Fort Lee Planning Board (the "Planning Board") for its consideration pursuant to N.J.S.A. 40A:12A-7.e.

SECTION III Prior to the adoption of the Redevelopment Plan, the Planning Board shall, within 45 days after referral by the Borough Council, transmit to the Borough Council, a report containing its recommendation concerning the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.e.

SECTION IV Upon receipt of the Planning Board's recommendation or if the Planning Board fails to transmit a recommendation within 45 days after referral, the Borough Council shall act upon this Ordinance adopting the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.e.

SECTION V Upon adoption of this Ordinance, the Redevelopment Plan shall include the date of adoption of this Ordinance.

SECTION VI This Ordinance shall take effect twenty (20) days after publication in accordance with applicable law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

[Handwritten Signature]

Mark J. Sokolich, Mayor

Introduced	<u>J. CANNON</u>	Date of Introduction	<u>May 9, 2013</u>
Seconded	<u>M. SANCHEZ</u>	Public Hearing	<u>June 13, 2013</u>
		Date of Adoption	<u>June 13, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-10

AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, ARTICLE V SCHEDULES, SECTION 67 SCHEDULE XXI PARKING PROHIBITED CERTAIN TIMES DURING WINTER MONTHS, AND SECTION 68 SCHEDULE XXII PARKING PROHIBITED WHEN ROAD IS SNOW COVERED, OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 388 Vehicles and Traffic, Article V Schedules, Section 67 Schedule XXI, and Section 68 Schedule XXII of the Code of the Borough of Fort Lee, are hereby amended as follows:

Section 1. That the current text of Borough Ordinance 388-67 Schedule XXI Parking Prohibited Certain Times During Winter Months, sections of the following streets are hereby removed:

Anderson Avenue - Entire Length

Section 2. That the current text of Borough Ordinance 388-68 Schedule XXII Parking Prohibited When Road is Snow Covered is amended to add sections of the following streets:

Anderson Avenue - East Side and West Side - Northbound Entire Length and Southbound Entire Length

Section 3. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

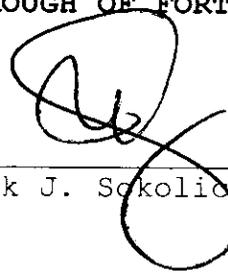
Section 4. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

BOROUGH OF FORT LEE

Neil Grant

Neil Grant, Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>N. Serrano</u>	Date of Introduction	<u>May 9, 2013</u>
Seconded	<u>M. SARGENTI</u>	Public Hearing	<u>June 13, 2013</u>
		Date of Adoption	<u>June 13, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-11

**AN ORDINANCE ESTABLISHING SALARIES AND WAGES
FOR BLUE COLLAR EMPLOYEES FOR 2013-2016**

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

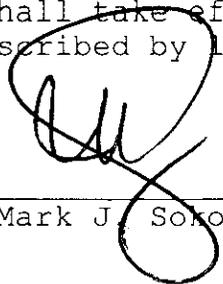
SECTION I: All employees covered by the **Blue Collar Bargaining Unit** shall receive salaries during the 2013, 2014, 2015 and 2016 as established by the Blue Collar Memorandum of Agreement for the years 2013 through 2016. (Schedule A, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9 and A-10), which are attached hereto and made a part hereof.

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

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

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

ATTEST:



Mark J. Sokolich, Mayor



Neil Grant
Borough Clerk

Introduced	<u>J. CLAVIER</u>	Date of Introduction	<u>May 9, 2013</u>
Seconded	<u>M. SARGENT</u>	Public Hearing	<u>June 13, 2013</u>
		Date of Adoption	<u>June 13, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-12

AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR DEPARTMENT HEADS, BOROUGH ADMINISTRATOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER, TAX COLLECTOR, TREASURER, TAX ASSESSOR AND CERTAIN NON-UNION EMPLOYEES FOR 2013-2016

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

SECTION I: All employees covered by the **Department Head Bargaining Unit** (Schedule A), shall receive salaries for 2013, 2014, 2015 and 2016 as established by the Department Head Memorandum of Agreement for the years 2013, 2014, 2015 and 2016, which is attached hereto and made a part hereof.

SECTION II: All **Non-Union Personnel** listed in (Schedules B and C) shall receive salaries for 2013, 2014, 2015 and 2016 as outlined in (Schedules B & C), which is attached hereto and made a part hereof.

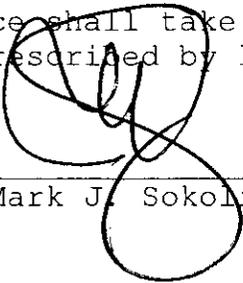
SECTION III: All salary increases for 2013-2016 reflect a two percent (2%) salary increase for 2013, 2014 and 2015. A salary increase of (2%) for January 2016 will also be given with an additional (1%) increase beginning July 1, 2016. In addition all employees listed in (Schedules A and B) receive additional compensation as negotiated per the Department Head Memorandum of Agreement.

SECTION IV: The Mayor and Council salaries for 2013-2016 remain unchanged.

SECTION V: This ordinance shall supersede any other previous salary ordinance for members of the **Department Head Bargaining Unit** and **Non-Union Personnel** as listed in (Schedules A, B and C).

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

Attest:



Mark J. Sokolich, Mayor

Neil Grant

Neil Grant, Borough Clerk

Introduced	<u>J. CLAYTON</u>	Date of Introduction	<u>May 9, 2013</u>
Seconded	<u>M. SARGENT</u>	Public Hearing	<u>June 13, 2013</u>
		Date of Adoption	<u>June 13, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE #2013-13

AN ORDINANCE AMENDING CHAPTER 388 VEHICLES AND TRAFFIC, ARTICLE V SCHEDULES, SECTION 56 SCHEDULE XII TAXI STANDS, OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 388, Vehicles and Traffic, Article V Schedules, Section 56 Schedule XII Taxi Stands, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That the current text of Borough Ordinance 388-56, Schedule XII Taxi Stands, is hereby amended to provide for the following penalties for parking an unauthorized vehicle in a designated Taxi Cab Stand:

Schedule XII Taxi Stands; Violations and Penalties
 B. Penalties for Violations

(2) Any person, company or corporation parking an unauthorized vehicle in a designated Taxi Cab Stand and thereby violating the provisions of this Section 56 Schedule XII shall, upon conviction thereof, be subject to a fine of **\$40.00**. Any such fine assessed for violation of this Section 56 Schedule XII may be recovered in an action of debt.

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

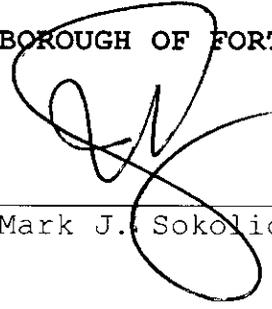
Section 3. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

BOROUGH OF FORT LEE

Neil Grant

Neil Grant
Borough Clerk



Mark J. Sokolich, Mayor

Introduced	J. CLAVIEN	Date of Introduction	May 9, 2013
Seconded	M. SARRIN	Public Hearing	June 13, 2013
		Date of Adoption	June 13, 2013

BOROUGH OF FORT LEE

ORDINANCE # 2013-14

AN ORDINANCE ESTABLISHING CHAPTER 311 PROPERTY, ABANDONED, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

WHEREAS, pursuant to the Abandoned Property Rehabilitation Act (N.J.S.A. 55:19-78 et seq.), the Mayor and Council of the Borough of Fort Lee has the power to establish an Abandoned Property List and to establish and adopt specific municipal powers that are authorized to municipalities under the New Jersey Abandoned Property and Rehabilitation Act, N.J.S.A. 55:19-78 et seq., (the "Act").

WHEREAS, the Mayor and Council of the Borough of Fort Lee ("Borough"), strongly agree with the Act that abandoned properties create a wide range of problems for municipalities, including but not limited to, the fostering of criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas; and

WHEREAS, the Mayor and Council of the Borough strongly agree with the Act that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the Mayor and Council of the Borough strongly agree with the Act that, based upon the above, abandoned properties are presumptively considered nuisances in view of their negative effects on nearby properties and the residents or users of those nearby properties; and

WHEREAS, the Mayor and Council of the Borough strongly agree with the Act that the continued presence of abandoned properties in the Borough of Fort Lee acts as a significant barrier to the Borough's continued development and revitalization; and

WHEREAS, the Mayor and Council of the Borough strongly agree with the Act that it is the responsibility of the property owner to maintain his/her property in sound condition and prevent it from becoming a nuisance, that this responsibility extends to properties which are not in use, and failure of a property owner to comply with legitimate orders to pay his/her property taxes, demolish, stabilize or otherwise repair his or her property after due notice and the passage of the requisite time period, creates a presumption that the owner has abandoned the property,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Fort Lee that the Code of the Borough of Fort Lee is hereby amended to establish and adopt the municipal powers authorized by the Act, N.J.S.A. 55:19-78 et seq., and related statutory provisions, as follows:

§311-1. DEFINITIONS.

As used in this chapter, the following terms shall have the meanings indicated:

ABANDONED PROPERTY

Any property that is determined to be abandoned pursuant to N.J.S.A. 55:19-78 et al.

ABANDONED PROPERTY LIST

An inventory list of Abandoned Property, created pursuant to N.J.S.A. 55:19-55.

DEPARTMENT

The New Jersey Department of Community Affairs.

INTERESTED PARTY

Any resident of the Borough of Fort Lee, any owner or operator of a business within the Borough of Fort Lee, or any organization representing the interests of residents, business owners or otherwise engaged in furthering the revitalization and improvement of the neighborhood in which the property is located.

LIEN HOLDER or MORTGAGE HOLDER

Any person or entity holding a note, mortgage or other interest secured by the building or any part thereof.

OWNER

The holder or holders of title to an Abandoned Property.

PROPERTY

Any building or structure and the land appurtenant thereto.

PROPERTY IN NEED OF REHABILITATION

Improved, legally vacant property in a state of disrepair as set forth in N.J.S.A. 40A:12A-3 or 14, except that it need not be in an area in need of rehabilitation.

PUBLIC OFFICER

A person designated or appointed by the municipal governing body pursuant to N.J.S.A. 40:48-2.5, or any officer of the Borough qualified to carry out the responsibilities set forth in N.J.S.A. 55:19-78 et al., or the Construction Code Official or his/her designee.

QUALIFIED REHABILITATION ENTITY

An entity organized or authorized to do business under the New Jersey statutes which shall have as one of its purposes the construction or rehabilitation of residential or non-residential buildings, the provision of affordable housing, the restoration of abandoned property, the revitalization and improvement of urban neighborhoods, or similar purpose, and which shall be well qualified by virtue of its staff, professional consultants, financial resources, and prior activities set forth in the Act to carry out the rehabilitation of vacant buildings in urban areas.

All undefined terms in this ordinance are given the definition set forth in the Act or otherwise at law.

§311-2. ABANDONED PROPERTY CRITERIA.

A. Except as provided in N.J.S.A. 55:19-83, any improved vacant property that has not been legally occupied for a period of six (6) months and which meets any one of the following additional

criteria may be deemed to be Abandoned Property upon a determination by the Public Officer that:

(1) The property is a Property In Need of Rehabilitation in the reasonable judgment of the Public Officer and no rehabilitation has taken place during that same six (6) month period; or

(2) Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six (6) months as of the date of a determination by the Public Officer pursuant to this section; or

(3) At least one installment of property tax remains unpaid and delinquent on that property as of the date of a determination by the Public Officer pursuant to this section; or

(4) The property has been determined to be a nuisance by

the Public Officer in accordance with N.J.S.A. 55:19-82 for one

or more of the following reasons:

(a) The Property has been found to be unfit for human

habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;

(b) The condition and vacancy of the Property materially increases the risk of fire to the Property and adjacent properties;

(c) The Property is subject to unauthorized entry leading to potential health and safety hazards; the Owner has failed to take reasonable and necessary measures to secure the property; or the Borough has secured the property in order to prevent such hazards after the Owner has failed to do so;

(d) The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds have created potential health and safety hazards and the Owner has failed to take reasonable and necessary measures to remove the hazards; or

(e) The dilapidated appearance or other condition of the Property materially affects the welfare, including the economic welfare, of the residents of the area in close proximity to the Property, and the Owner has failed to take reasonable and necessary measures to remedy the conditions.

(5) The Public Officer must comply with the notice provisions of N.J.S.A. 40:48-2.3 et seq., after making the determination that the Property is a nuisance.

B. A Property which contains both residential and non-residential space may be considered abandoned pursuant to N.J.S.A. 55:19-78 et seq. so long as two-thirds or more of the total net square footage of the building was previously legally occupied as residential space and none of the residential space has been legally occupied for at least six (6) months at the time of the determination of abandonment by the Public Officer and the property meets the criteria of Subparagraph (1) or (4) of Paragraph "A." of this Section.

§311-3. PROPERTY DEEMED NOT ABANDONED, CRITERIA.

A. If an entity other than the Borough has purchased or taken assignment from the Borough of a tax sale certificate on a Property that has not been legally occupied for a period of six (6) months, that Property will not be placed on the Abandoned Property List pursuant to N.J.S.A. 55:19-55 if, as set forth in N.J.S.A. 55:19-83:

(1) The Owner of the tax sale certificate has continued to pay all municipal taxes and liens on the Property in the tax year when due; and

(2) The Owner of the tax sale certificate has initiated foreclosure proceedings within six (6) months of the date the property is eligible for foreclosure, pursuant to either subsection a. or subsection b. of N.J.S.A. 54:5-86,

and diligently pursues foreclosure proceedings in a timely fashion thereafter.

B. If the Property is used on a seasonal basis, it shall be considered abandoned only if it meets two (2) of the four (4) criteria set forth in Section II.A.(1) through (4).

C. A determination that a Property is abandoned property under the provisions N.J.S.A. 55:19-78 et al., shall not constitute a finding that the use of the Property has been abandoned for purposes of municipal zoning or land use regulation.

D. Upon the request of a purchaser or assignee of a tax sale certificate seeking to bar the right of redemption on an Abandoned Property pursuant to N.J.S.A. 54:5-86(b.), the Public Officer or the Tax Collector shall, in a timely fashion, provide the requester with a certification that the property fulfills the definition of abandoned according to the criteria set forth in Sections 4 and 5 of P.L. 2003, c. 210 (N.J.S.A. 55:19-81 and N.J.S.A. 55:19-82).

§311-4. ESTABLISHMENT OF ABANDONED PROPERTY LIST.

A. The Borough hereby directs the Public Officer to identify Abandoned Property and to establish an Abandoned Property List throughout the Borough or within those parts of the Borough as the Governing Body may, from time to time, designate. The Abandoned Property List shall include, for each Abandoned Property identified, the tax block and lot number, the name of the owner of record, if known, and the street address of the lot. The Borough, by resolution, may add properties to the Abandoned Property List at any time.

B. An Interested Party may request that a property be included on the Abandoned Property List following that procedure set forth in N.J.S.A. 55:19-105.

C. Abandoned Property shall not be included on the Abandoned Property List if rehabilitation is being performed in a timely manner, as evidenced by building permits issued and diligent pursuit of rehabilitation work authorized by those permits.

D. A property on which an entity other than the Borough of Fort Lee has purchased or taken assignment from the Borough of a tax sale certificate which has been placed on the Abandoned Property List may be removed in accordance with the provisions of Section 29 of N.J.S.A. 55:19-103.

E. The Public Officer shall establish the Abandoned Property List or any additions thereto by publication in the official newspaper of the Borough, which publication shall constitute public notice, and, within ten (10) days after publication, shall send a notice by certified mail, return receipt requested, and by regular mail to the owner of record of every property included on the list. The published and mailed notices shall identify property determined to be abandoned, setting forth the owner of record, if known, the tax lot and block number and street address. The Public Officer, in consultation with the Tax Collector, shall also send out a notice by regular mail to any mortgagee, servicing organization, or property tax processing organization that receives a duplicate copy of the tax bill pursuant to N.J.S.A. 54:4-64(d). When the owner of record is not known for a particular property and cannot be ascertained by the exercise of reasonable diligence by the Tax Collector, notice shall not be mailed but instead shall be posted on the property in the manner as provided in N.J.S.A. 40:48-2.7. The mailed notice shall indicate the factual basis for the Public Officer's finding that the property is Abandoned Property as that term is defined in N.J.S.A. 55:19-54, and shall specify the information relied upon in making such finding. In all cases a copy of the mailed or posted notice shall also be filed by the Public Officer in the office of the Bergen County Clerk. This filing shall have the same force and effect as a notice of *lis pendens* under N.J.S.A. 2A:15-6. The notice shall be indexed by the name of the Property Owner as defendant and the name of the Borough as plaintiff, as though an action had been commenced by the Borough against the Owner.

F. The Public Officer, within ten days of establishment of the Abandoned Property List, or any additions thereto, shall send, by regular mail, facsimile, or electronic mail, a copy of the Abandoned Property List to the Electric and Gas Utilities serving the Borough.

G. An Owner or Lien Holder may challenge the inclusion of his property on the Abandoned Property List by appealing that determination to the Public Officer within thirty (30) days of the Owner's receipt of the certified notice or forty (40) days from the date upon which the notice was sent. An Owner whose identity was not known to the Public Officer shall have forty (40) days from the date upon which notice was published or posted, whichever is later, to challenge the inclusion of a property on the Abandoned Property List. For good cause shown, the public officer shall accept a late filing of an appeal.

H. Within thirty (30) days of receipt of a request for an appeal of the findings contained in the notice pursuant to Paragraphs E. and F. of this Section, the Public Officer shall schedule a hearing for redetermination of the matter. Any property included on the list shall be presumed to be Abandoned Property unless the Owner, through the submission of an affidavit or certification by the property Owner averring that the property is not abandoned and stating the reasons for such averment, can demonstrate that the property was erroneously included on the list. The affidavit or certification shall be accompanied by supporting documentation, such as but not limited to photographs, and repair invoices, bills and construction contracts. The sole ground for appeal shall be that the property in question is not Abandoned Property as that term is defined in N.J.S.A. 55:19-54. The Public Officer shall decide any timely filed appeal within ten (10) days of the hearing on the appeal and shall promptly, by certified mail, return receipt requested, and by regular mail, notify the Property Owner of the decision and the reasons therefore.

I. The Property Owner may challenge an adverse determination as the result of an appeal with the Public Officer pursuant to Paragraphs G. and H. of this section, by instituting, in accordance with the New Jersey Court Rules, a summary proceeding in the Superior Court, Law Division, Bergen County, which action shall be tried de-novo. Such action shall be instituted within 20 days of the date of the notice of decision mailed by the Public Officer pursuant to Subsection 'H' of this section. The sole ground for appeal shall be that the Property in question is not Abandoned Property as that term is defined in N.J.S.A. 55:19-54. The failure to institute an action of appeal on a timely basis shall constitute a jurisdictional bar to challenging the adverse determination, except that, for good cause shown, the court may extend the deadline for instituting the action. The Public Officer shall promptly remove any property from the Abandoned Property List that has been determined not to be abandoned on appeal.

J. The Abandoned Property List shall become effective, and the Borough shall have the right to pursue any legal remedy with respect to properties on the Abandoned Property List at such time as any one Property has been placed on the list in accordance with the provisions of this section, upon the expiration of the period for appeal with respect to that Property or upon the denial of an appeal brought by the Property Owner.

K. Any Interested Party may submit a written request to the Public Officer asserting that any property within the Borough of Fort Lee should be included on the Abandoned Property List. The written request must specify the street address and block and lot number of the property to be included, and the grounds for its inclusion. Within thirty (30) days of receipt of any such request, the Public Officer shall provide a written response to the party, either indicating that the property will be added to the List or, if not, the reasons for not adding the property.

L. Any Interested Party may participate in a redetermination hearing regarding the inclusion of a property on the Abandoned Property List. Upon written request by any interested party, the Public Officer shall provide that party with at least twenty (20) days notice of any such hearing. The party shall provide the Public Officer with notice at least ten (10) days before the hearing of its intention to participate, and the nature of the testimony or other information that is proposes to submit at the hearing.

§311-5. REMOVAL OF PROPERTY FROM THE ABANDONED PROPERTY LIST.

A. Upon a finding and recommendation by the Public Officer, the Borough, *sua sponte*, may delete properties at any time, when the Public Officer finds and recommends that the property no longer meets the definition of an Abandoned Property.

B. An Owner may request removal of their Property from the Abandoned Property List prior to sale of the tax sale certificate, in accordance with N.J.S.A. 55:19-57, by paying all taxes and Borough liens due, including interest and penalties, and:

(1) by posting cash or a bond equal to the cost of remediating all conditions because of which the Property has been determined to be abandoned pursuant to N.J.S.A. 55:19-55 and by posting cash or a bond to cover the cost of any environmental cleanup required on the property, evidenced by a certification by a licensed engineer retained by the Owner and reviewed and approved by the Public Officer, stating that the cash or bond adequately covers the cost of the cleanup; or

(2) by demonstrating to the satisfaction of both the Public Officer and the Governing Body that the conditions

rendering the Property abandoned have been remediated in full; provided, however, that where the Public Officer finds that the Owner is actively engaged in remediating the conditions because of which the Property was determined to be abandoned, as evidenced by significant rehabilitation activity on the Property, the Public Officer may grant an extension of time of not more than 120 days for the Owner to complete all work, during which time no further proceedings will be taken against the Owner or the Property.

C. If the Owner has posted cash or a bond in order to have a Property removed from the Abandoned Property List and the conditions because of which the Property was determined to be abandoned have not been fully remediated within one (1) year of the date of posting the cash or bond, or, in the case of a Property which requires a remediation of any known, suspected or threatened release of contaminants, if the Owner has failed to enter into a memorandum of agreement with the N.J. Department of Environmental Protection or an administrative consent order, as the case may be, or if an agreement or order is in effect but the Owner has failed to perform the remediation in conformance with the agreement or order, then the cash or bond shall be forfeited to the Borough which shall use the cash or bond and any interest which has accrued thereon for the purpose of demolishing or rehabilitating the Property or performing the environmental remediation. Any funds remaining after the Property has been demolished, rehabilitated or cleaned up shall be returned to the Owner.

§311-6. SALE OF TAX LIENS ON ABANDONED PROPERTY/REMEDATION.

A. Sale

(1) Notwithstanding the provisions of N.J.S.A. 54:5-19, or the provisions of any other law to the contrary, if a Property is included on the Abandoned Property List and the property taxes or other Borough liens due on the Property are delinquent for 6 or more quarters as of the date of expiration of the right to appeal the Property's inclusion on the Abandoned Property List, or, if an appeal has been filed, as of the date that all opportunities for appeal of inclusion on the Abandoned Property List have been exhausted, then the tax lien on the Property may be sold in accordance with the procedures of the "Tax Sale Law," N.J.S.A 54:5-1 et seq., on or after the 90th day following the

expiration of that time of appeal or final determination on an appeal.

(2) The Borough may, at its option, require that the sale of the tax sale certificate or any subsequent assignment or transfer of a tax sale certificate held by the Borough be subject to the express condition that the purchaser or assignee shall be obliged to perform and conclude any rehabilitation or repairs necessary to remove the property from the Abandoned Property List pursuant to N.J.S.A. 55:19-55 and to post a bond in favor of the Borough to guarantee the rehabilitation or repair of the Property. The Public Officer may waive a requirement to post a bond imposed by the Borough for any purchaser, assignee or transferee of a tax sale certificate that provides documentation acceptable to the Public Officer that the purchaser, assignee or transferee is a Qualified Rehabilitation Entity, as defined infra in Section I. The cost of rehabilitation and repairs and the cost of the bond shall be added to the amount required to be paid by the Owner for redemption of the Property. The purchaser, assignee or transferee of the tax sale certificate who is required to rehabilitate and repair the Property shall be required to file the appropriate affidavits with the tax collector, pursuant to N.J.S.A. 54:5-62, representing the amounts of monies expended periodically toward the rehabilitation or repair of the Property. A purchaser, assignee or transferee shall be entitled to interest on the amounts expended, as set forth in the affidavits, at the delinquent rate of interest for delinquencies in excess of \$1,500 in effect for the time period when the amounts were expended, pursuant to N.J.S.A. 54:4-67. The tax sale certificate purchaser, assignee or transferee, with the authority of the Borough, shall be permitted to enter in and upon the Property for the purposes of appraising the costs of rehabilitation and repair and to perform all other acts required to guarantee the completion of the rehabilitation or repair of the Property. No rehabilitation or repair work shall be commenced, however, until proof of adequate liability insurance and an indemnification agreement, holding the Borough of Fort Lee harmless, has been filed with the Public Officer.

B. Remediation.

(1) If the Borough acquires the tax sale certificate for a Property on the Abandoned Property List, then, upon ten

(10) days written notice to the Property Owner and any mortgagee as of the date of the filing of the notice pursuant to N.J.S.A. 55:19-55, the Borough shall be permitted to enter upon the Property and remediate any conditions that caused the Property to be included on the Abandoned Property List. No remediation shall be commenced, however, if within that or Mortgagee has elected to perform the remediation itself. When the Owner or Mortgagee elects to perform the remediation itself, it shall be required to post bond in favor of the Borough of Fort Lee in order to ensure performance. The amount and conditions of the bond shall be determined by the Public Officer.

(2) The cost of remediation incurred by the Borough, as so certified by the entity incurring the cost upon completion of the remediation, shall constitute a lien upon the property first in time and right to any other lien, whether the other lien was filed prior to, or after the filing of any lien by the Borough, except for Borough taxes, liens and assessments and any lien imposed pursuant to the "Spill Compensation and Control Act, "N.J.S.A. 58:10-23.11 et seq., together with any interest thereon. The certification of cost shall be filed and recorded as a lien by the entity incurring the cost with the Bergen County Clerk.

(3) Failure of an Owner or Lien Holder to cause the removal of a Property from the Abandoned Property List within the period of time for appeal of inclusion of the property on the list pursuant to N.J.S.A 55:19-55, shall be prima facie evidence of the intent of the Owner to continue to maintain the Property as Abandoned Property.

C. The clearance, development, redevelopment, or repair of Property being maintained as an Abandoned Property pursuant to this Ordinance is considered a public purpose and public use, for which the power of eminent domain may be lawfully exercised. N.J.S.A. 55:19-56(c)(2).

§311-7. ACQUISITION OF TAX SALE CERTIFICATE; ACTION TO FORECLOSE RIGHT OF REDEMPTION.

A. When a person other than the Borough acquires a tax sale certificate for a Property on the Abandoned Property List at tax sale, the purchaser may institute an action to foreclose the right of redemption at any time after the expiration of six months following the date of the sale of the tax sale certificate, in accordance with N.J.S.A. 55:19-58.

B. When the Borough is the purchaser at tax sale of any Property on the Abandoned Property List pursuant to N.J.S.A. 54:5-34, an action to foreclose the right of redemption may be instituted in accordance with the provisions of subsection b. of N.J.S.A. 54:5-77.

C. After the foreclosure action is instituted, the right to redeem shall exist and continue to exist until barred by the judgment of the Superior Court; provided, however, that no redemption shall be permitted except where the Owner:

(1) Posts cash or a bond equal to the cost of remediating the conditions because of which the Property was determined to be abandoned pursuant to N.J.S.A. 55:19-56, as determined by the court; or

(2) Demonstrates to the court that the conditions because of which the Property was determined to be abandoned pursuant to N.J.S.A. 55:19-56 have been remedied in full.

D. Once a final judgment barring the right of redemption with respect to a property on the list of abandoned properties has been recorded, no court shall reopen such judgment at any time except on the grounds of lack of jurisdiction or fraud in the conduct of the action; in any such proceeding, the provisions of N.J.S.A. 55:19-20 et al. shall be construed liberally in favor of the purchaser, assignee or transferee of the tax sale certificate.

§311-8. SPECIAL TAX SALE AND CRITERIA FOR BIDDERS.

A. The Borough Tax Collector may hold a special tax sale with respect to those Properties eligible for tax sale pursuant to N.J.S.A. 54:5-19 which are also on the Abandoned Property List.

B. The Public Officer, with the advice and consent of the Mayor and Council of the Borough, shall establish criteria for

eligibility to bid on Properties at the sale, which may include, but need not be limited to:

(1) documentation of the bidder's ability to rehabilitate or otherwise reuse the Property consistent with Borough's plans and regulations; commitments by the bidder to rehabilitate or otherwise reuse the Property, consistent with Borough's plans and regulations;

(2) commitments by the bidder to take action to foreclose on the tax lien by a date certain; and

(3) such other criteria as the Public Officer, with the advice and consent of the Mayor and Council of the Borough, may determine are necessary to ensure that the Properties to be sold will be rehabilitated or otherwise reused in a manner consistent with the public interest.

C. The Public Officer, with the advice and consent of the Mayor and Council of the Borough, may establish minimum bid requirements for a special tax sale that are less than the full amount of the taxes, interest and penalties due, to help ensure that the Properties will be rehabilitated or otherwise utilized in a manner consistent with the public interest.

D. The Public Officer, with the advice and consent of the Mayor and Council of the Borough, may combine Properties in said special tax sale into bid packages, and require that bidders place a single bid on each package, rejecting any and all bids on individual Properties that are submitted.

E. The Public Officer, with the advice and consent of the Mayor and Council of the Borough, may sell said Properties subject to provision that, if the purchaser fails to carry out any commitment that has been set forth as a condition of sale or misrepresents any material qualification that has been established as a condition of eligibility to bid pursuant thereto, then the Properties and any interest thereto acquired by the purchaser shall revert to the Borough, and any amount paid by the purchaser at the special tax sale shall be forfeited to the Borough.

F. In the event there are two (2) or more qualified bidders for any Property or bid package in a special tax sale, the Borough may designate the unsuccessful qualified bidder whose bid was closest to the successful bid, as an eligible purchaser. In the event that the selected purchaser of that Property or bid

package fails to meet any of the conditions of sale established by the Borough pursuant and their interest in the Property or Properties reverts to the Borough, the Borough may subsequently designate the entity previously designated as an eligible purchaser as the winning bidder for the Property or

Properties, and assign the tax sale certificates to that entity on the basis of that entity's bid at the special tax sale, subject to the terms and conditions of the special tax sale.

G. The Borough of Fort Lee shall provide notice of a special tax sale pursuant to N.J.S.A 54:5-26. The notice shall include any special terms of sale established by the Borough pursuant to this section. Nothing shall prohibit the Borough from holding a special tax sale on the same day as a standard of accelerated tax sale.

§311-9. EMINENT DOMAIN PROCEEDINGS AND VALUATION.

With respect to any eminent domain proceedings carried out under N.J.S.A. 55:19-56, the fair market value of the Property will be established on the basis set forth in N.J.S.A. 55:19-102.

§311-10. ACTION FOR CONTROL AND POSSESSION OF ABANDONED PROPERTY.

A. Transfer of possession and control.

(1) A summary action or other action to transfer possession and control of abandoned property in need of rehabilitation to the Borough may be brought by the Borough in the Superior Court, Bergen County, pursuant to N.J.S.A. 55:19-84, 85, and 86, for the relief set forth in those statutes.

(2) Where the Borough has been granted possession and control, the Borough may commence and maintain those further proceedings for the conservation, protection or disposal of the property, or any part thereof, that are required to rehabilitate the property, recoup the cost and expenses of rehabilitation, and for the sale of the Property.

(3) Failure by the Owner, Mortgage Holder or Lien Holder to submit a plan for rehabilitation to the Borough, obtain appropriate construction permits or, in the alternative, submit formal applications for funding the cost of

rehabilitation to Local, State or Federal agencies providing such funding within the initial six (6) month period, shall be deemed clear evidence that the Owner has failed to take any action to further the rehabilitation of the Property (N.J.S.A. 55:19-84).

B. A complaint filed pursuant to N.J.S.A. 55:19-84 shall include:

(1) Documentation that the Property is on the Abandoned Property List or a certification by the Public Officer that the Property is abandoned; and

(2) A statement by an individual holding appropriate professional qualifications that there are sound reasons that the building should be rehabilitated rather than demolished based upon the physical, aesthetic or historical character of the building or the relationship of the building to other buildings and lands within its immediate vicinity.

C. Notice requirements for complaint (N.J.S.A. 55:19-86).

(1) Within 10 days of filing a complaint pursuant to N.J.S.A. 55:19-78 et al., the plaintiff must file a notice of *lis pendens* with the Bergen County Clerk.

(2) At least 30 days before filing the complaint, the Borough shall serve a notice of its intention to take possession of an abandoned building. The notice must inform the Owner and Interested Party that the Property has not been legally occupied for six (6) months and also advise of those criteria that led to a determination of abandonment pursuant to N.J.S.A. 55:19-81.

(3) The notice will additionally provide that unless the Owner or an Interested Party prepares and submits a rehabilitation plan to the appropriate Borough officials, the Borough will seek to gain possession of the building to rehabilitate the Property and the associated cost shall be a lien against the Property, which may be satisfied by the sale of the Property, unless the owner applies to the court for reinstatement of control of the property as provided in N.J.S.A. 55:19-92.

(4) After the complaint is filed, the complaint must be served in accordance with the New Jersey Rules of Court.

D. After serving the notice of intent pursuant to Subsection 'C' of this section, the Borough or its designee may enter upon that Property after written notice to the Owner by certified mail, return receipt requested, in order to secure, stabilize or repair the Property, or in order to inspect the Property for purposes of preparing a rehabilitation plan to be submitted to the court pursuant to N.J.S.A. 55:19-89.

§311-11. PROPERTY OWNER DEFENSE AGAINST COMPLAINT.

A. An Owner may defend against a complaint filed pursuant to N.J.S.A. 55:19-84 through 86, by submitting a plan for the rehabilitation and reuse of the Property, which is the subject of the complaint, and by posting a bond equal to 125% of the amount otherwise determined by the Public Officer of the court to be the projected cost of rehabilitation in accordance with N.J.S.A. 55:19-87.

B. Any plan submitted by an Owner to defend against a complaint shall be submitted within sixty (60) days after the complaint has been filed, unless the Court provides the Owner with an extension of time for good cause shown.

C. A plan submitted by an Owner pursuant to this section shall include, but not be limited to the requirements set forth in N.J.S.A. 55:19-87.

D. Where the Court approves the rehabilitation plan of the Owner or other party in interest, then it may appoint the Public Officer to act as monitor of compliance and progress. If the Owner or Interested Party fails to carry out any step in the approved plan, then the Borough may apply to the Court to have the posted bond forfeited, to transfer possession of the building to the Borough to complete the rehabilitation plan, and to grant authorization to use the bond proceeds for the rehabilitation. The Owner or other party in interest shall provide quarterly reports to the Public Officer on its activities and progress toward rehabilitation and reuse of the Property.

§311-12. MORTGAGE OR LIEN HOLDERS DESIGNATED IN POSSESSION.

A. If an Owner is unsuccessful in defending against a complaint filed pursuant to N.J.S.A. 55:19-84, the Mortgage Holder or Lien Holder may seek to be designated in possession of the Property by submitting a plan and posting a bond meeting the same

conditions as set forth in N.J.S.A. 55:19-87. Their plan must be submitted within 60 days following the Court's rejection of the Owner's plan, unless the Court provides the Mortgage Holder or Lien Holder with an extension of time for good cause shown. If the Court approves any such Mortgage Holder or Lien Holder's plan, it shall designate that party to be in possession of the Property for purposes of ensuring its rehabilitation and reuse, and may appoint the Public Officer to act as monitor of the party's compliance.

B. The Mortgage Holder or Lien Holder, as the case may be, shall provide quarterly reports to the Court and the Public Officer on its activities and progress toward rehabilitation and reuse of the Property. If the Mortgage Holder or Lien Holder fails to carry out any material step in the approved plan, then the Public Officer shall notify the Court, which may order the posted bond forfeit, grant the Borough possession of the Property, and authorize the Borough to use the proceeds of the bond for rehabilitation of the Property.

C. Any sums incurred or advanced for the purpose of rehabilitating the Property by a Mortgage Holder or Lien Holder granted possession of a Property, including Court costs and reasonable attorney's fees, may be added to the unpaid balance due to that Mortgage Holder or Lien Holder, with interest calculated at the same rate set forth in the note or security agreement; or, in the case of a tax Lien Holder, at the statutory interest rate for subsequent liens.

§311-13. BOROUGH REHABILITATION OR DESIGNATION OF QUALIFIED REHABILITATION ENTITY.

A. If no Mortgage Holder or Lien Holder meets the conditions of N.J.S.A. 55:19-88, then the Borough may submit a plan to the Court which conforms to the provisions of N.J.S.A. 55:19-87. Such plan shall designate whether the Borough or a qualified rehabilitation entity shall undertake the rehabilitation plan in accordance with the provisions of N.J.S.A. 55:19-90.

B. The Mayor and Council of the Borough may designate a Qualified Rehabilitation Entity for the purpose of exercising the Borough's rights, where that designation will further the rehabilitation and reuse of the Property consistent with Borough's plans and objectives.

C. Regardless of whether the Borough exercises its rights directly or the Mayor and Council designates a Qualified

Rehabilitation Entity pursuant to this section, while in possession of a Property, the Borough shall maintain, safeguard, and maintain insurance on the Property. Notwithstanding the Borough's possession of the Property, the Owner of the Property shall not be relieved of any civil or criminal liability or any duty imposed by reason of acts or omissions of the Owner.

§311-14. BOROUGH DEEMED POSSESSOR; BORROWING OF FUNDS; REPORTING AND FILING REQUIREMENTS.

A. If the Borough is granted possession of a Property pursuant to N.J.S.A. 55:19-89, the Borough shall be deemed to have an ownership interest in the Property for the purposes set forth in N.J.S.A. 55:19-91.

(1) Notwithstanding the granting of possession to the Borough, nothing in N.J.S.A. 55:19-78 et al., shall be deemed to relieve the Owner of any obligation for the payment of taxes or other Borough liens and charges, or mortgages or liens to any party, whether those taxes, charges or liens are incurred before or after the granting of possession.

(2) The granting of possession shall not suspend any obligation the Owner may have as of the date of the granting of possession for payment of any operating or maintenance expense associated with the Property, whether or not billed at the time of the granting of possession.

B. The Court may approve the borrowing of funds by the Borough to rehabilitate the Property and may grant a lien or security interests with priority over all other liens or mortgages other than municipal liens in accordance with N.J.S.A. 55:19-91. The borough shall record any lien authorized by the court with the Bergen County Clerk.

C. Where the Borough has designated a Qualified Rehabilitation Entity to act on its behalf, the qualified rehabilitation entity shall provide bi-monthly reports to the Public Officer on its activities and progress toward rehabilitation and reuse of the Property. The Borough or qualified rehabilitation entity, as the case may be, shall provide such reports to the Court as the Court determines to be necessary.

D. The Borough shall file a Notice of Completion with the Court, and shall also serve a copy on the Owner and any Mortgage Holder or Lien Holder, at such time as the Borough has determined that

no more than six (6) months remain to the anticipated date on which rehabilitation will be complete. This notice shall include an affidavit of the Public Officer, attesting that the rehabilitation is anticipated to be completed within six (6) months, and a statement setting forth the actions as it plans to undertake consistent with the plan.

§311-15. PETITION FOR REINSTATEMENT OF CONTROL AND POSSESSION BY OWNER.

A. An Owner may petition for reinstatement of the Owner's control and possession of the property, pursuant to N.J.S.A. 55:19-92, at any time after one (1) year from the Court's removal of possession, but no later than thirty (30) days after the Borough of Fort Lee has filed a Notice of Completion with the Court or, in the event the Notice of Completion is filed within less than one (1) year of the grant of possession, within thirty (30) days after the Borough has filed said Notice.

B. The Court may allow additional time for good cause if that additional time does not materially delay completion of the rehabilitation, place undue hardship on the Borough or affect any of the terms or conditions under which the Borough has applied for or received financing for the rehabilitation of the Property.

§311-16. PROCEDURE FOR BOROUGH TO PLACE LIENS, OBTAIN TITLE AND SELL PROPERTY. [N.J.S.A. 55:19-98]

A. The Public Officer, with the approval of the Court, may place a lien on the Property to cover any costs of the Borough in connection with any proceeding under N.J.S.A. 55:19-78 et seq. incurred prior to the grant by the Court of an order of possession, which may include costs incurred to stabilize or secure the Property to ensure that it can be rehabilitated in a cost-effective manner. Any such lien shall be considered a Borough lien for the purposes of N.J.S.A. 54:5-9, with the rights and status of a Borough lien pursuant thereto.

B. Where the Borough seeks to gain title to the Property, pursuant to N.J.S.A. 55:19-96, it shall purchase the Property for fair market value on such terms as the Court shall approve, and may place the proceeds of sale in escrow with the Court.

C. The Court may authorize the Borough to sell the Property free and clear of liens, claims and encumbrances, in which event all such liens, claims and encumbrances shall be transferred to the

proceeds of sale with the same priority as existed prior to resale in accordance with the provisions of this section, except that municipal liens shall be paid at settlement. The proceeds of the purchase of the Property shall be distributed as set forth in N.J.S.A. 55:19-97.

D. The municipality may seek approval of the court to sell the property to a third party when the court finds that such conveyance will further the effective and timely rehabilitation and reuse of the property. Upon approval by the Court, the Borough shall sell the Property on such terms and at such price as the Court shall approve, and may place the proceeds of sale in escrow with the Court.

E. With the exception of the holding of special tax sales pursuant to N.J.S.A. 55:19-101, the remedies available under N.J.S.A. 55:19-78 et seq. shall be available to the Borough of Fort Lee with respect to any Abandoned Property, whether or not the Borough has established an Abandoned Property List and whether or not the property at issue has been included on any such list.

§311-17. POWERS OF CONSTRUCTION CODE OFFICIAL NOT AFFECTED.

No provision of this Chapter shall be construed as restricting or otherwise abrogating the enforcement and other powers of the Borough's Construction Code Official under the New Jersey Uniform Construction Code, including without limitation N.J.S.A. 52:27D-123 et seq., and N.J.A.C. 5:23-1.1 et seq. (collectively, the "Code"). The provisions of this Chapter shall be construed as consistent with the enforcement and other powers of the Borough's Construction Code Official under the Code.

§311-18. STATUTORY CONSISTENCY.

All sections hereof arising from or citing a specific statutory reference shall be deemed as automatically adopting any amendment to such statute(s) as may be consistent with the Borough's purposes in enacting this ordinance.

§311-19. Severability and Repealer.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated. All prior ordinances or parts of ordinances, which are inconsistent with any provisions of this ordinance, are hereby repealed as to the extent of such inconsistencies.

§311-20. Effective Date.

This ordinance shall take effect following adoption and publication in accordance with the laws of the State of New Jersey.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE

Mark J. Sokolich

Mark J. Sokolich, Mayor

SYNOPSIS

Borough of Fort Lee
Ordinance #2013-14

AN ORDINANCE ESTABLISHING CHAPTER 311 PROPERTY, ABANDONED, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

Purpose: Abandoned properties create a wide range of problems for municipalities, including the Borough of Fort Lee, and are presumptively considered nuisances in view of their negative effects on nearby properties, property values and the residents or users of those nearby properties. This Ordinance establishes and adopts the municipal powers that are authorized under the New Jersey Abandoned Property and Rehabilitation Act, N.J.S.A. 55:19-78 et seq.; thereby providing the Borough of Fort Lee with the ability to preserve and restore vacant buildings that are at risk of being lost through neglect or disinvestment.

Copies of the ordinance in its entirety are available in the Office of the Borough Clerk, Monday to Friday from 8:30 a.m. to 4:00 p.m., 309 Main Street, Fort Lee, New Jersey.

Neil Grant, Borough Clerk

Introduced	<u>J. Cervino</u>	Date of Introduction	<u>June 13, 2013</u>
Seconded	<u>H. Schuler</u>	Public Hearing	<u>July 18, 2013</u>
		Date of Adoption	<u>July 18, 2013</u>

BOROUGH OF FORT LEE
ORDINANCE # 2013-15

AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR WHITE COLLAR EMPLOYEES FOR 2013-2016

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

SECTION I: All employees covered by the **White Collar Bargaining Unit** (Schedule A), shall receive salaries for 2013, 2014, 2015 and 2016 as established by the White Collar Bargaining Unit Memorandum of Agreement for the years 2013, 2014, 2015 and 2016, which is attached hereto and made a part hereof.

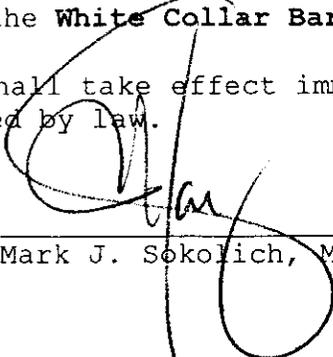
SECTION II: This ordinance reflects the minimum salaries to be paid to current employees in said title, and does not necessary include the starting salary for any new employee hired after this ordinance is adopted.

SECTION III: All salary increases for 2013-2016 reflect a two percent (2%) salary increase for 2013, 2014, 2015. A salary increase of (2%) for January 2016 will also be given with an additional (1%) increase beginning July 1, 2016. The ordinance reflects what each position will be paid minimally as of January 1, 2013, January 1, 2014, January 1, 2015, January 1, 2016 and July 1, 2016, as well as the individual employees pay, as they may appear.

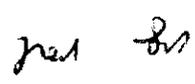
SECTION IV: This ordinance shall supersede any other previous salary ordinance for members of the **White Collar Bargaining Unit**.

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

Attest:



Mark J. Sokolich, Mayor



Neil Grant, Borough Clerk

WHITE COLLAR UNIT (Schedule A)

JANUARY 1, 2013 - DECEMBER 31, 2016

<u>TITLE</u>	<u>2013</u> <u>Minimum</u>	<u>2014</u> <u>Minimum</u>	<u>2015</u> <u>Minimum</u>	<u>2016</u> <u>Minimum</u> Jan-June	<u>2016</u> <u>Minimum</u> July-Dec
Clerk Typist	25,500	26,010	26,530	27,061	27,331
Senior Clerk Typist	32,857	33,514	34,185	34,868	35,217
Principal Clerk Typist	42,238	43,083	43,945	44,824	45,272
Public Health Nurse	54,663	55,756	56,871	58,009	58,589
Fire Prevention Specialist	45,784	46,700	47,634	48,587	49,073
Supervising Fire Prevention Specialist	92,926	94,785	96,680	98,614	99,600
Code Enforcement Officer	39,758	40,553	41,364	42,192	42,613
Principal Clerk Typist/ Bilingual Spanish & English	49,827	50,824	51,840	52,877	53,406
Principal Bookkeeping Machine Operator	63,357	64,624	65,917	67,235	67,908
Supervising Tax Clerk	76,133	77,655	79,209	80,793	81,601
Administrative Secretary	52,530	53,581	54,652	55,745	56,302
Executive Assistant	72,515	73,965	75,444	76,953	77,723
Deputy Municipal Court Administrator	63,009	64,270	65,555	66,866	67,535
Assistant Court Administrator	60,894	62,112	63,354	64,621	65,267
Supervising Accounting Clerk	58,090	59,252	60,437	61,646	62,262
Housing Inspector/Inspect. of Hotels & Multiple Dwellings	73,471	74,941	76,440	77,969	78,748
Building Inspector	97,116	99,059	101,040	103,061	104,091
Environmental Health Specialist	88,588	90,360	92,167	94,010	94,950
Principal Registered Environmental Health Specialist	51,309	52,335	53,382	54,450	54,994
Registrar of Vital Statistics/Board Secretary	59,118	60,301	61,507	62,737	63,364
Deputy Registrar of Vital Statistics	34,449	35,138	35,841	36,558	36,924
Registered Environmental Health Specialist/Public Health Korean and English	66,349	67,676	69,029	70,410	71,818
Assistant Health Officer	93,016	94,876	96,774	98,709	99,696
Fire Protection Specialist/ Fire Protection Inspector	92,926	94,785	96,680	98,614	99,600
Recreation Supervisor	32,012	32,652	33,305	33,971	34,311

Cook	38,370	39,138	39,921	40,719	41,126
Supervising Clerk Typist	47,088	48,030	48,991	49,970	50,470
Senior Clerk Typist/ Planning Administrator	65,637	66,950	68,289	69,655	70,351
Senior Tax Clerk Typing/ Deputy Treasurer	65,026	66,327	67,653	69,006	69,696
Assistant Superintendent of Recreation	54,229	55,314	56,420	57,549	58,124
Inventory Control Clerk	29,633	30,226	30,830	31,447	31,761
Deputy Chief Emergency Medical Technician	85,298	87,003	88,744	90,518	91,423
Assistant Borough Clerk	48,320	49,287	50,273	51,278	51,791
Electrical Sub-Code Official	64,020	65,301	66,607	67,939	68,618
Plumbing Sub-Code Official	52,836	53,893	54,971	56,070	56,631

WHITE COLLAR UNIT SALARY RANGE (Schedule A)

JANUARY 1, 2013 THROUGH DECEMBER 31, 2016

<u>TITLE</u>	<u>2013 THROUGH 2016</u>
Clerk Typist	23,000 to 65,000
Senior Clerk Typist	30,000 to 65,000
Principal Clerk Typist	40,000 to 73,000
Public Health Nurse	40,000 to 70,000
Fire Prevention Specialist	35,000 to 105,000
Supervising Fire Prevention Specialist	90,000 to 110,000
Code Enforcement Officer	35,000 to 65,000
Principal Clerk Typist/Bilingual Spanish and English	40,000 to 60,000
Principal Bookkeeping Machine Operator	40,000 to 75,000
Supervising Tax Clerk	40,000 to 70,000
Administrative Secretary	40,000 to 60,000
Executive Assistant	70,000 to 80,000
Deputy Municipal Court Administrator	50,000 to 85,000
Assistant Court Administrator	45,000 to 80,000
Supervising Account Clerk	45,000 to 75,000
Housing Inspector/Inspector of Hotels & Multiple Dwellings	40,000 to 90,000
Building Inspector	35,000 to 110,000
Environmental Health Specialist	40,000 to 100,000
Principal Registered Environmental Health Specialist	40,000 to 70,000

Registrar of Vital Statistics/ Board Secretary	45,000 to 70,000
Deputy Registrar of Vital Statistics	30,000 to 45,000
Registered Environmental Health Specialist/Public Health Korean and English	45,000 to 80,000
Assistant Health Officer	45,000 to 105,000
Fire Protection Specialist/Fire Protection Inspector	45,000 to 105,000
Recreation Supervisor	25,000 to 45,000
Cook	25,000 to 45,000
Supervising Clerk Typist	40,000 to 60,000
Senior Clerk Typist/Planning Administrator	40,000 to 85,000
Senior Tax Clerk Typing/ Deputy Treasurer	40,000 to 85,000
Assistant Superintendent of Recreation	40,000 to 70,000
Inventory Control Clerk	25,000 to 40,000
Deputy Chief Emergency Medical Technician	70,000 to 100,000
Assistant Borough Clerk	40,000 to 60,000
Electrical Sub-Code Official	50,000 to 75,000
Plumbing Sub-Code Official	40,000 to 65,000
Crossing Guards	\$15.00 to \$22.00 (Hourly)
Coordinator Motor Vehicle Repair	\$15.00 to \$22.00 (Hourly)
Nurse (P/T)	\$25.00 to \$50.00 (Hourly)
EMT' S	\$17.00 to \$30.00 (Hourly)

Introduced	<u>J. CLAVIER</u>	Date of Introduction	<u>June 13, 2013</u>
Seconded	<u>H. SCHMIDT</u>	Public Hearing	<u>July 18, 2013</u>
		Date of Adoption	<u>July 18, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-16

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 388, SECTIONS 14 AND 69 OF THE CODE OF THE BOROUGH OF FORT LEE, ENTITLED "HANDICAPPED PARKING SPACES"

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 388, Section 69, Schedule XXIII, is hereby amended and supplemented so as to add the following as a handicapped parking spaces:

"388-69": From the apex of Palisade Avenue northbound and Horizon Road main entrance extending feet south along the west curb line of Horizon Road and then continuing an additional 42 feet for two (2) Handicap Parking Spaces

BE IT FURTHER ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 388, Section 69, Schedule XXIII, is hereby amended and supplemented so as to delete the following as a handicapped parking space:

(s) 1593 Palisade Avenue - West Side - 1 Space in Front of 1593 Palisade Avenue

Section II: The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

Section III: In the event on any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be deemed to govern. All other parts, portions, and provisions of Chapter 388

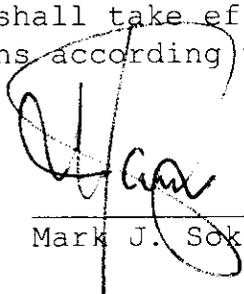
are hereby ratified and confirmed, except where inconsistent herewith.

Section IV: This Ordinance shall take effect immediately upon final passage and publications according to law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>J. CERVIERI</u>	Date of Introduction	<u>June 13, 2013</u>
Seconded	<u>J. KASOFSKY</u>	Public Hearing	<u>July 18, 2013</u>
		Date of Adoption	<u>July 18, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-17

AN ORDINANCE AMENDING CHAPTER 90-2, POLICE DEPARTMENT, FORMATION AND RANK, OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 90, Police Department, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That Borough Ordinance § 90-2, **Formation and Rank**, shall be amended and supplemented and hence forth provide as follows:

A. The Police Department Table of Organization may consist of not more than the following positions at the sole discretion of the Mayor and Council:

1 Police Chief

1 Deputy Chief

3 Captains

6 Lieutenants

8 Sergeants

75 Police officers

B. In the event that position of Chief of Police is vacated as a result of death, illness, incapacity or any other reason, the Deputy Chief shall temporarily assume the position of Acting Chief of Police. In the event the Deputy Chief is unavailable to assume command, the senior ranking officer present shall assume temporary command until a Captain shall

be designated by the Mayor and Council, to assume temporary command.

- C. The Chief of Police shall be the executive and supervisory officer of the Police Department and is responsible to the Police Committee for its proper functioning.
- D. Officers of the Department shall rank in the order set forth above, and rank seniority shall be determined by date of advancement to that rank plus longevity as determined by the Administrative Code for Civil Service employees.
- E. The senior ranking officer on duty on any shift shall be in charge of the Department during the shift unless relieved by an officer of higher rank, who shall thereupon sign an entry in the blotter to that effect.

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

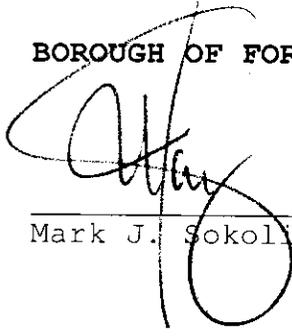
Section 3. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Introduced	<u>J. CURVIER</u>	Date of Introduction	<u>June 13, 2013</u>
Seconded	<u>N. SCHMER</u>	Public Hearing	<u>July 18, 2013</u>
		Date of Adoption	<u>July 18, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-18

AN ORDINANCE AMENDING CHAPTER 261 LAND USE PROCEDURES, APPENDIX B: "APPLICATION FEE SCHEDULE," AND APPENDIX B: "FEES AND ESCROW FUNDS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 261, Land Use Procedures, Appendix B: "Fees and Escrow Funds," of the Code of the Borough of Fort Lee, are hereby amended as follows:

Section 1. The current text of the following sections of Paragraph "D - Application Fee Schedule" of Appendix B: "Fees and Escrow Funds" is hereby amended to replace or add the following:

D. Application Fee Schedule

- 3. a. Applications for amendment to site plan: \$300
- 9. b. Applications involving two-family homes: \$250

Section 2. The current text of the following sections of Paragraph "E - Escrow Schedule" of Appendix B: "Fees and Escrow Funds" is hereby amended to replace or add the following:

E. Escrow Schedule

- 3. a. Applications for amendment to site plan: \$2,000
- 9. b. Applications for minor or major site plan approval and amendment to site plan: \$1,000
- f. Applications for interpretation and/or appeal: \$750

- 10. e. Subdivisions: \$1,000
- f. Interpretation and/or appeal: \$750
- 14. Site Plan Approvals/Additional Escrow Following Memorialization
 - a. Legal: \$2,500
 - b. Engineering: \$2,500

Section 3. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE

Mark Sokolich

Mark Sokolich, Mayor

Introduced	<u>J CURTIS</u>	Date of Introduction	<u>June 13, 2013</u>
		Public Hearing	<u>July 11, 2013</u>
		Public Hearing	<u>July 18, 2013</u>
		(CONTINUED)	
Seconded	<u>A POHAN</u>	Date of Adoption	<u>July 18, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-19

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 A 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

WHEREAS, the Assad Y. Daibes Memorial Urban Renewal Foundation For Special Needs, Inc. is the owner of certain real property (the "Property") designated as 69 Main Street, Fort Lee, New Jersey, more commonly known as Block 4355, Lots 17, 18 19 and part of 13, respectively, on the Borough's Tax Map; and

WHEREAS, the Property is located within the boundaries of Redevelopment Area #7 (the "Redevelopment Area") as designated by the Borough Council on January 17, 2013; and

WHEREAS, pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. and the New Jersey Housing Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq., the Borough is authorized to enter into a financial agreement with a developer for payment of an annual service charge for municipal services in lieu of taxes for low and moderate income and market rate housing projects; and

WHEREAS, the Borough and the Assad Y. Daibes Memorial Foundation for Special Needs, Inc. entered into an Amended and Restated Development Agreement, dated November 2, 2011 (the "Restated Agreement"), which changed the terms of an initial Development Agreement, dated November 19, 2009; and

WHEREAS, the Borough and the Assad Y. Daibes Memorial Foundation for Special Needs, Inc. have undertaken to implement the Restated Agreement, but the present financing requirements for the project, notably those of the New Jersey Housing and Mortgage

Finance Agency ("NJHMFA"), have resulted in a change in the scope of the project such that sixty-three (63) of the total units (i.e. 140) must be market rate units and seventy-seven (77) units will be affordable housing units (the "Project"); and

WHEREAS, because the seventy-seven (77) affordable housing units will be rental units, and because this will enable the Borough to exceed the minimum rental housing requirement of COAH Regulations, this will result in enhanced credit to the Borough such that the Borough will realize additional affordable housing credits from the Project as modified; and

WHEREAS, because thirty-two (32) units of the affordable housing component of the Project as modified will be special needs units and enable the Borough to address a further public interest in providing such housing; and

WHEREAS, the Borough and the Assad Y. Daibes Memorial Foundation for Special Needs, Inc. have agreed to the terms of a First Amendment to the Restated Agreement for the Project; and

WHEREAS, the Restated Agreement contemplated a long term tax exemption to support the financing for the Project pursuant to the applicable statutes; and

WHEREAS, Assad Y. Daibes Memorial Foundation For Special Needs, Inc. created a new entity pursuant to the Long Term Tax Exemption Law, known as Assad Y. Daibes Memorial Urban Renewal Foundation For Special Needs, Inc., for the purposes of acquiring, owning, holding, developing, maintaining, financing, mortgaging, improving, operating, leasing, managing, using, refinancing, selling, subdividing, or otherwise deal with the Project; and

WHEREAS, the Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. has submitted an application for a payment in lieu of taxes for the Project; and

WHEREAS, the Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. has requested a payment in lieu of taxes for the Project as follows:

- For the seventy seven (77) units of affordable housing, a term of thirty (30) years or the length of a mortgage for the Project from NJHMFA, whichever is longer, at 6.28% of annual gross revenues from the affordable housing units; and
- For the sixty-three (63) units of market rate housing, a term of thirty (30) years at 10% of annual gross revenues from the market rate housing; and

WHEREAS, the Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. has requested that the Borough enter into a financial agreement for payment of an annual service charge for municipal services in lieu of taxes (the "Financial Agreement") for the Project; and

WHEREAS, the terms and conditions of the Financial Agreement shall be for based on the terms requested in the application for a payment in lieu of taxes for the Project as stated above; and

WHEREAS, the affordable housing units shall remain a low and moderate income housing project during the term of the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Fort Lee, Bergen County, New Jersey that the Borough and the Assad Y. Daibes Memorial Urban Renewal Foundation for Special Needs, Inc. are authorized to enter into a Financial Agreement for the property located at Main Street also known a portion of Lot 13 and Lots 17, 18 & 19 in Block 4355 as shown on the official tax map of the Borough.

BE IT FURTHER ORDAINED, that the terms and conditions of the Financial Agreement are hereby approved and shall be as follows:

- For the seventy seven (77) units of affordable housing, a term of thirty (30) years or the length of a mortgage for the Project from NJHMFA, whichever is longer, at 6.28% of annual gross revenues from the affordable housing units; and
- For the sixty-three (63) units of market rate housing, a term of thirty (30) years at 10% of annual gross revenues from the market rate housing.

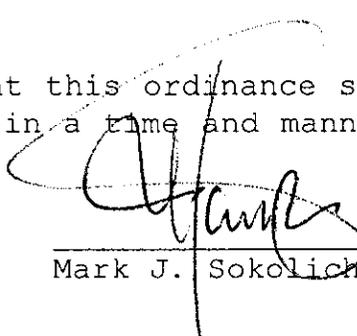
BE IT FURTHER ORDAINED, that the Mayor and Borough Clerk are hereby authorized to execute the Financial Agreement in a form and content subject to the final review and approval by the Borough Attorney.

BE IT FURTHER ORDAINED, that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk


Mark J. Sokolich, Mayor

Introduced	<u>J. CURTIS</u>	Date of Introduction	<u>July 18, 2013</u>
Seconded	<u>M. SALVEMO</u>	Public Hearing	<u>August 22, 2013</u>
		Date of Adoption	<u>August 22, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-20

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,757,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,673,318 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Fort Lee, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,757,000, and further including the aggregate sum of \$83,682 as the several down payments for the improvements or

purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,673,318 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	Appropriation and Estimated <u>Cost</u>	Estimated Maximum Amount of Bonds or <u>Notes</u>	<u>Period of Usefulness</u>
<u>a) Dept. of Public Works</u>			
(a) Repaving/milling of various roads as listed on file in the office of the Borough Clerk, including all hardware related costs and expenditures incidental thereto.	\$462,740	\$440,704	10 years
b) Acquisition of roller and equipment for road work, including all related costs and expenditures incidental thereto.	\$37,260	\$35,485	5 years
<u>b) Building Department</u>			
Acquisition of an SUV for the building department, including all related costs and expenditures incidental thereto.	\$30,000	\$28,571	5 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
<u>c) Ambulance Corps</u>			
a) Replacement of winter jackets/turnout coats and several laptop computers, including all related costs and expenditures incidental thereto.	\$23,649	\$22,522	5 years
b) Acquisition of replacement heating unit in the Bay Area of Ambulance Corps, including all related costs and expenditures incidental thereto.	\$11,351	\$10,810	15 years
<u>d) Communication IT Department</u>			
a) Acquisition of servers and routers, including all related costs and expenditures incidental thereto.	\$44,586	\$42,462	7 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
b) Acquisition of information technology equipment, including but not limited to printers, computers, fiber optics, switches and other IT infrastructure, including all related costs and expenditures incidental thereto	\$55,414	\$52,775	5 years

e) General Services

Renovations to Firehouse Co. #2 Inc., including all related costs and expenditures incidental thereto.	\$35,000	\$33,333	15 years
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f) Fire Prevention Bureau

a) Acquisition of a sports utility vehicle, including all related costs and expenditures incidental thereto.	\$33,093	\$31,517	5 years
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<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
b) Acquisition/installation of emergency lights and radios, including all related costs and expenditures incidental thereto.	\$8,907	\$8,482	10 years

g) Fire Department

a) Replacement of turnout gear, station wear and additional computers for pre-plan and fiber system, including all related costs and expenditures incidental thereto.	\$101,449	\$96,618	5 years
b) Acquisition of portable radios, including all related costs and expenditures incidental thereto.	\$38,853	\$37,002	10 years
c) Addition to Firehouse Company #2, including all related costs and expenditures incidental thereto.	\$8,634	\$8,222	15 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
d) Replacement of damaged hoses, replace undersized generator, replace bay doors at fire companies, replace PASS system, install back up safety cameras for all apparatus, replace energy savings apparatus, purchase and installation of Chevron Safety striping and elevator keys and replace sirens, including all related costs and expenditures incidental thereto.	\$201,064	\$191,489	15 years

**h) Communication -
Radio Repair**

a) Upgrade of pagers to be Narrow Band compliant and purchase of pagers, including all related costs and expenditures incidental thereto.	\$11,956	\$11,386	10 years
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<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
b) Convert to LED lightbars and replace sirens with new units, including all related costs and expenditures incidental thereto.	\$38,044	\$36,232	15 years

i) Recreation

Acquisition of generator to be installed at the Recreation Shelter and renovations to building, including all related costs and expenditures incidental thereto.	\$80,000	\$76,190	15 years
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<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
<u>j) Community Center</u>			
Acquisition of various equipment for the Community Center, including but not limited to, stand up forklift, road cases for line array speakers and cable cases, Tyler Truss for tree lighting, 32 way motor distro, MA light board road case, deck carts for stage extension, compact case for studio color and studio sport fixtures, moving lights and weatherproof outdoor LED fixtures for tree lighting, including all work and materials necessary therefor and incidental thereto.	\$60,000	\$57,142	15 years
<u>k) Police Department</u>			
a) Upgrade to camera system, including all work and materials necessary therefor and incidental thereto.	\$60,063	\$57,202	10 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
b) Replace outdated generator and purchase shed for maintenance storage, including all work and material necessary therefor and incidental thereto.	\$151,659	\$144,437	15 years
c) Upgrade server, including all related costs and expenditures incidental thereto.	\$9,119	\$8,684	7 years
d) Acquisition of laptops for patrol vehicles and upgrade video records in patrol vehicles, including all related costs and expenditures incidental thereto.	\$29,159	\$27,770	5 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
<u>l) Communications Center</u>			
Acquisition and installation of computer equipment to replace all computers and monitors at each dispatch position, including all work and materials necessary therefor and incidental thereto.	\$25,000	\$23,809	5 years
<u>m) Admn/Finance Dept.</u>			
a) Acquisition of computers and equipment, including all related costs and expenditures incidental thereo.	\$100,000	\$95,238	5 years
b) Building improvements, including all work and materials necessary therefor and incidental thereto.	\$90,000	\$85,714	10 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
c) Improvements to various parks, including all work and materials necessary therefor and incidental thereto.	\$10,000	\$9,522	15 years
TOTALS	<u>\$1,757,000</u>	<u>\$1,673,318</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to

all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3(a) of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.36 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,673,318, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$350,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

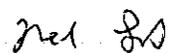
Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the

appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:



Neil Grant
Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>J. CUNY</u>	Date of Introduction	<u>July 18, 2013</u>
Seconded	<u>N. SENNA</u>	Public Hearing	<u>August 22, 2013</u>
		Postpone to:	<u>September 19, 2013</u>
		Date of Adoption	<u>September 19, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-21

AN ORDINANCE AMENDING CHAPTER 55 FIRE DEPARTMENT, SECTION 14, LIFE INSURANCE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 55, Fire Department, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That the current text of Borough Ordinance 55-14 Life insurance., shall hereby be amended as follows:

§ 55-14. Life insurance.

- A. The Borough shall continue to provide a policy of life insurance in the amount of \$25,000 for every active member of the Fire Department under the age of 65. Such policy of life insurance shall be reduced to \$16,500 for an active member of the Fire Department upon reaching 65 years of age.
- B. The Borough shall continue to provide a policy of life insurance in the amount of \$25,000 for every fireman who has completed 25 years or more of active service as a member of the Fire Department and thereafter requests to go on the inactive rolls. Coverage in this amount shall continue until 70 years of age. Thereafter, the Borough shall provide a policy of life insurance in the amount of \$7,500 for such person.
- C. The Borough shall continue to provide a policy of life insurance in the amount of \$25,000 for every member of the Fire Department who, as a result of

injuries sustained in the course of service at a fire or other Borough service-related emergency, is unable to perform the duties of fireman and is placed upon the inactive rolls; provided, however, that said disability is attested to by the certificate of a treating physician and of a Borough Health Department physician.

- D. The Fire Records Clerk shall keep a roll of such inactive members and their age. The Clerk shall supply a certified copy of this record to the Insurance Committee each year.

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

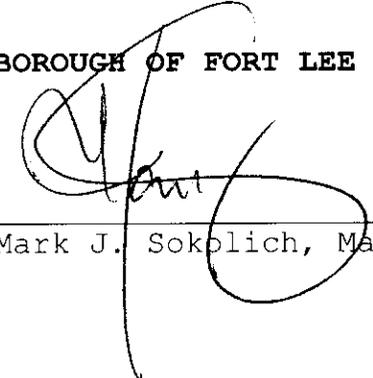
Section 9. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Introduced	<u>J. CURVIERI</u>	Date of Introduction	<u>July 18, 2013</u>
Seconded	<u>J. KASZYSKY</u>	Public Hearing	<u>August 22, 2013</u>
		Date of Adoption	<u>August 22, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-22

AN ORDINANCE AUTHORIZING THE ACQUISITION AND REHABILITATION OF PROPERTY AND THE CONVEYANCE OF PROPERTY TO THE FORT LEE ASSISTANCE AND SUPPORT HOUSING CORPORATION, THAT CERTAIN PROPERTY BEING IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF FORT LEE AS BLOCK 6969, LOT 11, LOCATED AT 2423 FIRST STREET, FORT LEE, NEW JERSEY FOR USE AS TWO OR MORE UNITS OF AFFORDABLE HOUSING

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality is authorized to adopt an Ordinance for the preservation of public health, safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, a municipality has the power to acquire or sell any real property for a public purpose through negotiated agreement; and

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq, the provision of affordable housing is a public purpose; and

WHEREAS, pursuant to N.J.S.A. 52:27D-325, a municipality has the power to acquire any real property through negotiated agreement which the municipality determines necessary or useful for the rehabilitation or conversion to low and moderate income housing; and

WHEREAS, pursuant to N.J.S.A. 52:27D-311, a municipality has the power to rehabilitate deficient housing for the purpose of providing new or substantially rehabilitated housing for low and moderate income persons; and

WHEREAS, pursuant to N.J.S.A. 52:27D-311, a municipality has the power to donate municipally owned land for purposes of providing affordable housing; and

WHEREAS, the Borough of Fort Lee ("Borough") desires to acquire certain property identified on the tax map of the

Borough as Block 6969, Lot 11, Official Tax Map of the Borough, Bergen County, New Jersey, commonly known as 2423 First Street, Fort Lee, New Jersey (the "Property") for Affordable Housing purposes within the Borough and has authorized the Borough Attorney to commence and conditionally conclude contract negotiations with the Owner to purchase the Property on negotiated terms and conditions; and

WHEREAS, the Mayor and Council of the Borough have determined that it would serve a public purpose and be to the benefit of the Borough's citizens for the Borough to acquire the Property in order to use the same for affordable housing purposes within the Borough; and

WHEREAS, the Mayor and Council of the Borough have determined that it would serve a public purpose to rehabilitate the property, in conjunction with the Fort Lee Housing Authority, and its not for profit entity FLASH (see infra.) for use as two or more units of affordable housing; and

WHEREAS, the Mayor and Council of the Borough have determined that it would serve a public purpose to convey the property to the Fort Lee Assistance and Support Housing Corporation ("FLASH"), a duly incorporated non-profit housing corporation of the State of New Jersey whose purpose it is to serve primarily low and moderate income residents and families in the community.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey that:

1. The Mayor and Council determine that it is in the public interest and for a public purpose and use to acquire a fee simple interest in property, pursuant to negotiated terms and conditions, identified as Block 6969, Lot 11, located at 2423 First Street, Fort Lee, New Jersey for purposes of creating two or more units of affordable housing in conjunction with the Fort Lee Housing Authority.
2. The Mayor and Council hereby authorize all actions necessary and convenient for the acquisition of the Property by negotiated purchase.
3. The Mayor and Borough Clerk are hereby authorized and directed to execute and witness, any documents,

approved by the Borough Attorney, which may be required to effectuate the purchase of the Property.

4. The Mayor and Borough Clerk are hereby authorized and directed to execute and witness, any documents, approved by the Borough Attorney, which may be required to effectuate the rehabilitation of the Property for use as two or more units of affordable housing; and
5. The Mayor and Borough Clerk are hereby authorized and directed to execute and witness a contract of sale, in a form approved by the Borough Attorney, and any other documents necessary to effectuate the conveyance of title in and to the Property to FLASH, and in an amount not to exceed \$565,000, exclusive of Borough incurred closing costs and professional fees.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, that all other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

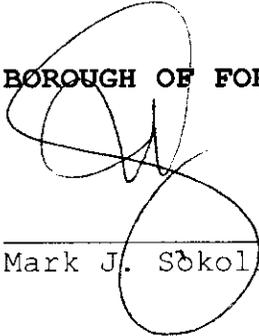
BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon passage and publication in accordance with the laws of the State of New Jersey.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk

BOROUGH OF FORT LEE


Mark J. Sokolich, Mayor

Introduced	<u>J. CLAVIER</u>	Date of Introduction	<u>August 22, 2013</u>
Seconded	<u>N. SENTER</u>	Public Hearing	<u>September 19, 2013</u>
		Date of Adoption	<u>September 19, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-23

AN ORDINANCE AMENDING CHAPTER 372 TAXICABS AND LIMOUSINES, ARTICLE II, LIMOUSINES, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 372 Taxicabs and Limousines, Article II Limousines, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That the current text of Borough Ordinance §372-28 Definitions., shall hereby be amended to update the following terms as follows:

§372-28 Definitions.

As used in this article, the following terms shall have the meanings indicated:

LICENSED - Licensed in accordance with the appropriate section of this article, and N.J.S.A. 48:16-22.13 et seq., if applicable, unless otherwise stated.

LIMOUSINE - means and includes any automobile or motor car used in the business of carrying passengers for hire to provide prearranged passenger transportation at a premium fare on a dedicated, nonscheduled, charter basis that is not conducted on a regular route and with a seating capacity of no more than 14 passengers, not including the driver, provided, that such a vehicle is certified by the manufacturer of the original vehicle and the second-stage manufacturer, if applicable, to conform to all applicable Federal Motor Vehicle Safety Standards promulgated by the United States Department of Transportation pursuant to 49 CFR Part 571 (49 CFR 571.1 et seq.) and 49 CFR Part 567 (49 CFR 567.1 et seq.). In addition, a "Vehicle Emission Control Information" label, which contains the name and

trademark of the manufacturer and an unconditional statement of compliance with the emission requirements of the Environmental Protection Agency, shall be present on the vehicle. Nothing in this article contained shall be construed to include taxicabs, hotel buses, buses employed solely in transporting school children or teachers, vehicles owned and operated directly or indirectly by businesses engaged in the practice of mortuary science when those vehicles are used exclusively for providing transportation related to the provision of funeral services, autobuses which are subject to the jurisdiction of the Department of Transportation, or interstate autobuses required by federal or State law or regulations of the Department of Transportation to carry insurance against loss from liability imposed by law on account of bodily injury or death.

OFFICE OF RECORD - A place designated by a fleet or mini fleet for maintaining log books and where limousine service is conducted, where limousines are dispatched, or where limousine drivers report for duty.

OPERATION OF THE LIMOUSINE - The pre-arranged acceptance and transport in such limousine one or more persons for hire, from a point within the Borough or from a point or points outside the Borough to a point within the Borough. Operation shall not include accepting and/or transporting one or more passengers from one point within the Borough to any other point or points within the Borough, unless the purpose for such trip is for a social function, funeral, wedding, or such other purposes as are commonly associated with a limousine and not a taxicab.

OWNER - Any individual, partnership, joint venture, family (as previously defined), union, entity, limited liability company or corporation in or whose name title is registered with the New Jersey Department of Motor Vehicles, or who appears in such records to be the conditional vendee or lessee thereof.

Section 2. That the current text of Borough Ordinance §372-29 Licensing of limousines required., shall hereby be amended as follows:

§372-29 Licensing of limousines required, limitations on licenses.

A. As of the effective date of this article, no newly licensed owner shall possess more than one license. The Borough shall not issue more than 12 licenses.

- B. No person shall operate any limousines from within this Borough unless both the limousine and the driver thereof are licensed pursuant to this article, and N.J.S.A. 48:16-13 et seq., if applicable, and conform to all the provisions hereof.

Section 3. That the current text of Borough Ordinance §372-33 Application for limousine owner's and limousine vehicle licenses., shall hereby be amended as follows:

§ 372-33 Application for limousine owner's and limousine vehicle licenses.

- B. Every person obtaining a limousine owner's license shall be at least 21 years of age and a legal resident of the United States, shall have a regular business office within the Borough and shall maintain an operating telephone listed in the Bergen County telephone directory under the name of the owner.

Section 4. That the current text of Borough Ordinance §372-34 Application for a limousine driver's license., shall hereby be amended as follows:

§ 372-34 Application for limousine driver's license.

- A. Applications for a limousine driver's license shall be made to the Chief of Police upon forms provided by the Fort Lee Police Department.
- B. Each applicant for a limousine driver's license shall be at least 21 years of age, in good health, of good moral character, a United States citizen or a legal resident of the United States with work privileges, be able to read and write the English language, a holder of a valid State-issued driver's license, and have good knowledge of the Borough and State traffic laws and regulations.
- C. Applicants shall submit to, and bear the cost of, being fingerprinted by the Division of State Police in the Department of Law and Public Safety or by agents appointed by or under contract to the division and provide written consent to the performance of a criminal history record background check, unless the applicant was previously fingerprinted and had a criminal background check conducted as part of an application for a Commercial Driver License

or a passenger endorsement under a Commercial Driver License or both.

- (1) An applicant shall be disqualified from operating or driving a limousine or any other passenger vehicle licensed under this article, if the applicant's criminal history record background check reveals a record of conviction of any of the crimes set forth in N.J.S.A. 48:16-22.3a.
- (2) No applicant will be permitted to operate or drive a limousine unless the Chief Administrator of the New Jersey Motor Vehicle Commission provides written notification to the owner of the limousine service that the applicant is qualified for employment as a limousine operator or driver.
- (3) Any owner of a limousine license which employs a person, as a limousine driver, who the Chief Administrator of the New Jersey Motor Vehicle Commission has not determined to be qualified for employment pursuant to N.J.S.A. 48:16-22.3a, shall be subject to a penalty of \$500.

- D. Applicants must provide proof to the Chief of Police or a police officer designated by the Chief, of compliance with the provisions of N.J.S.A. 48:16-22.3a. The Chief of Police or a police officer designated by the Chief, shall report to the Mayor and Council within a reasonable time. The report shall include a recommendation that the license be granted or denied and the reasons therefor.
- E. Each applicant for a limousine driver's license shall file with his application two photographs, each 3 1/2 inches square, clearly depicting the facial features of the applicant, both of which photographs shall thereupon become the property of the Borough and be retained with the application form unless the application shall be issued in which event one of the photographs shall be permanently affixed to the license card in a space provided therein.
- F. All changes of residence on the part of the holder of any limousine driver's license issued under this article shall be reported in writing to the Borough Clerk within three days after such change and shall be directed to the Police Department of the Borough.

- G. The Police Department is hereby authorized to issue temporary limousine driver's licenses pending the approval by the Council of any application for a limousine driver's license submitted in accordance with the provisions of this article provided that the Chief of Police of the Borough shall first certify to the Borough Clerk that, after due investigation, the applicant is not ineligible under the provisions of this article.

Section 5. That the current text of Borough Ordinance §372-36 License fees., shall hereby be amended as follows:

§ 372-36 License fees.

- A. Limousine services with a place of business within, and licensed by, the Borough shall be required to pay an annual administrative fee of \$200 to cover administrative costs including, but not limited to, vehicle inspections, preparations of reports and documents, and the enforcement of the provisions of this Article by Borough personnel.
- B. The annual fee for each limousines driver's license hereafter issued or for any renewal thereof shall be \$25 for each year or portion of a year for which the license is issued or renewed, and all of such licenses shall be under the charge and control of the person applying therefore, and he shall be responsible for the operation of all vehicles so licensed to him.
- C. The annual fee for each limousine owner's license hereafter issued or for any renewal thereof shall be \$50 for each year or portion of a year for which the license is issued or renewed, and all of such licenses shall be under the charge and control of the person applying therefor, and he shall be responsible for the operation of all vehicles so licensed to him.
- D. The annual fee for each limousine vehicle license hereafter issued or for any renewal thereof shall be \$10 for each year or portion of a year for which the license is issued or renewed, and all of such licenses shall be under the charge and control of the person applying therefor and he shall be responsible for the operation of all vehicles so licensed to him.
- E. A \$50 administrative fee shall be charged by the Borough Clerk for registration of a vehicle with the New Jersey

Department of Motor Vehicles for all businesses or residents of Fort Lee which do not operate a limousine business in Fort Lee but reside in the Borough of Fort Lee; own a limousine; and demonstrate appropriate insurance requirements on the limousine. In no way shall the aforesaid registration with the New Jersey Department of Motor Vehicles be interpreted as granting permission to operate a limousine business within the Borough of Fort Lee.

- F. The fee for the transfer of a limousine owner's license to operate a limousine service in the Borough shall be \$150. The fee shall be due and payable to the Borough prior to the approval and effectiveness of the transfer.

Section 6. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

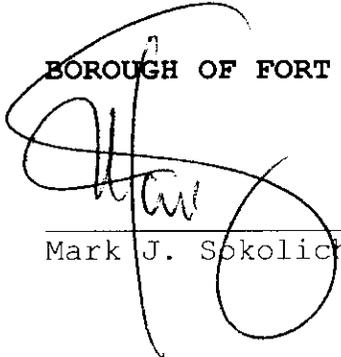
Section 7. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Spkolich, Mayor

Synopsis: This Ordinance is amending Chapter 372 Taxicabs and Limousines, Article II, Limousines of the Revised General Ordinances of the Borough of Fort Lee to comply with the statutory requirements for fees and licensing requirements set forth in N.J.S.A. 48:16-13 et seq. Although the amendments have altered the fees to comply with State law, the changes are virtually revenue neutral.

Introduced	<u>J. Cervieri</u>	Date of Introduction	<u>September 19, 2013</u>
Seconded	<u>I. Kaszky</u>	Public Hearing	<u>October 10, 2013</u>
		Date of Adoption	<u>October 10, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-24

AN ORDINANCE AUTHORIZING THE ACQUISITION BY THE BOROUGH OF FORT LEE OF CERTAIN PROPERTY BEING IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF FORT LEE AS BLOCK 2253, LOT 2, LOCATED AT 1363-1365 INWOOD TERRACE, FORT LEE, NEW JERSEY FOR MUNICIPAL PURPOSES

WHEREAS, pursuant to N.J.S.A. 40A:12-5, a municipality has the power to acquire or sell any real property for a public purpose through negotiated agreement; and

WHEREAS, the Borough of Fort Lee ("Borough") desires to acquire certain property identified on the Official Tax Map of the Borough, Bergen County, New Jersey, as Block 2253, Lot 2, commonly known as 1363-1365 Inwood Terrace, Fort Lee, New Jersey ("Property") for municipal purposes and has authorized the Borough Attorney to commence and conditionally conclude contract negotiations with Classic Holdings of NJ, LLC ("Owner") to purchase the Property on negotiated terms and conditions; and

WHEREAS, the Borough has commissioned Mason Helmstetter Associates, LLC ("Helmstetter") to prepare and appraisal of the Property in order to assist the Borough in the negotiations of a purchase price and Helmstetter concluded after completion of the appraisal that the market value of the Property is \$2,100,000; and

WHEREAS, the Borough's negotiations with the Owner were spearheaded by Councilman Joseph Cervieri and resulted in an agreement for the Borough to acquire the Property for a purchase price of \$1,750,000; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality is authorized to adopt an ordinance for the preservation of public health, safety and welfare; and

WHEREAS, the Mayor and Council of the Borough have determined that it would serve a public purpose and be to the benefit of the Borough's citizens for the Borough to acquire the Property for municipal purposes,

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey that:

Section 1. The Mayor and Council determine that it is in the public interest and for a public purpose and use to acquire a fee simple interest in property, pursuant to negotiated terms and conditions, identified as Block 2253, Lot 2, located at 1363-1365 Inwood Terrace, Fort Lee, New Jersey for municipal purposes.

Section 2. The Mayor and Council hereby authorize all actions necessary and convenient for the acquisition of the Property by negotiated purchase.

Section 3. The Mayor and Borough Clerk are hereby authorized and directed to execute and witness a contract of sale, in a form approved by the Borough Attorney, and any other documents necessary to which may be required to effectuate the purchase of the Property in the amount of \$1,750,000, exclusive of Borough incurred closing costs and professional fees.

Section 4. Should any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

Section 5. All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 6. This Ordinance shall take effect immediately upon passage and publication in accordance with the laws of the State of New Jersey.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk

BOROUGH OF FORT LEE

Mark J. Sokolich

Mark J. Sokolich, Mayor

Introduced	J CURVIER	Date of Introduction	September 19, 2013
Seconded	J GILBERT	Public Hearing	October 10, 2013
		Date of Adoption	October 10, 2013

BOROUGH OF FORT LEE

ORDINANCE # 2013-25

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF FORT LEE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,850,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,761,904 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Fort Lee, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,850,000, and further including the aggregate sum of \$88,096 as the several down payments for the improvements or purposes required by the Local Bond Law, \$53,867 of which is from the Capital Improvement Fund and \$34,229 of which is from an emergency appropriation approved by resolution as of the date of introduction of this bond ordinance.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,761,904 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be

issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Acquisition of property located at 1363 Inwood Terrace, as more fully described as Block 2253, Lot 2 on the tax maps of the Borough, including all related costs and expenditures incidental thereto.	\$1,750,000	\$1,666,666	40 years
b) Acquisition of furnishings for and improvements to the existing facilities located on the above referenced property to be acquired by the Borough, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	<u>\$100,000</u>	<u>\$95,238</u>	5 years
TOTAL:	<u>\$1,850,000</u>	<u>\$1,761,904</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum

amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3(a) of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has

been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 38.10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,761,904, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$200,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

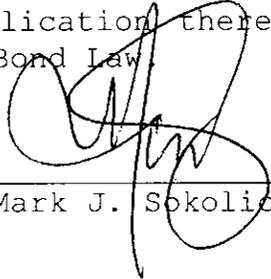
Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the

appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the ARule@) for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law

ATTEST:



Mark J. Sokolich, Mayor



Neil Grant, Borough Clerk

Introduced	<u>J CERVELLI</u>	Date of Introduction	<u>October 10, 2013</u>
Seconded	<u>A. FOGAN</u>	Public Hearing	<u>November 14, 2013</u>
		Date of Adoption	<u>November 14, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-26

AN ORDINANCE AMENDING CHAPTER 261, LAND USE PROCEDURES, ARTICLE VII, AFFORDABLE HOUSING DEVELOPMENT FEES OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 261, Land Use Procedures, Article VII, Affordable Housing Development Fees of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That Borough Ordinance § 261-50, **Eligible exaction, ineligible exaction and exemptions**, shall be amended and supplemented and hence forth provide as follows:

A. Eligible exactions, ineligible exactions and exemptions for residential development.

(1) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.

(2) Developments that have received preliminary or final site plan approval prior to the adoption of this amended article shall be required to pay development fees calculated based on the development fee ordinance in effect prior to the adoption of this amended article, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee

percentage shall be vested on the date that the building permit is issued.

(3) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

(4) Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a development fee.

(5) Owner-developers of (i) newly-constructed one or two family owner-occupied dwelling units; or (ii) reconstructed one or two family owner-occupied dwelling units; or (iii) additions to one or two family owner-occupied dwelling units (but maintaining such units as one or two family owner-occupied dwelling units), shall all be exempt from paying a development fee.

B. Eligible exactions, ineligible exactions and exemptions for non-residential development

(1) The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half percent (2.5%) development fee, unless otherwise exempted below.

(2) The two and a half percent (2.5%) fee shall apply to an increase in equalized assessed value resulting from additions to existing structures to be used for non-residential purposes.

(3) Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.

(4) A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the

basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

(5) If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough of Fort Lee as a lien against the real property of the owner.

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

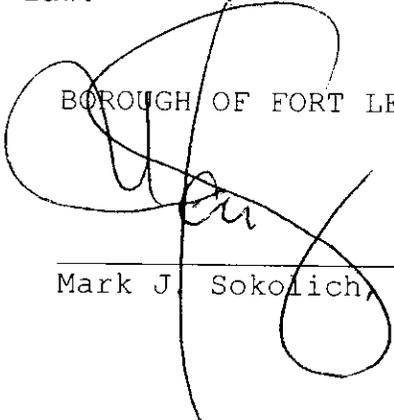
Section 3. The exemptions from payment of residential development fees contained in this ordinance shall apply to and be effective for all developments which are the subject of applications for development, and applications for certificates of occupancy, pending at the time this ordinance is adopted. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Introduced	<u>J. CERVIERI</u>	Date of Introduction	<u>October 10, 2013</u>
		Public Hearing	<u>November 14, 2013</u>
Seconded	<u>H. SCHMIDT</u>	Date of Adoption	<u>November 14, 2013</u>

BOROUGH OF FORT LEE
2013-27
ORDINANCE # _____

**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 CODE OF THE BOROUGH
OF FORT LEE**

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 15 Parking Meter Zones Established; Violations and Penalties, is hereby amended as follows:

Section 1. That the current text of Borough Ordinance 289-15 Parking Meter Zones Established; Violations and Penalties, Paragraphs A & B (12), Linwood Avenue and Paragraph B (17) Lewis Street, is hereby replaced with the following:

(12) Linwood Avenue

(a) West side 114 feet south of Kelby Street and thence south a distance of 73 feet (6) hours

(b) West side, 110 feet south of Lewis Street and thence south to Main Street (6) hours.

(17) Lewis Street

(b) Six-hour parking meters (LS26-LS33) are hereby authorized to be installed along the south side of Lewis Street, from Linwood Avenue west to Fletcher Avenue.

Section 2. That the current text of Chapter 289, Section 36, "Residential Permit Parking" be and is hereby amended with the following:

Subsection {R.} Temporary usage of the Shop Rite Parking Lot, Block 2203, Lots 1 and 2 et al.

That Subsection {R} including Subsections (1)(2)(3) & (4) of Subsection {R} above shall be **deleted** from the Borough Code.

Section 3. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

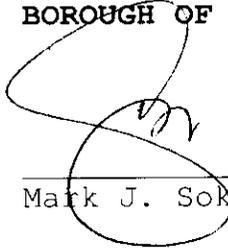
Section 4. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Introduced	<u>N SCHMIDT</u>	Date of Introduction	<u>October 10, 2013</u>
Seconded	<u>J. CLAVIERI</u>	Public Hearing	<u>November 14, 2013</u>
		Date of Adoption	<u>November 14, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-28

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 42,
ADVISORY COMMITTEE FOR THE DISABLED - CHANGING COMMITTEE
NAME TO "ADVISORY COMMITTEE FOR INDIVIDUALS WITH
DISABILITIES" OF THE BOROUGH OF FORT LEE CODE**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 42, Title, shall be and is hereby amended to read "Advisory Committee for Individuals With Disabilities"

Section II: Chapter 42-1. Established that currently states: There is hereby formed an Advisory Committee for the Disabled to consider, deal with and provide advice and counsel to the Mayor and Council of the Borough of Fort Lee as to the concerns of the disabled persons, barrier-free facilities, employment practices and the like and general and specific compliance with the requirements of the Americans With Disabilities Act and any appropriate legislation dealing with the subject matter hereof.

Shall be changed as follows: **(Bold represents Changes)**
There is hereby formed an Advisory Committee for **Individuals with Disabilities** to consider, deal with and provide advice and counsel to the Mayor and Council of the Borough of Fort Lee as to the concerns of the **persons with disabilities**, barrier-free facilities, employment practices and the like and general and specific compliance with the requirements of the Americans With Disabilities Act and any appropriate legislation dealing with the subject matter hereof.

Section III: Chapter 42-2. Composition: that currently states:

The Advisory Committee for the Disabled will be composed of the following classes of persons:

Shall be changed as follows: **(Bold represents Changes)**

The Advisory Committee for **Individuals with Disabilities** will be composed of the following classes of persons:

Subsections: A. B. C. & D. remain unchanged.

Section IV: The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

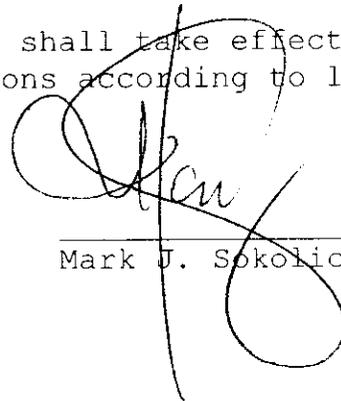
Section V: In the event on any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be deemed to govern. All other parts, portions, and provisions of Chapter 388 are hereby ratified and confirmed, except where inconsistent herewith.

Section VI: This Ordinance shall take effect immediately upon final passage and publications according to law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk



Mark J. Sokolich, Mayor

Introduced	<u>J. CERVENI</u>	Date of Introduction	<u>October 10, 2013</u>
Seconded	<u>H. SCHMIDT</u>	Public Hearing	<u>November 14, 2013</u>
		Date of Adoption	<u>November 14, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-29

**AN ORDINANCE ESTABLISHING CHAPTER 356A
THE FORT LEE IMPROVEMENT DISTRICT WITHIN THE BOROUGH OF FORT LEE
AND DESIGNATING A DISTRICT MANAGEMENT CORPORATION**

WHEREAS, the Borough of Fort Lee wishes to provide for the continued economic vitality and contribution to the Borough of Fort Lee, its residents and taxpayers of Fort Lee's historic central business district; and

Whereas, the Borough of Fort Lee desires to support the many property owners and business owners who contribute daily to that vitality; and

Whereas, the Borough of Fort Lee wishes to ensure that Fort Lee's Central Business District continues to serve the shopping needs of local families and the investment demands of a competitive regional marketplace; and

Whereas, the Mayor and Council, established the Fort Lee District Study Committee, operating under the auspices of the Borough of Fort Lee, to investigate and report back to the Mayor/Council their findings, conclusions and recommendations on the use, benefit, appropriateness and cost of a business improvement district (BID) with an area identified as The Fort Lee District Study Area; and

WHEREAS, the Fort Lee District Study Committee has determined that the use of a business improvement district will be essential to any effort to strengthen Fort Lee's Central Business District and recommends that the Borough of Fort Lee implement such a district;

WHEREAS, the Fort Lee District Study Committee, determined the challenge of maintaining a healthy, vital district can best be met by the creation of a Business Improvement District, and recommended that the Borough of Fort Lee designate the 'Fort Lee District Management Corporation, Inc.' as the district management corporation (DMC) to manage the affairs of the District in accordance with N.J.S.A. 40:56-83.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Municipal Council of the Borough of Fort Lee, Bergen County, New Jersey, pursuant to N. J. S. A. 40:56-65 et seq., as follows:

SECTION 1. PURPOSE.

The purposes of this ordinance are to:

- (a) foster the district's economic development, encourage the district's revitalization and strengthen the district's economic and commercial contributions to residents and property owners of the Borough of Fort Lee (also referred to as the "Borough").
- (b) allow all those who live, work or invest in the district to contribute to the improvement of the district.
- (c) foster the building of a non-partisan private/public partnership to implement the improvement of the Fort Lee District.
- (d) foster and create self-help programs to improve the local business climate.

SECTION 2. DEFINITIONS.

- (a) "Business Improvement District" (also referred to as "District" or "BID") means that area within the Borough of Fort Lee described by block and lot numbers and street addresses as set forth in Schedule A and designated by this ordinance as an area in which a special assessment on property within the District shall be imposed for the purpose of promoting the economic and general welfare of the District and the Borough of Fort Lee in accordance with N.J.S.A. 40:56-65 et seq.
- (b) "District Management Corporation" (also referred to as "DMC") means The Fort Lee District Management Corporation, Inc., an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this ordinance to receive funds collected by a special improvement assessment within the Business Improvement District, as authorized by this ordinance and any amendatory ordinances.

SECTION 3. FINDINGS.

The Mayor and Council find and declare that:

- (a) The Fort Lee Central Business District of the Borough of Fort Lee has special needs and requires special services that can best be achieved through a private/public partnership implemented by a Business Improvement District (BID) and a District Management Corporation (DMC).

(b) The creation of a Business Improvement District and designation of a District Management Corporation will promote economic growth and implement, foster and encourage commercial development business vitality, expansion and self-help, and improve the business climate and otherwise be in the best interest of the property owners in the District and in the Borough of Fort Lee.

(c) The area within the Borough of Fort Lee as described by lot and block numbers and by street addresses, as set forth in Schedule A of this ordinance will benefit from being designated as a Business Improvement District.

(d) A District Management Corporation will provide the administrative, programming and other services to benefit the businesses, employees, residents and consumers in the Business Improvement District and that the District Management Corporation would assist the Borough of Fort Lee in promoting economic growth, employment and development.

(e) A special assessment shall be imposed and collected by the Borough with the regular property tax payment or payment in lieu of taxes or otherwise, and that all of these payments shall be transferred to the District Management Corporation to effectuate the purposes of this ordinance and any amendatory ordinances statutes and to exercise the powers given to it by this ordinance.

(f) It is in the best interests of the Borough of Fort Lee and the public to create a Business Improvement District and to designate a District Management Corporation; except that no District Management Corporation shall be designated to receive any funds or to exercise any powers pursuant to the provisions of N. J. S. A. 40:56-83 et seq., and any amendatory or supplementary statutes, unless the board of directors of that corporation shall include the Mayor and two members of the Borough Council, so designated by the Borough Council of the Borough of Fort Lee.

SECTION 4. CREATION OF THE DISTRICT

(a) There is hereby created and designated within the Borough of Fort Lee a Business Improvement District to be known as the Fort Lee Improvement District (District) consisting of properties designated and listed by tax lot and block number and street addresses on Schedule A attached hereto. The Improvement District shall be subject to special assessments on all affected property within the District, which assessments shall be imposed by the Borough for the purposes of promoting the economic and general welfare of the District and the Borough of Fort Lee.

(b) All properties within the Business Improvement District, including, but not limited to all commercial, industrial, commercial residential and residential properties are deemed included in the assessing provisions of this ordinance and are expressly subject to potential tax or assessment made for Business Improvement District purposes.

(c) Only those properties within the Business Improvement District that are tax-exempt are deemed excluded from the assessing or taxing provisions of this ordinance and are expressly exempt from any assessment made for Business Improvement District purposes.

SECTION 5. ASSESSMENTS

(a) It is hereby determined that the operation and maintenance of the District may involve annual costs relating to services peculiar to the District that are distinguished from operation and maintenance services normally provided by the Borough of Fort Lee outside the District. Pursuant to this ordinance and N. J. S. A. 40:56-83 et seq. those annual costs shall be assessed or taxed to the benefited properties or businesses. The properties to be assessed or taxed to provide for the payment of such annual costs are described in Section 4 hereof.

(b) Each year, when the Mayor and Council shall have acted on the estimated costs and/or on the budget of the District, the Tax Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessable properties in the District as a percentage of assessed value. Descriptions of such properties and the name of the then current owners of such properties, so far as names are available, shall be included in each annual assessment roll. The assessment roll, when so prepared, shall be filed in the Office of the Borough of Fort Lee Municipal Clerk and be there available for inspection. The Mayor and Council shall annually meet to consider objections to the amounts of such special assessments at least 10 days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property to be assessed. The notice shall set forth the time and place of the meeting, and set forth the purpose of such meeting, but may refer to the assessment roll for further particulars. When the Mayor and Council shall have approved the amounts of the special assessments set forth therein, or as may be changed by it, the Borough of Fort Lee Clerk shall forthwith certify a copy of the assessment roll with such changes to the roll to the County Board of Taxation.

SECTION 6. THE DESIGNATED DISTRICT MANAGEMENT CORPORATION

(a) The non-profit corporation, the Fort Lee District Improvement Corporation, Inc. an entity incorporated pursuant to N.J.S.A. 15A: 1-1 et seq., is hereby designated as the District Management Corporation for the District and designated by this ordinance to receive funds collected by a special improvement assessment within the Business Improvement District. This Management Corporation, in addition to acting as an advisory board to the Mayor and Council, shall have all powers necessary and requisite to effectuate the purpose of this ordinance and the District, subject to annual approval by the Mayor and Council of the DMC's budget, including, but not limited to:

- (1) Adopt bylaws for the regulation of its affairs and conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its function and duties;
- (2) Employ such persons as may be required, and to fix and pay their compensation from funds available to the District Management Corporation;
- (3) Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money;
- (4) Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the corporation, including contracts with any person, firm, corporation, governmental agency or other entity;
- (5) Administer and manage its own funds and accounts and pay its obligations;
- (6) Borrow money from private lenders for periods subject to statutory limits established by the State of New Jersey and from governmental entities for that or longer periods, subject to the approval of the Mayor and Council by resolution;
- (7) Fund the improvement of the exterior appearance of properties in the District through grants or loans;
- (8) Fund the rehabilitation of properties in the District;
- (9) Accept, purchase, rehabilitate, sell, lease or manage property in the District;
- (10) Enforce the conditions of any loan, grant, sale or lease made by the District Management Corporation;
- (11) Provide security, sanitation and other services to the District, supplemental to those provided normally by the municipality;
- (12) Undertake improvements designed to increase the safety or attractiveness of the District to businesses which may wish to locate there or to visitors to the District, including, but not limited to, litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the Borough;
- (13) Publicize the District and the businesses included within the District boundaries;

(14) Recruit new businesses to fill vacancies in, and to balance the business mix of, the District;

(15) Organize special events in the District;

(16) Provide special parking arrangements for the District;

(17) Provide temporary decorative lighting in the District;

(18) Advise the Mayor and Council, from time to time, on the control and regulation of:

a. The distribution and location of movable furniture, sculpture or pedestrian traffic control devices, landscaping and other facilities belonging to the Business Improvement District, as the case may be, and not otherwise located or fixed by the plans and specifications;

b. The uses to be permitted within the Business Improvement District property by occupants of abutting property, any transit or telephone utility, concessionaires, vendors and others to serve the convenience and enjoyment of pedestrians and the location of such uses;

c. The issuance of permits to conduct any special activity consistent with the broad purposes of the Business Improvement District;

d. The operation of any lighting, heating or other facilities in the Business Improvement District property, replacing landscaping and maintaining the furniture and facilities in the Business Improvement District property.

e. The acquisition and construction of improvements and the operation and maintenance thereof in the Special Improvement District, and making of a plan therefore and the recommendations, comments or requests of members of the public and of owners and occupants of property included within the Special Improvement District.

(19) Review all applications, plans, specifications, etc. for the proposed construction or alteration of any and all exterior improvements to buildings and facades, including temporary and permanent signs and awnings, within the Business Improvement District for the purpose of providing advice and

recommendations to those wishing to improve their properties consistent with the recommendations offered by the DMC.

Recommendations made under this section shall be in writing and will be forwarded to the appropriate approving authority, namely the Borough of Fort Lee Construction Code Official, Borough of Fort Lee Planning Board or the Borough of Fort Lee Board of Adjustment. Recommendations offered shall be developed within the time frames within which the Construction Official, the Planning Board and Zoning Board must take appropriate actions.

(20) Regulate the displays of goods for sale in the public rights of way within the Fort Lee Improvement District.

(21) Regulate the sale or offering of any goods, wares or merchandise by peddlers within the Fort Lee Improvement District.

(22) Regulate the conduct, operation, or maintenance of an itinerant eating or drinking establishment within the Fort Lee Improvement District.

(b) In order to receive any funds or exercise any of the powers granted herein, the Board of Trustees of the Fort Lee District Improvement Corporation, Inc. shall include at least the Mayor and two members of the governing body of the Borough.

SECTION 7. MUNICIPAL POWERS RETAINED.

(a) Notwithstanding the creation of a Business Improvement District, the Borough of Fort Lee expressly retains all its powers and authority over the area designated as being within the Business Improvement District.

(b) Nothing contained herein shall accomplish or be interpreted or construed to be the creation or a vacation, in whole or in part, of any municipal street or right of way or part thereof, or to amend any zoning ordinance requirement or to limit any other rule or law of general application.

(c) The District Management Corporation shall not make or enter into any contracts for the improvement of any publicly owned or operated facility or property within the Business Improvement District, unless the Mayor and Council of the Borough of Fort Lee delegates to the District Management Corporation, by separate ordinance, the contracting of work to be done on any street or streets or on any other municipal property within the Business Improvement District, and provided the District Management Corporation, as the contracting unit, complies with the New Jersey Local Public Contracts Law, Public Law

1971, Chapter 198 (C. 40A: 11-1 et seq.) and provided the plans specifications and bid requirements as applicable for the work contracted shall be approved by the municipal engineer and the Mayor and Council, by resolution, prior to initiation of any action for the awarding of a contract under the Local Public Contracts Law.

(d) The District Management Corporation shall comply with all applicable ordinances or regulations of the Borough of Fort Lee and the County of Bergen, State of New Jersey and Federal Government.

(e) The Borough shall not be responsible for any debt or obligation of the DMC, and shall not pledge its full faith and credit thereto, except as it shall choose to do so in specific instances in accordance with all applicable laws.

(f) No employee or contractor of the DMC shall be considered an employee or contractor of the Borough of Fort Lee, and the Borough of Fort Lee shall not be or become a co-employer or co-contractor of any DMC employee or contractor. All employees and contractors, as a condition of employment or contract, shall be required to execute a written acknowledgment and acceptance of this status.

SECTION 8. FISCAL YEAR AND ANNUAL BUDGET

(a) The fiscal year of the DMC shall be the same as the Borough of Fort Lee.

(b) The DMC shall submit to the Mayor and Council a detailed annual budget for each upcoming fiscal year no later than December 31st of the preceding year together with a report which explains how the budget contributes to the goals and objectives for the District.

(c) The budget shall be introduced, approved, amended and adopted by the Mayor and Council in accordance with N.J.S.A. 40:56-84.

SECTION 9. FISCAL REQUIREMENTS, ANNUAL REPORTS, AUDIT.

(a) Monies appropriated and collected for the annual costs of operating and maintaining the Business Improvement District shall be credited to a special account. The Mayor and Council may incur the annual costs of improving, operating and maintaining the Business Improvement District during a fiscal year, though not specifically provided for by line item or other category in an approved estimate for such fiscal year, if in its discretion it shall be deemed necessary to provide for such annual improvements or operation or maintenance prior to the succeeding fiscal year and so long as the total amount of the account approved for that year is not exceeded by that expenditure. Any balances to the

credit of the account and remaining unexpended at the end of the fiscal year shall be maintained and applied towards the financial requirements of the Improvement District for the succeeding year.

(b) The Mayor and Council shall pay over funds set forth in the DMC's budget, as adopted by the Mayor and Council in accordance with N.J.S.A. 40:56-84, to the DMC no later than quarterly on the fifteenth (15th) day of February, May, August and November of each year. The Borough of Fort Lee shall not be obligated to pay over funds not received by the Borough of Fort Lee.

(c) The District Management Corporation shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the Mayor and Council and for that purpose shall employ a Certified Public Accountant of New Jersey. The annual audit shall be completed and filed with the governing body within four months after the close of the fiscal year of the corporation, and a certified copy of the audit shall be filed with the Director of Community Affairs within five (5) days of the filing of the audit with the Mayor and Council.

(d) The District Management Corporation shall, within thirty (30) days after the close of each fiscal year, make an annual report of its activities for the preceding fiscal year to the Mayor and Council and the Borough Clerk.

SECTION 10. DISTRICT REGULATIONS.

(a) No person conducting, operating or maintaining an itinerant catering establishment shall be permitted to sell food or drink within the District, except pursuant to a permit duly issued by the DMC, in its discretion.

(b) No person conducting, operating or maintaining an itinerant catering establishment shall be permitted to sell food or drink within three hundred (300) feet of any licensed eating and drinking establishment, nor shall he or she be permitted to remain in any location for a period exceeding forty (40) minutes during a four-hour period, except pursuant to a permit duly issued by the DMC, in its discretion.

(c) No peddler may sell or offer to sell any goods, wares or merchandise within the District, except pursuant to a permit duly issued by the DMC, in its discretion.

(d) No person may place, leave or display any merchandise, advertising, signs or waste material within the District, except as an approved activity pursuant to a DMC issued permit:

(1) On any public street or sidewalk;

(2) In front of or adjacent to the exterior of any store or commercial premises between the building line and the public sidewalk.

(3) In any vestibule, lobby or exterior area of a shop or commercial premises unless such merchandise is displayed on racks and tables only and does not impede ingress and egress to the store.

(4) Nothing in this paragraph shall prevent the placing of debris or waste materials in proper receptacles for regular municipal or private collection, in accordance with Borough ordinance.

(e) Merchants shall be permitted to hold one sidewalk sale per month for a period not to exceed three consecutive days by permit to be issued by the DMC, in its discretion. Such permit may permit any merchant within the district to hold one sidewalk sale for a period of three consecutive days within any calendar month. The dates on which such sale is permitted shall be specified in the permit. No merchant within the District may hold a sidewalk sale during any other dates.

(f) The issuance or holding of a permit pursuant to this Section 10, "District Regulations," shall not relieve any person of any requirements imposed by any other ordinances of the Borough of Fort Lee, nor any requirements of State or Federal law.

(g) The DMC may establish reasonable fees to be charged for all permits issued pursuant to this Section 10, "District Regulations."

(h) The provisions of this Section shall be generally enforced by the Police Department, and additionally by the Zoning Officer, the Health Officers, and such other Federal, State, and Local departments, agencies, or officers, as may be involved by applicable law.

SECTION 11. NO LIMITATION OF POWER.

Nothing contained herein shall prevent the Mayor and Council at anytime, subsequent to the adoption of this ordinance, from, by ordinance, abandoning the operation of the Business Improvement District, changing the extent of the Business Improvement District, supplementing or amending the description of the District to be specially assessed or taxed for annual costs of the Business Improvement District, changing or repealing any plan, rules, requisitions or limitations adopted for the operation of the Business Improvement District or rescinding the designation of or re-designating a District Management Corporation.

SECTION 12. IMPLEMENTATION

This Business Improvement District shall become operable upon the passage of this ordinance according to law.

SECTION 13. SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such holding shall not affect other provisions or applications of the act and to this and the provisions of this act are severable.

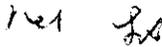
SECTION 14. REPEALER

All prior ordinances or parts of ordinances, which are inconsistent with any provisions of this ordinance, are hereby repealed as to the extent of such inconsistencies.

SECTION 15. EFFECTIVE DATE

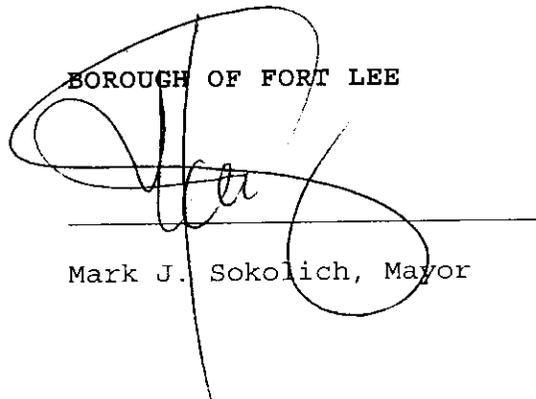
This ordinance shall take effect upon passage and publication as required by law.

ATTEST:



Neil Grant, Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor

Schedule A

All Properties
Fort Lee Improvement District

October 7, 2013

Block	Lot/Qual.	Zone	Location	Assmt	Taxes	Notes
3559	2	C2	570 Main St.	1,124,900	23,882	
3560	13	C2	562 Main St.	535,100	11,360	
3560	14	C2	560 Main St.	1,227,000	26,049	
3562	5	C2	2015 Jones Rd.	580,000	12,313	
3562	6	C2	555 Main St.	1,248,500	26,506	
3562	7	C2/R3	557 Main St.	1,409,100	EXEMPT	Firehouse
3562	8	C2	565 Main St.	830,000	17,621	
3655	1	C2	530 Main St.	1,442,400	30,622	
3655	2	C2	520 Main St.	1,675,000	35,560	
3655	3	C2	514 Main St.	950,000	20,169	
3655	4	C2	502 Main St.	3,567,100	75,730	
3655	5	C2	492 Main St.	1,070,000	22,716	
3655	6	C2	486 Main St.	451,500	9,585	
3655	7	C2	482 Main St.	617,900	13,118	
3655	5/T01	C2	492 Main St.	103,500	2,197	
3656	3	C2	1646 John St.	649,500	13,789	Residential
3656	4	C2	1650 John St.	423,100	8,982	
3656	5	C2	476 Main St.	646,700	13,729	
3656	6	D3	470 Main St.	1,260,000	26,750	
3656	7	D3	456 Main St.	543,000	11,528	
3957	1	C2	1566 Lemoine Ave.	1,011,400	21,472	
3957	2	C2	1567 Palisade Ave.	1,126,000	23,905	
3957	3	C2	1562 Lemoine Ave.	1,434,200	30,448	
3957	4	C2	1550 Lemoine Ave.	5,311,300	112,759	
3957	5	C2	1540 Lemoine Ave.	615,400	13,065	
3957	6	C2	1539 Palisade Ave.	658,300	13,976	
3957	7	C2	1537 Palisade Ave.	450,500	9,564	
4056	1	D3	460 Main St.	482,600	10,246	
4056	2	D3	454 Main St.	1,800,000	38,214	
4056	3	C2	448 Main St.	526,800	11,184	
4056	4	C2	444 Main St.	507,900	10,783	
4056	5	C2	442 Main St.	966,200	20,512	
4056	6	C2	440 Main St.	514,200	10,916	
4056	7	C2	1647 William St.	394,000	EXEMPT	Disabled Vet/Residential
4057	1	C2	430 William St.	1,528,000	EXEMPT	Church
4057	2	C2	422 Main St.	569,500	12,090	

4057	3	C2	418	Main St.	3,458,700	73,428
4057	4	C2	406	Main St.	1,093,900	23,223
4057	6	C2	404	Main St.	289,500	6,146
4057	7	C2	400	Main St.	1,226,700	26,043
4151	26	C1	314	Main St.	910,900	19,338
4151	27	C1	310	Main St.	1,998,500	42,428
4151	28	C1	308	Main St.	1,797,800	38,167
4151	29	C1	302	Main St.	1,545,800	32,817
4152	8	C1	250	Main St.	742,400	15,761
4152	8.01	C1	250	Main St.	742,400	EXEMPT
4152	9	C1	246	Main St.	750,000	15,923
4152	10	C1	228-244	Main St.	2,275,800	48,315
4152	11	C1	226	Main St.	1,141,900	24,243
4152	12	C1	222	Main St.	1,631,000	34,626
4251	1	C2	1605	Lemoine Ave.	6,832,100	145,045
4252	1	C1	172	Main St.	1,118,500	23,746
4252	2	C1	168-170	Main St.	1,324,700	28,123
4252	3	C1	166	Main St.	3,196,900	67,870
4252	4	C1	1645	Palisade Ave.	818,000	17,366
4252	5	C1	176	Main St.	14,496,600	307,763
4252	6	C2	1637	Palisade Ave.	1,402,200	29,769
4252	7	C2	1631-1633	Palisade Ave.	850,000	18,046
4252	8	C2	1627	Palisade Ave.	351,200	7,456
4252	9	C2	1625	Palisade Ave.	815,000	EXEMPT
4252	10	C2	1619	Palisade Ave.	1,074,800	22,818
4252	11	C2	1617	Palisade Ave.	723,700	15,364
4252	12	C2	1611	Palisade Ave.	1,258,000	26,707
4252	13	C2	1605	Palisade Ave.	450,200	9,558
4252	14.01	C2	1593	Palisade Ave.	542,800	11,524
4252	14.02	C2	1601	Palisade Ave.	1,887,300	40,067
4252	15	C2	1589	Palisade Ave.	810,300	17,203
4252	16	C2	1585	Palisade Ave.	1,012,700	21,500
4252	17	C2	1579	Palisade Ave.	562,400	11,940
4252	18	C2	1575	Palisade Ave.	1,500,000	31,845
4252	19	C2	1571	Palisade Ave.	753,000	15,986
4252	20	C2	211	Whiteman St.	380,000	8,067
4252	21	C2	1580	Lemoine Ave.	2,000,000	42,460
4252	22	C2	1590	Lemoine Ave.	571,700	12,137
4252	23	C2	1608	Lemoine Ave.	3,416,800	72,539
4252	24	C1	180	Main St.	2,600,000	55,198
4252	18/T01	C2	1575	Palisade Ave.	103,500	2,197
4253	6	C1	214	Main St.	1,228,300	26,077
4253	7	C1	212	Main St.	473,799	10,059
4253	8	C1	210	Main St.	1,195,000	25,370
4253	9	C1	208	Main St.	519,400	11,027

Condominium (25 Units/Residential)

Includes 1638-1642 Schlosser St.

Church

Vacant Lot

Residential

VFW

4253	10	C1	204 Main St.	1,011,600	21,476	
4253	11	C1	1645 Lemoine Ave.	769,500	16,336	
4253	12	C1	1645 Lemoine Ave.	903,800	19,188	Parking Lot
4253	13	C1	1635 Lemoine Ave.	996,000	21,145	
4253	14	C1	1625 Lemoine Ave.	2,121,800	45,046	
4254	1	C1	1629 Lemoine Ave.	759,600	16,126	
4254	2	C1	1620 Lemoine Ave.	1,452,000	30,826	
4254	3	C1	1630 Lemoine Ave.	1,444,500	30,667	
4254	4	C1	1643 Schlosser St.	932,700	19,801	
4254	5	C1	200 Main St.	2,630,400	55,843	
4351	1	C1	144 Main St.	1,099,200	23,336	Firehouse
4351	2	C1	148 Main St.	474,400	EXEMPT	Firehouse
4351	2.01	C1	146 Main St.	438,800	EXEMPT	Includes lot 12
4351	3	C1	154 Main St.	2,700,000	57,321	
4351	4	C2	1636 Palisade Ave.	3,100,000	65,813	
4351	5	C2	1626 Palisade Ave.	799,000	16,963	
4351	6	C2	1624 Palisade Ave.	556,000	11,804	
4351	7	C2	1620 Palisade Ave.	216,000	4,586	Vacant Lot
4351	8	C2	1616 Palisade Ave.	1,728,800	36,702	
4351	9	C2	1617 Parker Ave.	998,600	21,200	
4351	10	C2	1627 Parker Ave.	1,092,600	23,196	
4351	11	C2	1629 Parker Ave.	427,300	9,072	
4352	1	C1	134-140 Main St.	1,262,300	26,799	
4352	2	C1	132 Main St.	437,400	9,286	
4352	3	C1	130 Main St.	1,039,000	22,058	
4352	4	C1	120-126 Main St.	1,957,800	41,564	
4352	6	C1	116 Main St.	1,635,700	34,726	
4352	7	C1	110 Main St.	642,800	EXEMPT	St. Rocco
4352	14	C2	165 Cedar St.	436,400	9,265	Residential
4352	15	C2	167 Cedar St.	371,800	7,893	Residential
4352	16	C2	1656 Parker Ave.	357,300	7,585	
4353	1	C2	1644 Parker Ave.	540,300	11,471	
4353	2	C2	162 Cedar St.	388,000	8,237	Residential
4353	12	C2	1636 Parker Ave.	1,578,400	33,509	
4353	13	C2	1638 Parker Ave.	787,800	16,725	
4354	1	C2	1622 Parker Ave.	882,100	18,727	Residential
4354	2	C2	164 English St.	367,600	7,804	Residential
4354	12	C2	1610 Parker Ave.	920,000	EXEMPT	Synagogue
4354	13	C2	1612 Parker Ave.	371,800	7,893	Residential
4354	14	C2	1614 Parker Ave.	478,700	10,163	Residential
4354	15	C2	1618 Parker Ave.	1,208,500	25,656	
4355	14	C1B	1665 Kauters Lane	1,017,400	21,599	Includes 98 Main St.
4355	15	C1B	94 Main St.	445,300	9,454	Vacant Lot
4355	16	C1B	90 Main St.	553,200	11,744	Vacant Lot
4454	1	C2	2010 Jones Rd.	516,500	10,965	

4454	15	C2	485	Main St.	942,700	20,014	Includes lot 16
4454	17	C2	489	Main St.	668,200	14,186	Residential (6 Unit Apt)
4454	18	C2	493	Main St.	475,000	10,084	Residential (6 Unit Apt)
4454	19	C2	495	Main St.	547,400	11,621	
4454	20	C2	501	Main St.	618,500	13,131	
4454	21	C2	507	Main St.	715,000	15,179	
4454	22	C2	511	Main St.	691,600	14,683	
4454	23	C2	515	Main St.	669,200	14,207	
4454	24	C2	521	Main St.	644,100	13,674	
4454	25	C2	525	Main St.	599,900	12,736	
4454	26	C2	527	Main St.	702,100	14,906	Residential Apt/Mixed Use
4454	27	C2	535	Main St.	349,100	7,411	Residential
4454	28	C2	543	Main St.	833,800	17,702	
4454	29	C2	2008	Jones Rd.	430,400	9,137	Residential
4551	3	C2	453	Main St.	1,043,800	22,160	
4551	4	C2	459	Main St.	824,700	17,508	
4551	5	C2	2010	Fletcher Ave.	531,500	11,284	Parking Lot
4551	6	C2	2018	Fletcher Ave.	456,100	9,683	Paving
4651	8	C1	2033	Center Ave.	600,000	12,738	
4651	9	C1	2029	Center Ave.	330,000	EXEMPT	Boro Hall Parking
4651	10	C1	2027	Center Ave.	1,200,300	25,482	
4651	11	C1	2023	Center Ave.	571,700	12,137	
4651	12	C1	2017	Center Ave.	686,400	14,572	
4651	13	C1	2015	Center Ave.	664,200	14,101	
4651	14	C1	2013	Center Ave.	2,050,000	43,522	
4651	15	C1	327	Main St.	1,483,100	31,486	
4751	4	C1	2071	Lemoine Ave.	3,796,000	80,589	
4751	4/T01	C1	2071	Lemoine Ave.	103,500	2,197	Telecom. Site
4751	5	C1	2067	Lemoine Ave.	1,422,800	30,206	
4751	6	C1	2057	Lemoine Ave.	779,900	16,557	
4751	7	C1	2053	Lemoine Ave.	3,095,200	65,711	
4751	8	C1	2045	Lemoine Ave.	1,814,200	38,515	
4751	9	C1	2035-2039	Lemoine Ave.	1,676,100	35,584	
4751	10	C1	2033	Lemoine Ave.	1,487,600	31,582	
4751	11/C0101	C1	2029	Lemoine Ave.	606,000	12,865	
4751	11/C0201	C1	2029	Lemoine Ave.	588,000	12,483	
4751	11/C0301	C1	2029	Lemoine Ave.	606,000	EXEMPT	FLAC
4751	12	C1	2027	Lemoine Ave.	1,491,600	31,667	
4751	13	C1	2025	Lemoine Ave.	3,375,800	71,668	
4751	14	C1	2011	Lemoine Ave.	4,648,700	98,692	
4751	15	C1	201	Main St.	2,643,600	56,124	
4751	16	C1	205	Main St.	433,400	9,201	
4751	17	C1	207	Main St.	507,600	10,776	
4751	18	C1	209	Main St.	740,000	15,710	
4751	19	C1	209A	Main St.	1,050,000	22,292	

4751	20	C1	215	Main St.	1,292,200	27,433	
4751	21	C1	217	Main St.	1,028,000	21,824	
4751	22	C1	221	Main St.	1,015,900	21,568	
4751	23	C1	223	Main St.	497,500	10,562	
4751	24	C1	225	Main St.	3,689,300	EXEMPT	USPO
4751	25	C1	235-237	Main St.	1,075,500	22,833	
4751	26	C1	239	Main St.	528,600	11,222	
4751	27	C1	241	Main St.	2,000,000	42,460	
4751	28	C1	2010	Center Ave.	453,000	9,617	Residential
4751	29	C1	2016	Center Ave.	412,500	8,757	Vacant Lot
4751	30	C1	2024	Center Ave.	4,792,800	101,751	
4851	1.01	D5	175-179	Main St.	53,503,200	1,135,873	Includes lot 4
4851	5	C1A	183	Main St.	2,422,100	EXEMPT	Boro Corner Bank Bldg
4851.04	1	D5	800	Park Ave.	25,368,800	538,580	Vacant Lot (North Tower)
4851.04	2	D5		Park Ave.	1,312,500	27,864	Vacant Lot (Park & Kiosk)
4851.04	3	D5		Central Rd.	1,215,000	25,794	Vacant Lot (Restaurant)
4851.04	4	D5	100	Park Ave.	25,368,800	538,580	Vacant Lot (South Tower)
4855	2.01	C1	95	Main St.	1,596,000	EXEMPT	Boro Vacant Lot
4856	2.01	C1B	2010	Bigler St.	368,700	7,828	
4856	3.01	C1B	2001	Hudson Terr.	1,072,000	22,759	Residential (28 Unit Apt)
4856	5	C1B	89	Main St.	972,900	20,655	
4856	6	C1B	2000	Bigler St.	972,200	20,640	
4856	7.01	C1B	2006	Bigler St.	419,300	8,902	

194 Properties

\$6,847,465 Total 2013 Tax

	A	B	C	D	E	F	G	H
1								
2					FORT LEE IMPROVEMENT DISTRICT			
3					First Year Budget			
4								
5							<u>1st Year Amount</u>	
6					Revenue			
7					1000 - SID Assessments		300,000	
8					1200 - Public Grants/Appropriations			
9					Borough of Fort Lee		100,000	
10					PANYNJ			
11					Strategic Planning & Support*		130,000	
12					1300 - Private Fees/Equity & Other Contributions			
13					Storefront Design - Equity		15,000	
14					Advertising & Marketing - Equity		20,000	
15					Special Events - Equity		20,000	
16					Sponsorships/Donations & In-Kind		5,500	
17					Private Equity Subtotal		60,500	
18					Total Revenue		\$590,500	
19					Expenses			
20					2000 - Operations/Appearance			
21					District Maintenance		50,000	
22					Storefront Appearance Initiative		20,000	
23					Window Display & Signage		20,000	
24					O/A Subtotal		90,000	
25					3000 - Marketing & Communications			
26					Internet & Public Media			
27					Hosting/maintenance FLID web presence		8,500	
28					Create website*		8,500	
29					Public Relations		18,000	
30					Advertising & Marketing		30,000	
31					Special Events		60,000	
32					M & C Subtotal		125,000	
33					4000 - Planning & Economic Development			
34					District Strategic Planning & Support*		150,000	
35					District Design Guidelines*		20,000	
36					P & ED Subtotal		170,000	
37					5000 - Administrative Operations			
38					Insurance			
39					General liability		1,500	
40					D & O liability		2,500	
41					Accounting			
42					Audit/tax preparation fees		4,500	
43					Federal tax exemption*		4,500	
44					Operations - Cost of Operations		12,500	
45					AO Subtotal		25,500	
46					6000 - Administration/Advocacy			
47					Administration/Advocacy		180,000	
48					A/A Subtotal		180,000	
49								
50					Total Expenses		\$590,500	
51					Revenue/Expenses (Difference)		\$ -	
52					* One time investment			

Introduced	<u>E. KANSASKY</u>	Date of Introduction	<u>November 14, 2013</u>
Seconded	<u>A. POWRI</u>	Public Hearing	<u>December 19, 2013</u>
		Date of Adoption	<u>December 19, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-30

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 388, SECTIONS 14 AND 69 OF THE CODE OF THE BOROUGH OF FORT LEE, ENTITLED "HANDICAPPED PARKING SPACES"

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE as follows:

Section I: Chapter 388, Section 69, Schedule XXIII, is hereby amended and supplemented so as to add the following as a handicapped parking space:

"388-69": From the apex of north curb of North Avenue and the east curb of West Street extending 87 feet north along the east curb line of West Street then extending another 20 feet north

Section II: The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

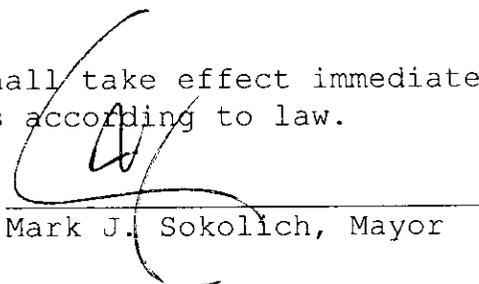
Section III: In the event on any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be deemed to govern. All other parts, portions, and provisions of Chapter 388 are hereby ratified and confirmed, except where inconsistent herewith.

Section IV: This Ordinance shall take effect immediately upon final passage and publications according to law.

ATTEST:

Neil Grant

Neil Grant, Borough Clerk


Mark J. Sokolich, Mayor

Introduced	<u>J. CERVINO</u>	Date of Introduction	<u>November 14, 2013</u>
Seconded	<u>A. PERAZI</u>	Public Hearing	<u>December 19, 2013</u>
		Date of Adoption	<u>December 19, 2013</u>

BOROUGH OF FORT LEE

ORDINANCE # 2013-31

AN ORDINANCE AMENDING CHAPTER 193, UNIFORM CONSTRUCTION CODES, SECTION 2, FEES, OF THE CODE OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 193, Uniform Construction Codes, Section 2, Fees, of the Code of the Borough of Fort Lee, is hereby amended:

Section 1. That Schedule C: Plumbing Sub-Code Fees of Borough Ordinance 193-2 shall be amended and replaced with the following:

A. (3) Schedule C: Plumbing Subcode Fees

Installation/replacement:

Each fixture or vent stack \$25.00

Water Service/Gas Service \$25.00

Water heater:

0 to 50 gallons \$50.00

Over 50 gallons \$100.00

Sewer connection (initial or replacement) \$100.00

Gas-Burning Equipment, Installation and Conversion:

Residential Buildings:

1 to 3 families	\$50.00
4 to 60 families	\$100.00
61 to 160 families	\$150.00
161 families and up	\$200.00

Commercial Buildings:

To 2,500 square feet of floor area	\$50.00
From 2,501 square feet to 5,000 square feet	\$100.00
From 5,001 square feet to 10,000 square feet	\$150.00
From 10,001 square feet to 20,000 square feet	\$200.00
From 20,001 square feet to 40,000 square feet	\$250.00
From 40,001 square feet to 80,000 square feet	\$300.00
All buildings greater than 80,000 square feet	\$350.00

Special Devices:

Grease traps, oil separators,
utility service connections,
refrigeration units, backflow
preventers equipped with test
ports (double check valve assembly,
reduced pressure zone and pressure
vacuum breaker backflow preventers),
steam boilers, hot water boilers
(excluding those for domestic water
heating), active solar systems,
sewer pumps and interceptors. \$100.00 each

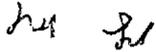
Minimum Inspection Fee: \$65.00

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

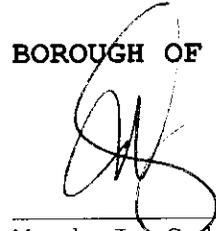
Section 3. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

BOROUGH OF FORT LEE



Neil Grant
Borough Clerk



Mark J. Sokolich, Mayor

Introduced	J. CLAVIERE	Date of Introduction	November 14, 2013
		Public Hearing	December 19, 2013
Seconded	H. SCHMIDT	Date of Adoption	December 19, 2013

BOROUGH OF FORT LEE

ORDINANCE # 2013-32

**AN ORDINANCE AMENDING CHAPTER 289 PARKING, ARTICLE IV
PARKING METERS, MUNICIPAL PARKING LOTS AND PERMIT
PARKING, SECTION 34 REGULATIONS CONCERNING MUNICIPAL
PARKING LOT, OF THE CODE OF THE BOROUGH OF FORT LEE**

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 289 Parking, Article IV Parking Meters, Municipal Parking Lots and Permit Parking, Section 34 Regulations Concerning Municipal Parking Lot, of the Code of the Borough of Fort Lee, is hereby amended as follows:

Section 1. That the current text of Borough Ordinance 289-34, Regulations Concerning Municipal Parking Lot, is hereby amended to add the following:

L. Parking shall be prohibited by the general public between 8:00 a.m. and 4:30 p.m., Monday through Friday, in spaces marked:

Reserved For Borough Employee Only

Section 2. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

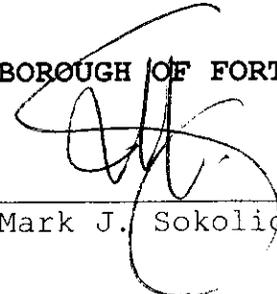
Section 3. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE



Mark J. Sokolich, Mayor