

53 Park Ave  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION**  
**September 12, 2023**  
**7:01 P.M.**

**Present:** Councilmember Hoffman, Councilmember Ferguson, Councilmember Goldsmith  
Councilmember Cozzi, Councilmember Capilli, Council President Fenwick and Mayor  
Misciagna

**Absent:**

**Also Present:** John Schettino, Borough Attorney  
Connie Carpenter, Borough CFO  
Magdalena Giandomenico, Borough Clerk  
John Dunlea, Borough Engineer

**Mayor Misciagna read the compliance statement earlier as required by the Open Public Meeting Act, P.L. 1975, and Chapter 231.**

**1. CAPITAL IMPROVEMENTS**

**a. PARK RIDGE COMMUNITY CENTER**

At this time, our office has completed the site / civil engineering construction documents for this project. Our office is prepared to review the final architectural design intent as it relates to the site / civil engineering construction documents once this has been completed.

**b. 2022 ROADWAY IMPROVEMENT PROJECT**

Our office understands that the Borough has selected roads and intends to proceed with a Year 2022 Roadway Improvement Program in the coming months. As directed by the Borough, the road list for the Year 2022 Road Program includes the following roads:

- Leach Avenue – MA 2021 Grant funded
- Fairview Avenue – Municipally Funded
- Sibbald Drive – Municipally Funded
- Hall Court – Municipally Funded
- North Avenue – Municipally Funded (postponed to 2023 due PSEG work)

The Borough has provided a selection of roadways to be included in the 2022 road program. These roadways include the NJDOT MA 2021 funded roads as listed above. Estimates for the above roadways were previously provided for review. Our office issued a proposal for design and construction management related to the selected roadways on April 14, 2022. To expedite the preparation of design and construction bid documents, our office proceeded with the work

immediately. It shall be noted that non-NJDOT funded roadways may be bid as alternates based upon available funding. Please note that the contract award deadline for the aforementioned NJDOT-funded roadways is November 21, 2022.

At this time, design and construction document preparation for the above roadways is complete. The project is currently out to bid and bids will be opened on June 24, 2022. This project was awarded at the June 28, 2022 Mayor and Council meeting. Contracts have been prepared and submitted to the Contractor. Milling and paving along Sibbald Drive and Hall Court is substantially complete. In addition, drainage improvements along Leach Avenue and North Avenue are complete. At this time, our office is coordinating with Park Ridge Public Works to address a newly discovered sag in a sanitary pipe located along Fairview Avenue. Our office has televised the line to determine the extent of the sag and is awaiting pricing from the contractor to address same.

Construction of the improvements to the sanitary sewer main along Fairview Avenue are complete and milling and repaving of Fairview Avenue is scheduled for the end of this week. This project also includes milling and resurfacing of North Avenue. In early October, PSEG arrived on site to complete additional gas main installation. This work was not properly coordinated with the Borough and we were not notified of such in advance. It shall be noted that this work was scheduled for completion in July / August of 2022. At this time, our office is working to determine the earliest date that the PSEG work will be completed and when North Avenue can be milled and resurfaced. Our office previously prepared payment documents for the work completed to date, which was approved at the previous Mayor and Council meeting.

We note that this project includes outstanding funds. As such, we are acquiring quotes to address outstanding drainage issues (i.e., ponding conditions) along the cul-de-sac terminus at William J. Murphy Way and for repair of an existing drainage structure within a Borough easement located along the rear yard of 30 Pine Drive. Furthermore, our office is evaluating utilizing outstanding funds within this contract to mill and pave additional roadways. We will coordinate this work to be completed during the 2023 Roadway Improvements Project. We note that the aforementioned additional work may be re-programmed to the current 2023 Roadway Improvements Project(s) based upon pricing.

### **c. GLEN ROAD BRIDGE / CULVERT**

The Bridge Rehabilitation / Bridge Replacement project is anticipated to be constructed within the bridge's service life timeframe which is during 2021. The Borough Woodcliff Lake received an NJDOT FY2019 Local Aid Infrastructure Fund (LAIF) grant in the amount of approximately \$650,000. The application seeks funding to supplement the 2015 NJDOT MA grant already received by the Borough of Park Ridge. The Borough should review its grant deadline associated with the Year 2015 Municipal Aid Grant to determine the funding status.

Our office submitted the NJDEP Land Use Permitting Package on April 20, 2021. Additionally, our office concurrently submitted documents to NJDOT for review. Since then, NJDEP and NJDOT have issued comments related to the overall design. Our office is in receipt of NJDEP

permits for this project and is finalizing structural design of the bridge based upon the final NJDEP-approved bridge configuration.

Final bid documents / plans have been submitted to NJDOT and Bergen County Soil Conservation District. Our office, along with the Borough Administrator / Clerk met with the Borough of Woodcliff Lake Administrator to coordinate final details with respect to this project. Our understanding is that Woodcliff Lake will act as the lead agency as it relates to bidding, construction management, etc. Furthermore, it is our understanding that Woodcliff Lake will be responsible for 75% of the project costs while Park Ridge will be responsible for 25% of the project costs.

This project is being awarded to CMS Construction, Inc., 521 North Avenue, Plainfield, NJ 07060, in the amount of \$1,038,644.00 through the Borough of Woodcliff Lake. At this time, the Contractor, as well as the Borough of Woodcliff Lake, are awaiting relocation of an existing utility pole. Upon completion of the same, work on the bridge reconstruction will commence.

**e. 2023 ROADWAY IMPROVEMENTS PROJECT(S)**

The following areas and roadways have been selected upcoming 2023 roadway improvements project:

- Evelyn Street (NJDOT Funded)
- DiBella Drive (NJDOT Funded)
- Windsor Drive (NJDOT Funded)
- West Park Avenue
- Park Lane
- Mountain Avenue (westerly portion)
- Wield Court
- 29 West Park Avenue (drainage easement improvements)
- Leach Avenue (easterly portion)
- Laura Lane
- Johnsvale Road
- Ann Terrace
- Braemer Drive

In addition to the above, our office has surveyed Midland Avenue, from Randolph Street to North 5th Street, and John Court to evaluate drainage issues. Preliminary design documents will be completed and evaluated for future action.

Our office will be submitting a proposal associated with the above scope of work. However, to expedite the design schedule, we have commenced survey of the above roadways, as needed to complete the construction bid document preparation. We note that Evelyn Street, DiBella Drive, and Windsor Drive are being funded through NJDOT. As such, submission to NJDOT for review is required. We anticipate a 30-day review period related to the same. Design documents related to NJDOT-funded roadways will be submitted during the week of June 19th, 2023.

Design documents were submitted and reviewed by NJDOT. On July 3, 2023, our office received comments from NJDOT regarding the design documents. We have made the required

revisions to address the NJDOT comments and have resubmitted for final review. Our office received final approval for bidding from the NJDOT on August 4, 2023.

On September 6, 2023, the Borough opened bids for the 2023 Roadway Improvements projects. The two (2) separate bids were opened and reviewed by our office. In total we received six (6) bids for the Surface Improvements to Evelyn Street, DiBella Drive and Windsor Drive (NJDOT Funded) and seven (7) bids for the 2023 Roadway Improvements (Municipally Funded). The lowest bidder for the NJDOT Funded project was submitted by 4 Clean Up, Inc., North Bergen, New Jersey, in the amount of One Hundred Seventy-Eight Thousand Seven Hundred Twenty-Nine Dollars and Sixty Cents (\$178,729.60). The lowest bidder for the Municipally Funded project was submitted by D&L Paving Contractors, Inc., Nutley, New Jersey in the amount of Eight Hundred Seventy-Nine Thousand Eight Hundred Fifty Dollars and Nineteen Cents (\$879,850.19). At this time, we are recommending that the projects be awarded to the respective low bidders. Upon receipt of the approved resolutions, our office will prepare the contracts and schedule a pre-construction meeting. We note and emphasize that the bid documents include a deadline for completion of both projects by November 1, 2023.

**2. GENERAL ENGINEERING**

**a. Firehouse Roofing Repairs**

We understand that damaged / deteriorated roof coping has resulted in shingles becoming detached from the roof. Our office has engaged an architect to prepare bid / solicitation documents for the repair of the firehouse roof. The bid solicitation documents have been completed. Our office has evaluated completing the same through a purchasing cooperative. At this time, should the Mayor and Council take no exception, we recommend that price quotes be obtained through the purchasing cooperative. On September 6, 2023, my office (including the Project Architect), met with prospective bidders for the project. A deadline for submission of quotes has been set for September 13, 2023. Assuming that pricing is acceptable, we anticipate construction of the proposed repair in Fall 2023.

<b>PROJECT</b>	<b>GRANT/YEAR</b>	<b>ORD./RE SO.</b>	<b>AMOUNT</b>	<b>STATUS</b>	<b>NOTES*</b>
North 5th Street Property Land Acquisition	2021 / 2022 Bergen County Open Space Land Acquisition Grant Program	TBD	\$95,000 Requested (50% matching grant)	Grant Award Notification Received; Awaiting Grant Award Letter and Agreement	Grant application by Bruno Associates with application coordination, exhibit preparation and presentation by The Neglia Group.
2023 Road Improvement Program	2023 MA NJDOT Grant	TBD	\$180,540.00	Grant Award Letter Received; Awaiting Grant Agreement Bidding	This includes Evelyn Street, DiBella Drive, and Windsor Drive. We anticipate completing this project in Spring / Summer 2023

2. Borough engineer distributed a FAQ for the Proposed Mill Pond Dredging Improvement Project for everyone to review and take into consideration posting online for residents. Council President Fenwick would like it posted on the website once reviewed.
3. **Borough CFO**: The Borough CFO spoke about the close out resolutions on for approval, which is cancellation of old debt and cleaning the budget. She also spoke to the Attorney about the Shared Service Agreement for the SLEO's with the school if it should be an interlocal agreement, the Borough Attorney said it is fine. The Borough CFO gave the Borough Attorney an estoppel agreement sent by Landmark to the Borough Attorney for review.
4. **Potential North 5th Street Property Acquisition**: Councilman Fenwick spoke about applying for Green Acres funding for possible land acquisition of properties on North 5<sup>th</sup> Street.
5. **Fire Department Truck**: Councilman Ferguson informed everyone that the new fire Truck is in service.
6. **Memorial Field lights**: Councilman Ferguson informed everyone that currently the light switch to turn the field lights goes inactive after 8pm, so no one can turn the lights on that isn't scheduled and it is set to automatically go off at 9pm.
7. **Police Camera Sticks**: Councilman Ferguson brought up the license plate readers sticks. The company would modify the work flow not to send out the information to Ukraine or the Dominican Republic. Councilman Capilli stated he is against the reader sticks, he does not like the snapping of resident's license plates and sending the information out, he is against the police department mailing out tickets based on photos and they can enforce stopping in fire zones. Council President Fenwick stated there should be input from the Tri Boor Court Judge and Prosecutor.
8. **Deer Complaint**: Council President Fenwick spoke about the complaints he has received from the residents about the deer population. Mayor Misciagna stated it has to be a regional approach.
9. **TANS**: Council President Fenwick stated Councilman Hoffman left sick but stated that the TANS group would like to have a resolution passed asking the FAA to reduce noise level and use the alternate flight path. Councilman Hoffman will reach out to the Borough Attorney for onw.

**Open Work Session adjourned to Closed Session at 7:58 pm**

Councilman Cozzi made a motion to adjourn and seconded by Council President Fenwick confirm. Motion carried unanimously.

Respectfully submitted,  
Magdalena Giandomenico, Borough Clerk