

**MAYOR AND COUNCIL
WORK SESSION MEETING MINUTES
JULY 7, 2022, at 5:00 P.M.**

SALUTE TO THE FLAG

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

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

ABSENT Councilman Sargenti

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, the Jersey Journal and Star Ledger issues of November 12, 2021. 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 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:

1. **Personnel:**
 - a. Administration
 - b. Building Department
 - c. Community Center
 - d. Department of Public Works
 - e. Health Department
 - f. Recreation Center

g. Stage Crew

2. **Legal:**

a. Fort Lee Post Office

b. Affordable Housing

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 5:52 P.M. The open portion of the work session began at 5:52 P.M.

GENERAL DISCUSSION:

Planning Board Review of Ordinance No. 2022-13 Related to Cannabis

Administrator Restaino stated at a special meeting of the Planning Board held on June 30, 2022, the board has found that Ordinance No. 2022-13 is inconsistent with the Master Plan.

Mayor Sokolich stated during consideration of introduction the Governing Body originally agreed to the allowance of medicinal use cannabis. Ascend approached the Governing Body requesting for the sale of recreational use in addition to medicinal. Ascend pursued the Planning Board recently causing concern for the traffic volume in that zone. Ascend then contacted surrounding business partners to sign a lease of 70 parking spaces causing a concern from the governing body regarding the number of persons and or traffic the allowance of recreational use will transpire.

Mayor Sokolich suggested the need of sight plan approval prior to approval of an amended ordinance, which will require a reintroduction.

Councilman Cervieri mentioned the Planning Board members seem to be shutting down the idea of adult use/recreational use as they are not personally in favor of the sale in Fort Lee. Councilman Yoon questioned if this matter were to go before the Planning Board, the public participation of comment may abolish the whole ordinance approval.

Borough Attorney Brian Chewcaskie stated it would take 4 members of the council vote to override the planning board decision.

In the conclusion of the discussion, it was the consensus of the Governing Body to reintroduce an amended ordinance allowing adult use on a first reading.

Transfer Person-to-Person Liquor License No. 0219-44-039-007, From Gulf Express Inc. TO A & R Management Group Corp., T/A Gulf Fort Lee, 1651 Bergen Boulevard

Clerk Rosario stated that the applicant has met all the requirements for the transfer of the above captioned liquor license.

An authorizing resolution will be placed on the July 7th amended regular session agenda.

Film Commission

The Governing Body agreed upon abolishing the Film Commission.

An authorizing resolution will be placed on the July 7th amended regular session agenda.

Donation of Surplus Fire Trucks

An authorizing resolution for the donation of three surplus fire trucks will be placed on the July 7th amended regular session agenda.

New Jersey Department of Transportation Grant Application Submission: Stillwell Avenue Project

A resolution authorizing the submission of a Grant Application for project known as Stillwell Avenue will be placed on the July 7th amended regular session agenda.

Chapter 159 Insertion of Item of Revenue Lowe 's Hometowns Top 100 Grant \$45,000.00

A resolution authorizing the approval to amend CY-2022 Municipal Budget by inserting item of revenue from Lowe's Hometowns Top 100 Grant in the amount of \$45,000.00 will be placed on the July 7th amended regular session agenda.

Developer's Agreement Between the Borough and 2045 Lemoine Avenue, LLC, 2045 Lemoine Avenue

Mr. Chewcaskie, Borough Attorney reviewed the agreement, along with the required documents; certificate of liability, letter of credit and guarantees and has recommended the Governing Body authorize the execution of same.

A resolution will be placed on the July 7th amended regular session agenda.

Authorize the Purchase of Twelve New Motorcycles for the Police Department

An authorizing resolution for the purchase of twelve Harley-Davidson FLHTP Police Electra Glide Motorcycles and Accessories will be placed on the July 7th amended regular session agenda.

Award Contract: Abbott Boulevard Project, Grade Construction, \$1,180,658.43

Administrator Restaino stated that one bid regarding the above captioned project was received and opened on June 23, 2022.

Mayor Sokolich expressed his excitement for this project. He mentioned we do not have enough electric charge stations in the Borough. With the Governing Body approval, they agreed to add more electric charge stations in parks, Borough lots and the new Abbott Boulevard project.

The Borough Attorney and Borough Engineer has reviewed accordingly and recommends the contract be awarded to Grade Construction.

Award Contract: Improvements to Bluff Road Project, DLS, Contracting, Inc., \$204,150.40

Administrator Restaino stated that four bids regarding the above captioned project was received and opened on June 23, 2022.

The Borough Attorney and Borough Engineer has reviewed accordingly and recommends the contract be awarded to DLS Contracting, Inc.

Award of Contract to Boswell Engineering for Engineering Services Related to Project Known as Improvements to Bluff Road, Not to Exceed \$20,000.00

Administrator Restaino reviewed the proposal as submitted by Boswell Engineering for the provision of engineering and construction inspection services regarding the above captioned project.

A resolution will be placed on the amended July 7th regular session agenda.

Emergency Contract: Judge Moore House Roof, The Finest Construction, LLC, \$55,200.00

Nadine Drumgoole, Deputy Municipal Clerk was not present for this portion of the meeting

Administrator Restaino stated there was a leak in the roof at the Judge Moore House.

A resolution authorizing the award of an emergency contract to The Finest Construction will be placed on the July 7th regular session agenda.

Planning Board and Zoning Board of Adjustment Recommendation: Ordinance Amendment Permitting the Submission of Reduced Plan Size for Development Applications

The Governing Body reviewed and authorized the request submitted for an amendment to the Borough Ordinance revising the size of the plans submitted for development applications. An amending ordinance will be introduced at a future regular session meeting.

2022 National Night Out August 2, 2022

A resolution authorizing the above captioned will be placed on the amended July 7th regular session amended agenda.

Grant Submission: Purchase of Turnout Gear for the Fire Department

A resolution authorizing the submission of a grant application regarding the above captioned will be placed on the July 7th amended regular session agenda.

Request: Flag Raising for Eid al-Adha July 9, 2022

Administration received a request from a resident for their cultural flag to be raised in accordance with the Eid al-Adha holiday. The Borough will not accept request of a flag raising for a holiday reflecting a religion.

Add On

Rent Leveling

Due to a vacancy on the Rent Leveling Board, Mr. Charles Sobel has requested Ms. Sandra Dermon be appointed as the tenant representative.

An authorizing resolution will be placed on the July 7th amended agenda.

PUBLIC PARTICIPATION

On motion by Councilman Cervieri seconded by Councilman Kasofsky 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 Cervieri, seconded by Councilman Suh, at 6:39 PM.

Prepared By:

Evelyn Rosario, RMC, CMC
Municipal Clerk

Nadine Drumgoole, RMC
Deputy Municipal Clerk