

MAYOR AND COUNCIL
WORK SESSION MEETING MINUTES
MARCH 2, 2023, at 6:30 P.M.

SALUTE TO THE FLAG

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

PRESENT: Mayor Sokolich (entered the meeting at 6:45PM), Council Members Sohmer, Yoon, Suh, Drumgoole, Kasofsky (Via Teleconference), Cervieri

ALSO PRESENT: Evelyn Rosario, Municipal Clerk
Nadine Drumgoole, Deputy Municipal Clerk
Brian Chewcaskie, Borough Attorney

ABSENT: Alfred Restaino, Borough Administrator

OPEN PUBLIC MEETINGS ACT STATEMENT

In accordance with Chapter 231, P.L. 1975 adequate notice informing the public of the time and place of this meeting was duly published in the Record, the Jersey Journal and Star Ledger issues of November 28, 2022. Said notice was also posted on the Borough Hall bulletin board and Borough website.

RESOLUTION FOR CLOSED SESSION TO DISCUSS:

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

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

- 1. Personnel:**
 - a.** Police Department
 - b.** Tax Assessor

2. **Legal:**
 - a. Tax Appeals: 224 Dorincourt Road
2013 Center Avenue
 - b. Affordable Housing

3. **Contracts:**
 - a. Seagrave Fire Apparatus, LLC

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

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

The closed portion of the meeting ended at 8:28 P.M. The open portion of the work session began at 8:28 P.M.

PROCLAMATION: 100th Anniversary of the Bergen County Section of the National Council of Jewish Women

Borough Clerk Evelyn Rosario read the following proclamation:

WHEREAS, March 20, 2023, marks the 100th anniversary of the Bergen County Section of the National Council of Jewish Women, a grassroots organization of volunteers and advocates who turn progressive ideals into action; and

WHEREAS, since our beginning on March 20, 1923, when a small group of courageous Jewish women got together with the goal of making life better for people in their community, the National Council of Jewish Women Bergen County Section has emphasized public service and civic engagement, and has fostered a sense of sisterhood among women; and

WHEREAS, inspired by Jewish values, the National Council of Jewish Women Bergen County Section has become a force in helping to improve the lives of women, children and families in Bergen County, New Jersey and beyond; and

WHEREAS, during a time where individual freedoms have come under threat, the National Council of Jewish Women Bergen County Section advocates for reproductive freedom, racial equity, and inclusion, and ending antisemitism, gun violence and human trafficking; and

WHEREAS, at a time when many people in the community are in need, the National Council of Jewish Women Bergen County Section has volunteered to help children and seniors, the hungry and food insecure, victims of domestic violence, workers without medical insurance, people with MS and so much more; and

WHEREAS, the National Council of Jewish Women Bergen County Section is comprised of over 1,000 women across Bergen County.

NOW, THEREFORE, I Mark J. Sokolich, by virtue of the authority vested in me as Mayor of the Borough of Fort Lee, Bergen County, do hereby applaud the National Council of Jewish Women and the Bergen County Section for a century of philanthropy, fundraising, advocacy, and sisterhood in Bergen County and beyond, and I declare April 20, 2023, the date of the Section's official centennial celebration, to be National Council of Jewish Women Day.

March 2, 2023

PRESENTATION: Michele Ortlip

Ms. Michele Ortlip was present to express her desire for use of the Judge Moore House as a Fort Lee Art Museum to honor the Ortlip Family. She would like to bring artwork from four (4) generations of Ortlip relatives as well as her fathers. She said the location would create a great art gathering center being stretched between the Barrymore Film Center with banners hung, outdoor art shows and summer sidewalk shows.

Mayor Sokolich responded that this seems to be a dual operation to promote artwork and provide a home for the artwork. The doors must be open to Fort Lee artists and artists of surrounding towns, not just strictly museum, looking for participation.

Councilman Cervieri asked what the financial commitment the Ortlip family would contribute, as the Judge Moore House needs roughly a hundred thousand dollars to make the facility habitable. Ms. Ortlip stated she would start a non profit organization and is not sure the amount she could contribute at this time. Councilman Yoon suggested to find a sponsor.

Councilman Cervieri suggested to pursue the library as they are looking for sponsors and auctions to provide funding into the expansion of the library.

Mayor Sokolich will conduct a field inspection of the Judge Moore House with Councilman Drumgoole to provide an opinion and estimate on the repairs needed. The Council will further discuss at a future meeting.

GENERAL DISCUSSION:

Saint Rocco's Feast August 9th Through August 13th

Members of the St. Rocco Society were present to request the Governing body support to host the 93rd annual feast to be held August 9th -13th.

A resolution approving the request from Saint Rocco's Mutual Aid Society of Fort Lee will be placed on the March 16th proposed agenda.

Veterans Exemption: Howard C. Lipsitz, 1530 Palisade Avenue, #10M

A resolution authorizing the above captioned will be placed on the March 16th proposed agenda.

Issuance of a Business Limousine License: East Limousine Inc., 1605 John Street, Suite 116

A resolution authorizing the above captioned will be acted upon this evening.

Holy Trinity Church Request for Use of Coytesville Park

A resolution authorizing permission for Holy Trinity Church members to utilize Coytesville Park for activities on June 4, 2023, and June 18, 2023, will be placed on the March 16th proposed agenda.

Authorization to Join the Union County Purchasing Co-op

It was the consensus of the Governing Body to enter into an agreement with the County of Union Cooperative Pricing System.

A resolution will be placed on the March 16th proposed agenda.

Agreement: 2022 Bergen County Open Space Grant for Project Known as Whitey Lang Park: Playground Equipment, Rubberbond Elevate Surfacing

A resolution authorizing the designation of an official signatory for a 2022 Bergen County Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund (Bergen County Trust Fund) grant contract regarding project known as Whitey Lang Park: Playground Equipment, Rubberbond Elevate Surfacing will be placed on the March 16th proposed agenda.

Budget Transfers

A resolution authorizing budget transfers will be placed on the March 16th proposed agenda.

Emergency Temporary Appropriation: CDBG – 10th Street

A resolution authorizing an emergency temporary appropriation supplementing the temporary budget will be placed on the March 16th proposed agenda.

High School Football and Girls Bowling (PY)

Councilman Yoon addressed the Governing Body regarding an email received from Tanya Byers Kang wishing to honor the high school football team as well as Neil Grant wishing to honor the girls bowling team.

Mayor Sokolich asked Councilman Yoon to relay to the requesters that a typed letter of the team members names be sent to Maryanne Leodori. A proclamation will be given at a future meeting.

E-Bikes Ordinance (MS)

No discussion held.

RESOLUTIONS

R-1 AUTHORIZING THE AWARD OF A CONTRACT TO PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC FOR PROFESSIONAL PLANNING SERVICES RELATED TO THE BOROUGH’S AFFORDABLE HOUSING

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

<p>March 2, 2023 Work Session Meeting</p> <p>Resolution # R-1</p> <p>Carried: <u>X</u> Defeated: <u> </u> Tabled: <u> </u></p> <p>Approved on Consent Agenda: <u> </u></p>
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RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL PLANNING SERVICES FOR THE BOROUGH’S AFFORDABLE HOUSING TO PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC

WHEREAS, there exists a need for the Borough of Fort Lee (“Borough”) to retain the services of a licensed planner to provide professional planning services for the Borough’s Affordable Housing during 2023; and

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

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

WHEREAS, the Borough publicly issued a Request for Qualifications on September 30, 2022, soliciting proposals for the Performance of professional planning services for the Borough’s Affordable Housing during 2023, and received proposals on October 21, 2022; and

WHEREAS, the Borough wishes to retain the services of Phillips Preiss Grygiel Leheny Hughes, LLC (“Phillips”) to perform such professional planning services in accordance with its Qualification Statement submitted in response to the Borough public solicitation of proposals on October 21, 2022, and attached hereto; and

WHEREAS, “Phillips” possesses the requisite expertise and skilled personnel required to provide professional planning services required by the Borough; and

WHEREAS, the Borough solicited qualification statements for professional planning services in response to the Borough’s Request for Qualifications and has determined that the performance by “Phillips” of professional planning services will be the most advantageous to the Borough, all relevant factors considered; and

WHEREAS, the Borough is desirous of awarding a contract for professional planning services to “Phillips” in accordance with the procedures mandated under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

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

WHEREAS, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” Law, took effect on January 1, 2006; and

WHEREAS, the contract for professional planning services to be performed by “Phillips” is awarded pursuant to a “fair and open” process in accordance with the New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Borough’s Chief Financial Officer has determined that funds are available from account number 3-01-20-1702-180, \$ 245,327.50 said certification being attached to this resolution; and

WHEREAS, the award by the Borough of a contract to “Phillips” for the provision of professional planning services is in the best interests of the Borough and the implementation of this contract is necessary for the efficient operation of the Borough;

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

1. That Phillips Preiss Grygiel Leheny Hughes, LLC, 70 Hudson Street, Suite 5B, Hoboken, New Jersey, shall be and is hereby appointed to perform professional planning services for the Borough’s Affordable Housing in accordance with its Qualification Statement submitted in response to the Borough’s public solicitation issued on September 30, 2022, which proposal is attached hereto and made a part hereof.
2. That “Phillips” is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of P.L. 1975 c. 127.
3. That a notice of the contract award shall be published in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.
4. That the Mayor is authorized and directed to execute a contract with “Phillips” and, in accordance with the provisions of N.J.S.A. 40A:11-5(1)(a)(1), to cause this Resolution for the award of the contract to be filed and available for inspection at the offices of the Borough Clerk.
5. That no further action of the Borough shall be required.

R-2 AUTHORIZING THE ISSUANCE OF A BUSINESS LIMOUSINE LICENSE TO EAST LIMOUSINE INC., 1605 JOHN STREET SUITE 116

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

<p>March 2, 2023 Work Session Meeting</p> <p>Resolution # R-2</p> <p>Carried: X Defeated: ___ Tabled: ___</p> <p>Approved on Consent Agenda: ___</p>
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RESOLUTION OF THE BOROUGH OF FORT LEE AUTHORIZING THE ISSUANCE OF A BUSINESS LIMOUSINE LICENSE TO SEARA KIM D/B/A EAST LIMOUSINE, INC. 1605 JOHN STREET, SUITE 116, FORT LEE, NEW JERSEY 07024

WHEREAS, an application has been filed by Seara Kim to establish and operate East Limousine, Inc. at 1605 John Street, Suite 116, Fort Lee, New Jersey a limousine business in the Borough of Fort Lee; and

WHEREAS, local ordinance provides that only twelve (12) such companies can operate within the Borough of Fort Lee and currently there are six (6) limousine businesses operating; and

WHEREAS, the applicant and business location has been reviewed and approved by the Fort Lee Police Department and Building Department.

NOW, THEREFORE, BE IT RESOLVED that upon payment of the applicable license fees, the Borough Clerk is hereby authorized and directed to issue a limousine business owner's license to **Seara Kim d/b/a East Limousine, Inc.** for the operation of a limousine service.

Councilman Drumgoole mentioned he would like to speak to Mr. Kravitz to allow residents to utilize the Fort Lee High School track, instead of funding a new track in another park in town.

PUBLIC PARTICIPATION

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

There being no public discussion the meeting was adjourned on motion by Councilman Sohmer seconded by Councilman Cervieri, at 9:19 PM.

Evelyn Rosario, RMC, CMC
Municipal Clerk

Prepared By:
Nadine Drumgoole
Deputy Municipal Clerk