

**MAYOR AND COUNCIL**  
**WORK SESSION MEETING MINUTES**  
**MAY 6, 2021 at 6:30 P.M.**

Due to the current situation involving the COVID-19 pandemic, the work session meeting of the Mayor and Council will be held remotely. This meeting can be accessed by telephone, by dialing one of the numbers listed below and entering the meeting ID number 969 1967 3854 and Passcode number 169836.

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**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 (Via Telephone conference), Council Members Sohmer, Yoon, Suh, Sargenti, Kasofsky, Cervieri

**ALSO PRESENT** : Alfred Restaino, Borough Administrator  
Evelyn Rosario Municipal Clerk  
Nadine Drumgoole, Deputy Municipal Clerk  
Brian Chewcaskie, Borough Attorney

**OPEN PUBLIC MEETINGS ACT STATEMENT**

In accordance with Chapter 231, P.L. 1975 adequate notice informing the public of the time and place of this meeting was duly published in the Record issue of December 22, 2020 and the Jersey Journal and Star Ledger issues of December 24, 2020. Said notice was also posted on the Borough Hall bulletin board, on the outside door of Borough Hall and Borough website.

**RESOLUTION FOR CLOSED SESSION**

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

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

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

**I. RESOLUTION FOR CLOSED SESSION TO DISCUSS:**

1. **Personnel:**
  - a. Community Center

- b. Police Department
2. **Legal:**
- a. Zaka LLC Authorizing Execution of Interim Cost Agreement
  - b. Mill Creek
  - c. Affordable Housing
  - d. Tax Appeal Settlement: Executive Park and Hudson Lights

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

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

The closed portion of the meeting ended at 7:29 P.M. The open portion of the work session began at 7:29 P.M.

### **GENERAL DISCUSSION:**

#### **Municipal Alliance Grant Application Approval for Fiscal Year 2022**

A resolution regarding the above captioned grant application will be acted upon this evening.

#### **Authorizing Various Change Orders Seagrave Fire Apparatus, LLC Related to the Purchase of Three Custom Pumper Fire Trucks**

Administrator Restaino reviewed the changes orders as proposed by Seagrave Fire Apparatus, LLC. Councilman Sohmer expressed his disappointment that Seagrave Fire Apparatus, LLC is not willing to absorb the costs as the Borough is spending approximately \$1,970,000.00.

It was the consensus of the Governing Body to not act on this and to have additional discussions related to the change orders at the next work session meeting.

#### **Fire Department: Retention Program and Training Program Amendment**

An ordinance amending Chapter 55 “Fire Department, Section 31 Release Work Time to Complete Training” to incorporate the following titles: Firefighter One, Firefighter Two, and any of the courses required to be a Line Officer or Chief Officer within the Fort Lee Fire Department will be placed on the May 20<sup>th</sup> regular session agenda for introduction.

#### **Bergen County Multi-Jurisdiction Hazard Mitigation Plan**

A resolution adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan as submitted to the New Jersey Office of Emergency Management and the Federal Emergency Management by the Bergen County Office of Emergency Management will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Bergen County Community Development Block Grant Unprogrammed Fund Application  
\$100,000.00 for the Reconstruction of 9<sup>th</sup> Street**

The following resolutions will be placed on the May 20<sup>th</sup> regular session agenda regarding the above captioned:

1. Authorizing the Endorsement of a Community Development Block Grant Program Unprogrammed Fund Application for Project Known as Reconstruction of 9<sup>th</sup> Street \$100,000.00
2. Authorizing the Acceptance of a Grant from the County of Bergen Division of Community Development for Project Known as Reconstruction of 9<sup>th</sup> Street \$100,000.00
3. Authorizing the Insertion of a Special Item of Revenue from the Bergen County Community Development Block Grant: Reconstruction of 9<sup>th</sup> Street Project \$100,000.00
4. Authorizing the Purchasing Agent to Obtain Specifications and Advertise for bids for Project Known as Reconstruction of 9<sup>th</sup> Street

**Endorsing the Fort Lee Housing Authority 's Community Development Block Grant Program Application for Improvements to the Harry J. Holtje House Public Housing Building,  
\$110,000.00**

A resolution endorsing the above captioned grant application as prepared by the Fort Lee Housing Authority will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Confirming the Need for the Construction of a 120 Unit Senior Housing Development and Authorizing an Agreement for Payments In Lieu of Taxes**

No discussion Held. Deferred to the next work session meeting.

**Confirming Funding for the New Construction of a 120 Unit Senior Housing Development, Senior Center and Parking Garage**

No discussion Held. Deferred to the next work session meeting.

**Support of a Green Amendment to the New Jersey State Constitution**

It was the consensus of the Governing Body to support an amendment to the New Jersey State Constitution to include language indicating that every person has a right to a clean and healthy environment. A supporting resolution will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Summer Recreation Programs**

Administrator Restaino stated that all summer recreation programs will soon be opening in accordance with the Center for Disease Control and Prevention guidelines.

**Affirm the Borough 's Civil Rights Policy with Respect to all Officials, Appointees and Employees**

A resolution affirming the Borough's Civil Rights Policy regarding all officials, appointees, employees, prospective employees, volunteers, independent contractors and members of the public that come into contact with municipal employees, officials and volunteers will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Sale of Surplus Equipment no Longer Needed for Public Use on an Online Auction Website "Municibid"**

The Police Department has requested the sale of items no longer in use on an online auction website, specifically Municibid as they are under state contract. A resolution authorizing the use of Municibid will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Award of Contract to Remington & Vernick Engineers for Professional Engineering Services Related to the Palisades Interstate Park Project, \$352,000.00 or \$401,600.00 If Alternate Items are Required**

A resolution authorizing the award of a contract to Remington & Vernick for construction management services regarding site improvements consisting of the construction of a Softball Field, Multi-Purpose Athletic Field, Children's Play Area, Park Pavilion with bathrooms and storage as well as a covered terrace/picnic area, parking lot and walkways for Palisades Interstate Park, (Block 7254, Portion of Lot 1), not exceed \$401,600.00 will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Amend Chapter 388-69 Schedule XXIII: Removal of Handicap Parking Space in Front of 200 Virginia Avenue**

An ordinance amendment for the removal of a handicapped parking space regarding the above captioned will be placed on the May 20<sup>th</sup> regular session agenda for introduction.

**Bond Ordinance Various Capital Improvements**

A bond ordinance authorizing various capital improvements will be placed on the May 20<sup>th</sup> regular session agenda for introduction.

**Shared Services Agreement Fort Lee Housing Authority Rent Leveling Administration Services**

It was the consensus of the Governing Body to enter into a Shared Services with the Fort Lee Housing Authority for the provision of administrative services to the Rent Leveling Board. An authorizing resolution will be placed on the May 20<sup>th</sup> proposed consent agenda.

**Marijuana Legislation**

Mr. Chewcaskie stated that municipalities have until August 21, 2021 to take action to either prohibit or limit the number cannabis facilities.

Mr. Chewcaskie asked that the Governing Body email him any questions they may have regarding the recently enacted marijuana legislation.

Discussions will continue at the June 3<sup>rd</sup> work session meeting.

**Transfer Person-to-Person Liquor License #0219-44-009-004 from 2450 Lemoine Avenue, LLC T/A To TS Liquors, LLC**

Clerk Rosario stated that upon receipt of tax clearance certificate along certain amendments to the initial application and the affidavit of publication the Governing Body can act on the transfer of the above captioned liquor license. It was the consensus of the Governing Body to authorize the transfer at a future meeting once all the documents have been received.

**Arts Amble 2021**

The Borough received a request from the Fort Lee Chamber of Commerce to host the Arts Amble at Hudson Lights Park June 11 -13 during the hours of 10:00 A.M. - 5:00 P.M.

A resolution approving the above request will be placed on the May 20<sup>th</sup> proposed consent agenda.

**ADD-ON Used Car Lot Application: 1696 Bergen Blvd**

No discussion held. Deferred to the next work session meeting.

**RESOLUTIONS**

**R-1 AUTHORIZING THE SUBMISSION OF A STRATEGIC PLAN FOR THE FORT LEE MUNICIPAL ALLIANCE FOR FISCAL YEAR 2022**

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

May 6, 2021 Work Session Meeting  Resolution # R-1  Carried: <u> X </u> Defeated: <u>    </u> Tabled: <u>    </u>  Approved on Consent Agenda:
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**RESOLUTION AUTHORIZING THE BOROUGH COUNCIL TO AUTHORIZE SUBMISSION OF A STRATEGIC PLAN FOR THE FORT LEE MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2022**

**FORM 1B**

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Borough Council of the Borough of Fort Lee, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Bergen;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Fort Lee, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Fort Lee Municipal Alliance grant for fiscal year 2022 in the amount of:
 

DEDR	\$5754.10
Cash Match	\$1438.53
In-Kind	\$4315.58
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**R-2 AUTHORIZING THE AWARD OF A CONTRACT TO MATERIALS CONSERVATION CO., LLC FOR THE PROVISION OF PROFESSIONAL CONSULTING SERVICES REGARDING THE MURALS AT THE UNITED STATES POST OFFICE ON MAIN STREET**

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

May 6, 2021  
Work Session Meeting

Resolution # R-2

Carried: X Defeated:     Tabled:    

Approved on Consent Agenda:    

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF FORT LEE  
AWARDING A CONTRACT TO MATERIALS CONSERVATION CO., LLC FOR THE  
PROVISION OF PROFESSIONAL CONSULTING SERVICES**

**WHEREAS**, there is a need for the Mayor and Council of the Borough of Fort Lee (“Borough”) to award a contract for the provision of professional consulting services pertaining to the Treatment Plan for the Conservation and Relocation of the murals in the USPS Main Street post office building to be acquired by the Borough (the “Services”); and

**WHEREAS**, on the Borough’s behalf, the Borough’s historic preservation consultant solicited, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and received a proposal for the provision of professional consulting services pertaining to the Services; and

**WHEREAS**, the Local Public Contracts Law, and specifically N.J.S.A. 40A:11-5(1)(a)(ii), authorizes, without public advertising for bids and bidding therefor, extraordinary unspecifiable services, whose value exceeds the bidding threshold; and

**WHEREAS**, Materials Conservation Co., LLC submitted a proposal, dated March 23, 2021, outlining the professional consulting services pertaining to the Services; and

**WHEREAS**, the Mayor and Council of the Borough desires to negotiate and award a contract to Materials Conservation Co., LLC for the provision of professional consulting services pertaining to the Services 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 consulting services without competitive bidding and the agreement between the parties must be available for public inspection; and

**WHEREAS**, the provision of professional consulting services pertaining to the Services will be performed by Materials Conservation, Co., LLC at a cost of \$122,400.00 to the Borough; and

**WHEREAS**, the Borough's Chief Financial Officer has reviewed its available funds and has determined that sufficient funds from capital account number 04-2150-55-1809-130 are available for the provision of professional consulting services pertaining to the Treatment Plan for the Conservation and Relocation of the murals in the USPS Main Street post office building to be acquired by the Borough, said certification being attached; and

**WHEREAS**, the award of a contract for the provision of professional consulting services pertaining to the Services is in the best interests of the Borough and the implementation of this contract is necessary for its efficient operations;

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

1. That Materials Conservation Co., LLC, 1625 North Howard St., Philadelphia, Pa. 19122 shall be and is hereby awarded a contract to provide professional consulting services pertaining to the Treatment Plan for the Conservation and Relocation of the murals in the USPS Main Street post office building to be acquired by the Borough in accordance with its proposal, dated March 23, 2021, attached hereto and made a part hereof (the "Services"), expressly subject to and contingent upon the execution of an agreement in form and substance satisfactory to the Borough.

2. That this contract is awarded without competitive bidding, in accordance with the Local Public Contracts Law, specifically N.J.S.A. 40A:11-5(1)(a)(ii), because it is deemed an extraordinary unspecifiable service and the specialized nature of the services to be provided.

3. That the Mayor shall be and is hereby authorized to execute a contract between the Borough and Materials Conservation Co., LLC, providing for compensation to be paid by the Borough in the amount of \$122,400.00 for the provision of professional consulting services pertaining to the Services for a term period of no more than one year, and further memorializing the scope of work and such other terms and conditions as may be necessary.

5. That the Borough Clerk shall advertise the award of the contract in a newspaper as may be required by law.

6. That this Resolution, the proposal, and contract are available for public inspection in the Borough Clerk's office.

### **PUBLIC PARTICIPATION**

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

#### Speaker

#### Topic

1. David Gates                      Fort Lee US Post Office

Mr. Gates read a statement regarding the demolition of the of the post office building. He also read a statement from Ms. Leslie Lynch-Wilson, President of the Lincoln Park Preservation Alliance related to the same topic. Both statements have been placed in the official minute folder.

2. Michael                              Fort Lee US Post Office

Would enjoy having a park in the area(---inaudible.)

There being no further discussions the meeting was adjourned on motion by Councilman Cervieri, seconded by Councilman Sohmer, at 8:10 P.M.

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Evelyn Rosario, RMC, CMC  
Municipal Clerk