

**MAYOR AND COUNCIL MEETING**

**WORK SESSION**

**May 25, 2021**

**6:46 P.M.**

Present: Councilmembers Cozzi, Fenwick, Ferguson, Metzdorf, and Mayor Misciagna  
Absent: Councilmembers Capilli and Council President Epstein  
Also Present: Julie Falkenstern, BA  
Magdalena Giandomenico, Borough Clerk  
Anthony Bocchi, Borough Attorney  
Greg Polyniak, Borough Engineer  
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.**

Councilman Metzdorf made a motion to go into Closed Executive Session, and seconded by Councilman Fenwick to confirm. Motion carried unanimously. Opened Session resumed 7:01pm.

- I. **Disorderly Conduct Ordinance:** Councilman Fenwick spoke with Judge Norton who confirmed that it is appropriate to raise the maximum up to \$2,000 for disorderly conduct. There are more 3<sup>rd</sup> and 4<sup>th</sup> degree crimes which get sent down to municipal courts, so there should be more severe penalties attached to those. The Judge and Prosecutor have the discretion to give someone a lower fine based on the offense, but up to the maximum set by the municipality. If it is a Borough Ordinance, the town received the full amount of the penalty. Montvale is also at a maximum up to \$2,000 as well as Emerson and Hillsdale. Borough Administrator stated the Prosecutor also agrees with raising the maximum.
  - a. The Borough Attorney will work on an ordinance for introduction to change the disorderly conduct offense maximum fine from \$500 to \$2000 maximum and allow the Judge to use his discretion
  
- II. **Mill Pond Dredging - Alternative Analysis:** Borough Engineer Polyniak discussed the proposal submitted on May 18, 2021 identifying possible advantages and disadvantages of performing partial dredging improvements to Electric Lake (Mill Pond) Dredging. For the purposes of this analysis, they compared the advantages and disadvantages the partial sediment removal of only 8 feet, of the approximated total accumulated sediment depth of 16 feet.

### **ADVANTAGES OF PARTIAL DREDGING:**

- a) Reduction of sediment excavation depth from 16 feet to 8 feet directly impacts total construction costs. Project costs for full excavation were estimated to be approximately \$9.5 million. However, see the disadvantages of partial dredging below.
  - b) Excavating accumulated sediment of any depth will provide increased storage capacity for the water body.
  - c) Excavation of sediment accumulation will provide for improved water quality, thus enhancing the eco-system of fish within the waterbody.
  - d) Partial dredging will result in an immediate aesthetic improvement for the pond as a whole.
  - e) Selective partial dredging based upon the report prepared by Leggette, Brashears & Graham, Inc. can provide additional pond depth in areas where the sediment accumulation is the highest and the dredged material is the most usable, upon drying.
  - f) Partial dredging can reduce possibility of a waterbody exhibiting eutrophic properties. Eutrophication is defined as an excessive amount of nutrients in a water body that is typically caused by water runoff into the waterbody from surrounding areas. Eutrophication can dramatically increase the rate of plant and algae growth, which subsequently results in increased oxygen deficits that can cause the death of aquatic wildlife.
  - g) Removal of sediment accumulation can improve maneuverability and operation of watercrafts.
  - h) Partial removal of sediment accumulation can result in a reduced chance of encountering contaminants, further reducing disposal costs.
- updated everyone that the Police has requested a list of qualified candidates form the state to be interviewed. One individual will be hired and sent to the academy in July. Councilman Capilli will keep everyone updated.

### **DISADVANTAGES OF PARTIAL DREDGING:**

- a) Partial dredging will not maximize the potential storage volume capacity and functionality of the waterbod
- b) Residual sediment accumulation may cause odors, reduced water quality, and algae growth within the waterbody.
  - c) Although selective partial dredging based upon the report prepared by Leggette, Brashears & Graham, Inc. can provide additional pond depth in areas where the sediment accumulation is the highest and the dredged material is the most usable, it will not remove dredged material with the highest environmental impact.
- b) d) Partial dredging will reduce the "economies of scale". Economies of scale are increased with a full dredge since the per unit variable will decrease. The reduction of half the volume of dredging does not result in half the cost since some of the pre-requisite improvements and potential increase in the per unit cost reduce the overall saving. Therefore a \$9.5 million dollar project for full depth dredging will cost approximately \$6 million for half the volume rather than \$4.75-5 million.

- c) e) Partial dredging of sedimentation may result in a significant amount of contaminants remaining in the waterbody. This can significantly decrease the possibility of persistent aquatic life and increase the possibility of pollutants and contaminants spreading throughout the eco-system.
- d) f) Performing partial removal of sedimentation will require the Borough to perform additional dredging in the future, significantly sooner, as compared to full depth removal. This may further compound costs and cause a less efficient process depending on the condition of the waterbody in the future.
- e) g) As a result of f) above, the community as a whole would be impacted due to multiple dredging projects within a reduced period of time. As per the report prepared by Leggette, Brashears & Graham, Inc., the pond was last dredged in 1979, over 40 years ago.

- Partial dredging proposal is estimated to cost around \$6,034,691 and full dredging around \$9,527,535.00. There is no money put away for this over the last 30 years. Mayor Misciagna asked Borough Engineer to look into infrastructure that can catch debris once this was to be dredged.
- Councilman Fenwick brought up the County mosquito commission spraying for mosquito and stocking the pond with mosquito eating fish, do we know when they are coming? Borough Administrator said the stocking is regular and spraying is on their schedule plus when we ask for special events, they will let us know when they are coming. Julie will reach out and see when the Borough is on schedule.
- The Governing Body might want to explore putting the question out to the residents to decide by way of a referendum question, it would need to be submitted by the end of August. This year the Borough has to place the Open Space question on a referendum, and it needs to pass in order to continue receiving the grants we have been for open space projects. It is a tax we must pay to the County regardless so if it does not pass, we do not get our share back. A discussion ensued.
- Borough Administrator stated that there is one more federal grant cycle where environment is prioritized so the Borough will apply. Mayor Misciagna asked if all are in favor to keep only Open Space on for 2021 referendum, all in favor.

### **III. Engineer Report dated May 25, 2021**

#### **1. CAPITAL IMPROVEMENTS**

##### **a. PARK RIDGE COMMUNITY CENTER**

The Borough is proceeding with the Community Center project. The geotechnical report was transmitted to the Borough and architectural consultant. We have determined that a survey prepared by Gallas Surveying Group was prepared for both the Downtown Redevelopment and the lot for the Community Center. The AL TA Survey for the property has been forwarded to our attention.

Our office was informed by both the architect and previous surveyor that the ALT A Survey for the property would not be permitted to be utilized by the Borough unless it is updated. We secured a proposal from Gallas Surveying Group to update the survey. On January 07, 2021, we were informed by the Borough to authorize the survey preparation. Gallas Surveying Group proceeded with the project field surveying services on January 19, 2021. The finalized survey was issued to our office on January 25, 2021.

In early February, Neglia Engineering Associates confirmed utility connection locations with the Borough DPW, Water and Sewer, and Electric Department. We also prepared a draft grading plan to the project's architect utilizing the community center building footprint. Discussions ensued concerning the building's proposed access locations and existing site grades. A revised, draft architectural building footprint / floor plan was provided to the Borough on February 11, 2021 for review, consideration, and potential approval by the Borough prior to proceeding with the construction documents.

On April 06, 2021, the project architect provided the final building floorplan to permit our office based upon the current site grading conditions as previously review by the Borough. With the receipt of this document, our office is proceeded with the construction documents. We issued our documents to the Borough and the project architect on May 05, 2021.

On May 12, 2021, a project meeting with the Borough and project architect occurred to review the project status and to review our office's final construction documents. At the meeting, the architect requested that the Borough provide final input with respect to their schematic design documents. They intend to have their final documents completed within two months. We would anticipate that the Planning Board presentation for this project would occur at either the June or July 2021 meeting.

#### **b. 2020 ROADWAY IMPROVEMENT PROJECT**

This roadway improvement project includes NJDOT Funded Split Rock Lane, Linden A venue, and Roland Street, and Municipally Funded Terrace Circle, Warren Avenue, Birch Lane, Park View Drive, Oak A venue, Brook Road, Colebrook Drive, Smith A venue and Circle Drive as well as alternates Colony Avenue and Victor Hugo Street. The construction documents were approved by the NJDOT in late October 2020. This permitted the Borough to publicly bid the project.

A Resolution to Advertise and Bid Notice were submitted to the Borough. The Bid Notice listed the document availability and bid opening dates as November 13, 2020 and December 10, 2020, respectively. After the bid opening occurred and review and confirmation of available funds with the Borough CFO, our office issued a bid recommendation package for review and consideration by the Borough on January

15, 2021. The lowest bid received, when including all base bids and alternate bids, was submitted by 4 Clean-Up, Inc., P.O. Box 4098, North Bergen, New Jersey 07047, in the amount of Seven Hundred Eighty-Six Thousand Two Hundred Twenty-Three Dollars and Zero Cents (\$786,223.00).

The project was awarded at the January 26, 2021 Mayor and Council meeting. Project contracts were prepared and forwarded to the contractor the week of February 01, 2021. A pre-construction meeting was held on March 12, 2021. The contractor has informed us that they anticipate proceeding with roadway milling the week of May 31, 2021.

### **c. NORTH 5<sup>TH</sup> STREET - NJDOT MUNICIPAL AID GRANT FUNDED**

The Borough received a Year 2019 Municipal Aid Grant for North 5th Street from Louville Avenue to Colony Avenue. The grant was in the amount of \$207,000. We understood that the Borough wanted to include this roadway as part of the Year 2021 Roadway Improvement Project, but the terms of this Municipal Aid Grant require the project to be awarded by March 25, 2021. Not awarding this project by March 21, 2021 would have led to the loss of these grant funds and loss of future grant funds.

On October 19, 2020, our office issued a proposal to provide Surveying, Engineering, and Construction Management Services for the above referenced project. The preliminary engineer's estimate submitted to secure the NJDOT Municipal Aid Grant illustrated a project budget of approximately \$486,000. Therefore, the Borough would need to utilize capital improvement funds / bond a portion of the project.

The Borough approved our office's proposal for this project at the November 2020 Mayor and Council meeting. Our office prepared the construction documents once we were authorized. The Bid Notice listed the document availability and bid opening dates as February 03, 2021 and February 25, 2021, respectively.

After the bid opening occurred and review and confirmation of available funds with the Borough CFO, our office issued a bid recommendation package for review and consideration by the Borough on February 26, 2021. The lowest bid received, when including all base bids and alternate bids, was submitted by Marini Brothers Construction, 9 Lafayette Street, Hackensack, New Jersey, in the amount of One Hundred Forty-Eight Thousand Six Hundred Five Dollars and Forty Cents (\$148,605.40).

The project was awarded at the March 09, 2021 Mayor and Council meeting. Project contracts were prepared and forwarded to the contractor on March 12, 2021. A pre-construction meeting was held on April 09, 2021. Project construction proceeded the week of May 10, 2021. Currently, the contractor is constructing curbing and drainage improvements. It is anticipated that roadway milling will occur the week of May 24, 2021.

**d. 2021 ROADWAY IMPROVEMENT PROJECT**

Our office understands that the Borough intends to proceed with a Year 2021 Roadway Improvement Program in the coming months. The road list for the Year 2021 Road Program is anticipated to include the following roads:

- Leach A venue - MA 2021 Grant funded
- DiBella Drive - MA 2021 Grant funded
- Evelyn Street- MA 2021 Grant funded
- Windsor Drive-MA 2021 Grant Funded
- Midland A venue - Municipally funded
- Randolph Street - Municipally funded
- Lakeview A venue - Municipally funded
- Summit Street - Municipally funded
- Marti Road - Municipally funded
- Fairview A venue - Municipally funded

It shall be noted that the MA 2019 Grant project (North Fifth Street) was bid and awarded separately to satisfy the NJDOT March 25, 2021 award date deadline.

Per a letter, dated November 16, 2020 from the NJDOT, we understand that it is anticipated that the Borough will receive an NJDOT Municipal Aid Grant in the amount of \$214,000 for improvements to the roadways denoted above. We issued a proposal on January 19, 2021 for the NJDOT Municipal Aid Grant Funded roadways (Leach A venue, Dibella Drive, Evelyn Street, Windsor Drive) for review and consideration by the Mayor and Council. We are prepared to proceed with this project once authorized

**e. MEMORIAL FIELD - TURF REPLACEMENT/ REPAIR**

The project contractor has received the breakaway field bases and will be delivery them to the Borough shortly. The contractor has been alerted that issues exist with respect to the pitcher's mound at the softball field. Field Turf addressed this area on April 26, 2021.

In addition, we understand that the Borough has received / purchased a new scoreboard for the field complex. The Borough electric department would provide service and wire the scoreboard while a change order would be issued to the project contractor, Your Way Construction to install/ assemble the scoreboard and its foundations. The foundation design has been completed by our office in early March 2021.

On March 12, 2021, a meeting was held at the field with the Borough's electric department, the project contractor, and Borough Administrator, and our office to coordinate the scoreboard construction. It was determined that the electric department will coordinate the scoreboard construction with the project contractor directly. The scoreboard installation/ fabrication occurred on May 06, 2021 with the controls delivered to the Borough.

**f. MEMORIAL FIELD - PLAYGROUND CONSTRUCTION**

The playground area to the north of the turf field is to be bid and reconstructed. During the week of February 01, 2021, our office supplied the Borough with the Resolution to Advertise and an engineer's estimate for potential bonding purposes. In addition, construction documents were prepared for the playground area. The Bid Notice listed the document availability and bid opening dates as February 26, 2021 and March 18, 2021, respectively. We anticipate that construction will proceed during Spring 2021.

After the bid opening occurred and review and confirmation of available funds with the Borough CFO, our office issued a bid recommendation package for review and consideration by the Borough on March 26, 2021. The lowest bid received was submitted by Picerno-Giordano Construction, LLC, 200 Market Street, Kenilworth, New Jersey, in the amount of Two Hundred Six Thousand One Hundred Ninety-Six Dollars and Zero Cents (\$206,196.00).

The project was awarded at the March 31, 2021 Special Mayor and Council meeting. A pre-construction meeting was held on April 20, 2021. At the pre-construction meeting, the contractor informed that construction is anticipated to proceed in late May 2021 after the playground equipment is received from the supplier. It is anticipated that the equipment will be delivered during the week of May 24, 2021.

**g.PARK A VENUE BRIDGE REP AIR (EAST OF BOROUGH HALL)**

Neglia Engineering Associates has prepared the engineering plans and specifications for this bridge repair and railing replacement project. We issued the final construction documents to the Borough on January 27, 2021 for review and comment by the Borough to ensure that all aesthetic bridge aspects were reviewed. The bridge railing will match that which exists to the west of Borough Hall to satisfy all applicable design standards and regulations.

In addition, a Resolution to Advertise and Bid Notice were submitted to the Borough. The Bid Notice listed the document availability and bid opening dates as February 12, 2021 and March 11, 2021, respectively. The Bid Opening occurred on March 11, 2021 with our office issuing a bid recommendation package on March 15, 2021 after confirmation of available funds with the Borough CFO.

After the bid opening occurred and review and confirmation of available funds with the Borough CFO, our office issued a bid recommendation package for review and consideration by the Borough on March 15, 2021. The lowest bid received, when including all base bids and alternate bids, was submitted by OnQue Technologies, Inc., 297-146 Kinderkamack Road, Suite 101, Oradell, New Jersey, in the amount of One Hundred Twenty-Eight Thousand Nine Hundred Seventy-Three Dollars and Zero Cents (\$128,973.00).

The project was awarded at the March 23, 2021 Mayor and Council meeting. Project contracts were prepared and forwarded to the contractor shortly thereafter. A pre-construction meeting was held on May 14, 2021. The contractor anticipates receiving the necessary steel in approximately two weeks. Once received, construction would proceed in June 2021.

**h. GLEN ROAD BRIDGE/ CUL VERT**

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

At this time, the Borough of Woodcliff Lake has proceeded to prepare the project survey and NJDEP Land Use Permitting Package for the bridge. With the current COVID pandemic, the survey schedule has been delayed as access to the Bergen County Clerk's vault is restricted. This survey is to be prepared to understand each municipalities' responsibility (percentage of bridge in each Borough). Once the boundary survey is completed, an interlocal agreement can be prepared to address the project's funding.

Our office submitted the NJDEP Land Use Permitting Package on April 20, 2021. The NJDEP has a 120-day completeness and technical review timeframe. During this timeframe, our office along with our geotechnical engineering subconsultant will prepare and finalize the construction documents.

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**i. MILL POND DAM- NJDEP DAM SAFETY COMPLIANCE**

The Emergency Action Plan and Operation and Maintenance Manual language have been updated. Final copies of the Emergency Action Plan and Operation and Maintenance Manual have been submitted. Both submission items must be prepared and submitted to the NJDEP to ensure compliance. The NJDEP has indicated via phone conversations that once the inundation mapping is approved, they will require fully updated inundation mapping with new hydraulic studies. At this time, the final documents are being prepared. The reports and mapping are anticipated to be issued to the Borough by the end of May 2021.

**j. YEAR 2022 NJDOT MUNICIPAL AID GRANT - CALL FOR PROJECTS**

On April 26, 2021, the NJDOT issued a call for Year 2022 NJDOT Municipal Aid Grant submissions for roadway application. This improvement projects. Each year, the Borough through its grant writer submits an its application's submission deadline is July 01, 2021. We understand that the Borough will estimates have and other grant writer necessary prepare documents and submit when this and grant if requested application, by the but our Borough office and is its prepared Borough's to grant prepare writer.

**2. GRANT STATUS**

<b>PROJECT</b>	<b>GRANT/YEAR</b>	<b>ORD./RESO.</b>	<b>AMOUNT</b>	<b>STATUS</b>	<b>NOTES*</b>
Glen Road Culvert	2015NJDOT MA Grant	TBD	\$149,000	Design	NJDEP Land Use Permitting Submitted
Park Avenue Streetscape (Same project as above)	2016 TAP Grant	TBD	\$357,000	Contract to be awarded	CME initiating design process.
Inter-Municipal	2017NJDEP	Ord. 16-11	\$24,000	Construction	Construction to restart
Trail Park Ridge -	Recreational Trails Program		each Park Ridge&	scheduled	pending SUEZ and NJDEP action.
Woodcliff Lake			Woodcliff		

			Lake		
2020 Roadway Improvement Program	2020MA NJDOT Grant	Ord. 20- 05	\$215,000	Bid Phase Occurring	Construction set to Proceed late May 2021
North Fifth Street (NJDOT Funded)	2019 MA NJDOT Grant - North Fifth Street	TBD	\$207,000	Design	NJDOT funded roadway project. Construction is ongoing.
2021 Road Improvement Program	2021 MA NJDOT Grant	TBD	\$214,000	Grant Award Letter Received;	Roads include Leach Avenue, DiBella Court, Evelyn Street and Windsor Drive. Contract award deadline is Nov. 21, 2021
				Awaiting Grant Agreement	
Memorial Field Playground Improvements	2020 Bergen County Open Space Grant	TBD	\$183,930 Requested (50% matching grant)	Grant Application submitted prior to 6/29/20 deadline.	NEA assisted with grant application submitted by Bruno Associates.

\*Status of reimbursements to be confirmed by Borough CFO

\*Councilman Ferguson asked for training as it comes to proper installation of the pitcher mounds, because it seems like they are moving around. There will be a session set up between the DPW and the Contractor.

- IV. CFO Search:** Councilman Ferguson stated that the Utility Board would like to have a representative present when the CFO interview are conducted since the pay 50% of the CFO salary. Julie stated they did last time and will this time as well.

**Open Work Session adjourned at 7:37pm**

Councilman Ferguson made a motion and seconded by Councilman Metzdorf to confirm. Motion carried unanimously.

Respectfully submitted,



Magdalena Giandomenico