

Approved, May 25, 2021  
Virtually Zoom  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION**  
**April 27, 2021**  
**6:45P.M.**

Present: Councilmembers Cozzi, Epstein, Fenwick, Metzdorf, and Mayor Misciagna  
Absent: Councilmembers Capilli and Ferguson  
Also Present: Julie Falkenstern, BA  
Magdalena Giandomenico, Borough Clerk  
Durene Ayer, Borough CFO  
Anthony Bocchi, Esq. Borough Attorney  
Greg Polnyiak, Borough Engineer  
John Dunlea, Neglia  
Jeff Bliss, Borough Auditor

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

**I. Engineering Report :Dated April 27, 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 ALT A Survey for the property has been forwarded to our attention.

Our office was informed by both the architect and previous surveyor that the AL TA Survey for the property would not be permitted to be utilized by the Borough unless it is updated. We secured a proposal (dated November 16, 2020) 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 proceeding with the construction documents. The site / civil engineering construction documents will be completed by the end of April 2021.

**b. 2020 ROADWAY IMPROVEMENT PROJECT**

This roadway improvement project includes NJDOT Funded Split Rock Lane, Linden Avenue, and Roland Street, and Municipally Funded Terrace Circle, Warren Avenue, Birch Lane, Park View Drive, Oak Avenue, Brook Road, Colebrook Drive, Smith Avenue and Circle Drive as well as alternates Colony A venue 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 IO, 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 O 1, 2021. A pre-construction meeting was held on March 12, 2021. Per the pre-construction meeting, the contractor stated that construction is anticipated to proceed in late April / early May 2021.

**c. NORTH 5TH 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. Per the pre-construction meeting, the contractor stated that construction is anticipated to proceed in late April / early May 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 Avenue-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 intends to proceed with these improvements on April 23, 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 contractor intends to proceed with the scoreboard foundations on April 22, 2021.

#### **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. Per the pre-construction meeting, the contractor stated that construction is anticipated to proceed in late May 2021 after the playground equipment is received from the supplier.

#### **g. PARK A VENUE BRIDGE REPAIR (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. We anticipate that project construction will proceed in 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 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. Once signed contracts are received and the contract is signed by the Borough, a pre-construction meeting would be scheduled. We anticipate a late Spring / early Summer 2021 construction timeframe.

#### **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 one hundred twenty-day completeness and technical review timeframe. During this review timeframe, our office along with our geotechnical engineering subconsultant are preparing and finalizing the construction documents for this project.

#### **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, documents are being gathered to prepare the inundation mapping. The dam field inspection is scheduled for April 23, 2021. After the field inspection, the report and mapping will be prepared. It is anticipated that both documents will be issued by the end of May 2021.

## **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	Boundary Survey underway by Woodcliff Lake.
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 NJDOTGrant	Ord. 20- 05	\$215,000	Bid Phase Occurring	NJDOT funded roads include Split Rock Lane, Linden Avenue & Roland Street. Contract award deadline is November 21, 2021.
North Fifth Street (NJDOT Funded)	2019 MA NJDOT Grant - North Fifth Street	TBD	\$207,000	Design	NJDOT funded roadway project. Contract award deadline is March 25, 2021.
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.
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

- II. **Borough Attorney:** Borough Attorney Bocchi, Esq. stated how now Metrohomes attorney is looking for an ordinance and a master plan as it pertains to affordable housing. Bocchi and Borough Affordable Housing Planner, Burgis, will be speaking further to him about this.

**Cohen Billing:** Cohen filed a motion with the court regarding the dispute about the billable attorney fees and we now have to wait on the Judge to set up a conference call.

- III. **PKRG COVID PSA:** Council President Epstein if the Governing Body had an opportunity to review the PSA Howard Fredricks sent out. It is about 12 minutes long, not all of the Councilmembers had the opportunity to view it yet.

- IV. **COVID Relief Funding:** Councilman Fenwick asked for an update regarding the allocated COVID relief funding. Borough CFO Ayer stated that there is still nothing from the DLGS and she believed the Borough might be told to offset emergency appropriations with it, but is not certain.

- V. **Library:** Councilman Cozzi spoke about the operations of the library and the potential of a retirement.

**Open Work Session adjourned to Closed Session at 7:11pm**

On a motion made by Councilman Metzdorf and Seconded by Councilman Fenwick to confirm. Motion carried unanimously.

Respectfully submitted,



Magdalena Giandomenico