

53 Park Ave  
Park Ridge, NJ

**MAYOR AND COUNCIL MEETING**  
**WORK SESSION**  
**November 28, 2023**  
**7: 02 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  
Magdalena Giandomenico, Borough Clerk  
Connie Carpenter, CFO  
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.**

**ENGINEER'S REPORT**  
**BOROUGH OF PARK RIDGE**  
**Date of Report: October 10, 2023**

**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. 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 is 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.

Construction related to this project has commenced. The bridge will remain closed until the project is complete.

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

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

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

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

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.

In addition to the aforementioned roadways, at a prior Mayor and Council meeting authorized us to proceed with the milling and resurfacing of the following additional roadways:

- Lakeview Avenue – **Complete\***
- Randolph Street – **Complete\***
- Summit Street – **Complete\***
- Hillside / East Avenue – **Complete\***

**\*Please note that Payment Package #1 and Change Order #1 related to the above-noted roadways (roadways completed by D&L Paving Contractors, Inc.) have been submitted and are included as part of the November 28, 2023 Mayor and Council meeting agenda.**

Furthermore, as requested, our office is currently working to coordinate and prepare an additional bid package for additional roadway to be milled and resurfaced, along with selective drainage improvements. The roadways to be considered for this upcoming bid package include the following:

- Ridge Avenue (from 2nd Street to Spring Valley Road)
- John Court
- Seibert Court
- Gray Court

**Plans for the above work will be completed by December 4, 2023 and the project will be prepared for bidding during the week of December 4, 2023. We anticipate awarding this project in February 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. The plans and specifications have been completed and we are awaiting receipt of quotes from contractors within 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. Our office has received quote amounts for the aforementioned project from the following Contractors:

- Laumar Roofing Co. – \$21,000.00
- White Rock Roofing Co. – \$54, 810.00
- Northeastern Roof Maintenance – \$64,000.00

Our office has reviewed the submitted documents and has determined that the project can be awarded to Laumar Roofing Co. Our office will forward an award recommendation package for consideration at the upcoming Mayor and Council meeting (October 24, 2023).

**This project was previously awarded at the October 24, 2023 Mayor and Council meeting. Work**

<b>PROJECT</b>	<b>GRANT/YEAR</b>	<b>ORD./RESO.</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 extension submitted and obtained	Grant Award Notification Received; Awaiting Grant Award Letter and Agreement. Boundary and Subdivision Plan Complete	Grant application by Bruno Associates with application coordination, exhibit preparation and presentations by The Neglia Group.
2023 Road Improvement Program	2023 MA NJDOT Grant	TBD	\$180,540.00	Grant Award Letter Received; Awaiting Grant Agreement Construction Complete – payment package to be submitted at the next Mayor and Council meeting.	This includes Evelyn Street, DiBella Drive, and Windsor Drive. We anticipate completing this project in Fall 2023

1. **230 Park Ave:** Council President Fenwick asked the Borough Engineer to see if he can go view a culvert that is allegedly blocked and causing flooding, he asked the Borough engineer if we can possibly televise? The Borough Engineer will get quotes to televise it.
2. **Pilot Issue:** The Borough CFO stated that there is no audit report for the first half of 2022, from January 2022 to June 2022, she is not sure if they owe us monies. The budget worksheets will be out at the end of the week. There will be a bond sell next week.
3. **Police Vehicle & Police Reserves:** Councilman Fergusons informed everyone that the Police Reserves are promoting on of the reserves to Seargent. The Police Chief has secured two Tahoe's through a coop that will be back on the site December 15<sup>th</sup>. The cars will be \$7,000 more expensive next year.

**Open Work Session adjourned to Closed Session at 7:55 pm**

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

Respectfully submitted,  
Magdalena Giandomenico, Borough Clerk