

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:30pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and The Ridgewood News, informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

Councilmember Cudequest	Councilmember LaMonica
Councilmember Ghassali	Councilmember Lane
Councilmember Greco	Councilmember Talarico

Also present: Mayor Roger Fyfe; Borough Attorney, Phil Boggia; Borough Engineer, Andy Hipolit; Borough Administrator/Clerk, Maureen Iarossi-Alwan and Deputy Municipal Clerk, Fran Scordo

Bonding Re-Finance Overview: Jeffrey Bliss, Auditor/Kenneth Sesholtz, CMFO

Jeff Bliss gave a brief explanation regarding combining short term debt with long term debt. Being that the Borough has its short term bonds coming due, now would be a good time to refinance due to low interest rates. Right now the average homeowner pays \$507 towards debt service. By refinancing for a 10 year schedule it will gradually decrease each year. Mr. Bliss' report is included with the original minutes.

MEETING OPEN TO PUBLIC:

Agenda Items Only

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Greco – all ayes

NO PUBLIC COMMENT

A motion to close meeting to the public by Councilmember Lane seconded by Councilmember Talarico – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2011-1350

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, ZONING, OF THE BOROUGH OF MONTVALE CODE IN ORDER TO ELIMINATE THE “SED” SPECIALIZED ECONOMIC DEVELOPMENT DISTRICT AND IMPLEMENT A NEW “OR-4” OFFICE AND RESEARCH DISTRICT

(public hearing December 13, 2011)

THIS ORDINANCE WAS TABLED UNTIL FURTHER NOTICE

MINUTES:

October 11, 2011

A motion to accept the minutes by Councilmember Cudequest; seconded by Councilmember Lane
- all ayes

October 25, 2011

A motion to accept the minutes by Councilmember Cudequest; seconded by Councilmember Ghassali -- all ayes with exception of Councilmember LaMonica abstained

November 14, 2011 (Special Meeting)

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Talarico
Councilmember Greco abstained - all ayes

RESOLUTIONS:

196-2011 Authorize Release/Partial Escrow/Davey's Irish Pub & Restaurant

WHEREAS, the Borough Engineer takes no exception to the release of partial escrow in the amount of \$5,515.00 copy of correspondence from the Engineer, is attached to this resolution; and

WHEREAS, remaining escrow in the amount of \$1,000.00 will be held in connection with two year maintenance bond; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the escrow in the amount of \$5,515.00 is hereby released to Peter and Catherine Davey LLC, Davey's Irish Pub, Park Street & Kinderkamack Road, Montvale, NJ 07645; and

BE IT FURTHER RESOLVED, the Borough Treasurer hereby receives a copy of this resolution for processing.

Introduced by: Councilmember Greco; seconded by Councilmember Talarico All ayes
Councilmember Cudequest asked why partial; the administrator explained that the requirement is to have a two year maintenance bond and the monies will be held in escrow until the end of the two year period

197-2011 Authorize Amendment/Legal Fees/Boggia & Boggia

WHEREAS, the Borough of Montvale awarded a professional service contract on January 4, 2011 for Attorney Services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, Boggia & Boggia, 71 Mt. Vernon Street, Ridgefield Park, NJ 07660 was awarded a one year contract via Resolution No. 18-2011; and

WHEREAS, a change order is necessary in the amount of \$25,000.00 for additional expenses for legal services provided to the Borough of Montvale

BE IT RESOLVED FUTHER RESOLVED, the Certified Municipal Finance Officer has certified the availability of funds and said certification is attached to the original of this resolution; and

BE IT RESOLVED, A Notice of this action shall be printed once in the official newspaper of the Borough.

Introduced by: Councilmember Cudequest; seconded by Councilmember Talarico All ayes

**198-2011 Award Contract/Architectural Services/Robbie Conley, Architect LLC
For the Preparation of a Cost Estimate & Risk/Benefit Analysis for the
Repair/Rehabilitation or Removal/Replacement Montvale Fire Station**

WHEREAS, the Borough of Montvale has a need for and requires the professional services of an architect to provide a Cost Estimation and Risk/Benefit Analysis for Repair, Rehabilitation or Removal/Replacement of the Borough of Montvale Fire Station; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, said services are exempt from public bidding under the Local Public Contracts Law; and

WHEREAS, because the cost of said services was not known, the Borough did publicly solicit proposals from licensed architects pursuant to a Request for Proposals (“RFP”) consistent with the “fair and open” procurement process of the “New Jersey Local Unit Pay-to-Play Law”; and

WHEREAS, in response to said RFP, fourteen proposals were received from licensed architects or architectural firms; and

WHEREAS, these proposals were reviewed and ranked consistent with the criteria set forth in said RFP; and

WHEREAS, each member of the review team has signed a Certification attesting that no conflicts of interest exist that would prevent a fair and unbiased review of said proposals; and

WHEREAS, the highest ranked proposal according to the criteria set forth in the RFP was Robbie Conley Architect, LLP (“Robbie Conley”); and

WHEREAS, the Borough is therefore desirous of awarding this professional services contract to Robbie Conley in the amount of nine thousand, eight hundred dollars (\$9,800.00); and

WHEREAS, the Borough’s Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that a contract for the above-described professional services is hereby awarded to:

Firm	In the amount of:
Robbie Conley Architects, LLC	\$9,800.00

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and directed to execute a contract with the said professional and to take all other steps necessary to carry this Resolution into effect.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico All ayes

199-2011 Authorize Release Letter of Credit/Cash Bond/Montvale Landscaping Co

WHEREAS, Montvale Landscaping Company, 3 Craig Road is requesting a release in their Letter Of Credit #0D10001460 dated January 14, 2010, Valley National Bank 24 So. Kinderkamack Road, Montvale NJ 07645; and

WHEREAS, a completed inspection of the site has been conducted by Andrew Hipolit, Borough Engineer, which recommends said release in letter dated November 21, 2011 which is attached to the original of this resolution and an inspection conducted by the Environmental Commission who has no objections to said release; and

WHEREAS, the Borough Engineer recommends the letter of credit in the amount of \$76,933.80 be released Montvale Landscaping shall provide the Municipal Clerk with the required two year maintenance bond in the amount of \$10, 685.25 for a period of two years, as per the attached letter; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the bond shall be released pending receipt of a two year maintenance bond in the amount of \$10,685.25; and

NOW, THEREFORE BE IT RESOLVED, escrow monies in the amount of \$2,906.98 and the Cash Performance Bond in the amount of \$8,578.20 be released; and

WHEREAS, the remaining amount of \$1,000.00 for escrow shall be held and shall be release after a two year period; and

NOW, THEREFORE BE IT FURTHER RESOLVED, a copy of this resolution be provided to Montvale Landscaping, 21 Ladik Place, Montvale, NJ 07645 and Beattie Padavano, LLC, 50 Chestnut Ridge Road, Suite 208, Montvale, NJ 07645 attn: Antimo A. DelVecchio

Introduced by: Councilmember Greco; seconded by Councilmember Talarico All ayes

200-2011 Authorize Tax Appeal Settlement/530 Chestnut Ridge Road/Mack Cali/Vacant Land

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed on behalf of 530 Chestnut Ridge Co. c/o Mack Cali (hereinafter the "Tax Appeal"), under Docket Number 020794-2010 for the 2010 tax year, and;

WHEREAS, the subject property is located on Chestnut Ridge Road, and is otherwise identified as Block 3301 Lot 2 on the Tax Assessment maps of the Borough, and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel and the Borough Tax Assessor, and;

WHEREAS, the proposed Tax Appeal settlement would adjust the 2010 tax assessment of the subject property from \$530,500 to \$477,450, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal is hereby approved, whereby the 2010 tax assessment shall be adjusted to \$477,450, and;

BE IT FURTHER RESOLVED that with respect to same, the Mayor, Borough Administrator, Borough Tax Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purpose set forth in this Resolution.

Introduced by: Councilmember Greco; seconded by Councilmember Lane All ayes

201-2011 Authorize Submission/Safe Routes To School/Grant Application Montvale Board of Education Letter of Recommendations

WHEREAS, the U.S. Department of Transportation, Federal Highway Administration, and the NJ State Department are sponsoring the Fiscal Year 2012 Safe Routes to School Program (SRTS), and,

WHEREAS, the Safe Routes to School Program enables children to walk to school safely; increases the amount of physical activity the children perform daily; urges motorists to respect non-motorized forms of transportation, and contributes to a more environmentally sustainable community, and

WHEREAS, the Mayor and Council and the Board of Education's wishes to support programs letters supporting are attached:

To enable and encourage children, including those with disabilities, to walk and bicycle to school
To make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and

To facilitate the development and implementation of projects and activities that will improve safety and reduce, traffic, fuel consumption, and air pollution in the vicinity of New Jersey’s primary and middle schools

THEREFORE BE IT RESOLVED that the Mayor and Council authorizes the Borough Engineer to submit a grant proposal for the Safe Routes to Schools Program with the Borough of Montvale being the recipient of the grant

Introduced by: Councilmember Cudequest; seconded by Councilmember Lane - All ayes

202-2011 Transfer of Appropriations

WHEREAS, certain transfer of funds for various 2011 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfers from appropriations with an excess over and above the amount deemed to be necessary to fulfill the purpose for such appropriations, to those appropriations deemed to be insufficient;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the transfers be made between the 2011 budget appropriations as follows:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
General Appropriations Operations – Within “CAPS”		
Police:		
Salaries and Wages	\$50,000.00	
Road Repair and Maintenance:		
Other Expenses		\$50,000.00
Police:		
Salaries and Wages	20,000.00	
Sewer System:		
Other Expenses		20,000.00
Police:		
Salaries and Wages	10,000.00	
Maintenance of all Vehicles:		
Other Expenses		10,000.00
	\$80,000.00	\$80,000.00

Introduced by: Councilmember Greco; seconded by Councilmember Lane - All ayes

203-2011 Opposing United Water Rate Increase

WHEREAS, United Water has petitioned the Board of Public Utilities (BPU) for a rate increase for water service to its residential customers effective May 1, 2012; and

WHEREAS, the Borough received a letter from United Water dated October 25, 2011, outlining the rate increase; and

WHEREAS, the estimated average increase per quarter is 23.91%; and

WHEREAS, this is an exorbitant increase that will adversely affect every resident in the Borough through direct billing by the United Water without a breakdown of costs or explanation of profits; and

WHEREAS, the proposed rate increase, which far exceeds the 2% cap under which municipalities must abide, will have a direct impact on the 2012 Borough budget; and

WHEREAS, residents will be forced to pay the proposed rate increase for their home and municipal water rates;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale are adamantly opposed to this dramatic and exorbitant rate increase; and

BE IT FURTHER RESOLVED that the Borough of Montvale urges the BPU to reject this rate increase as exorbitant; and

BE IT FURTHER RESOLVED that the Borough of Montvale requests its sister municipalities in the United Water Service Area to oppose this rate increase and contact the BPU to register their opposition on behalf of all residents and rate payers; and

BE IT FURTHER RESOLVED that copies of this resolution be sent to the BPU, Governor Christie, our State Legislators, all Bergen County municipalities, and the Bergen County Flood Task Force.

Introduced by: Councilmember Greco; seconded by Councilmember Talarico All ayes

204-2011 Refund Tax Overpayments / Bergen County Tax Appeals and Duplicate Payments

WHEREAS, a resolution authorizing this municipality to refund overpayment of taxes for property located in the Borough of Montvale.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund overpayment of taxes due to Bergen County Tax Appeals for following homeowners per attached list and duplicate payments per attached list.

TAX APPEAL OVERPAYMENTS

Martin Kent	63 Woodland Road	\$2,116.38
Barry Shereck	25 Hickory Hill	\$2,077.72
Robert Degenaars	34 Longridge Road	\$672.40
Carl DeGisi	12 Shady Trail	\$833.78
Angelo Giammanco	21 Serrell Drive	\$1,017.01
Yale Glazer	103 Powder Hill Road	\$374.86
O'Linda Singh	205 Chestnut Ridge Road	\$474.04
Chris Draheim	4 Jan Court	\$840.50
Alan Weinstein	11 Twin Oak Drive	\$1,163.25
Jane Z. Xu	5 Azalea Lane	\$790.07
Keith Skoog	20 Bryan Drive	\$389.99
Patrick Crowley	25 Hillcrest Ave	\$253.83
John Cheng	25A Forshee Circle	\$1,190.15
Andrew Chalileh	49A Forshee Circle	\$1,897.85
David Wang	11 Serrell Drive	\$709.38
Mikhail Ginzberg	1 Strawberry Hill Court	\$774.94
Robert Burns	112C N Kinderkamack Rd	\$469.00
Catherine Johnston	118D N Kinderkamack Rd	\$445.47
Robert Roy	124B N Kinderkamack Rd	\$472.36
Christopher Kenney	3 Hemlock Street	\$840.50
Robert Fazekas	1 Ihnen Court	\$2,418.96
Kevin Myung	511 Linderman Lane	\$974.98

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Alan Schtzberg	4 Hilton Place	\$712.74
Thomas Ritger	18 Waverly Place	\$828.73
Jiwei Yuan	12A Forshee Circle	\$1,432.21
Nicos Decarli	11 Highland Road	\$2,558.48
Richard Sparke	85 W Grand Ave	\$769.90
Richard Belden	27 Wayne Street	\$1,257.39
Konstantin Chelney	1 Blauvelt Court	\$2,200.43
Jonathan Berger	8 Meadow Lane	\$336.20
Rebecca Deblinger	2 Timberland Trail	\$1,294.37
Janet Buckles	2 Sunrise Drive	\$642.14
Jean Gastfriend	12B Rolling Ridge Rd	\$420.25
John Hallenbeck	14 High Ridge Road	\$1,153.17
Steven Fox	2 Serrell Drive	\$1,260.75

DUPLICATE PAYMENTS

Michael Palumbo	41 Huff Terrace	\$3,497.00
Cliff Pattick	114 Demarest Lane	\$2,667.00
Annette Gardella	155 Upper Saddle River Rd	\$206.07
John Kelleher	132C N Kinderkamack Rd	\$2,054.98
John Morgan	28 Stuyvesant Road	\$4,726.00

Qingdong Ke	1600 N Oak Street Apt 827 Arlington, VA 22209	\$2,155.29
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Glen Granovsky	4 Serrell Drive	\$74.67
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Introduced by: Councilmember Greco; seconded by Councilmember Cudequest - All ayes

205-2011 Award County Contract / International Salt Co., LLC / Rock Salt for Roadways

WHEREAS, the Borough of Montvale needs to purchase rock salt; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Cooperative Pricing System (state ID #11-BeCCP Bid #11-74); and

WHEREAS, the Bergen County Cooperative Pricing System has awarded contract #11-74 by Resolution No. 1035-11 to International Salt Co., LLC 655 Northern Blvd, Clarks Summit, PA 18411 this contract was awarded through the open competitive bidding process and in accordance with N.J.S.A. 40a:11 et seq., Local Public Contracts Law; and

WHEREAS, the contract period is October 1, 2011 through September 30, 2012; and

WHEREAS, the Borough Administrator and Superintendent of Public Works have recommended that the Borough of Montvale purchase rock salt through the Bergen County Cooperative Pricing in an amount not to exceed \$115,000; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for these purchases;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorizes the purchase of rock salt in the amount not to exceed \$115,000 through the Bergen County Cooperative Pricing contract.

Introduced by: Councilmember Greco; seconded by Councilmember Lane - All ayes

206-2011 Award County Contract / Weather Decision Technologies, Inc. / Thunderstorm Warning Systems

WHEREAS, the Borough of Montvale is in need of monthly network subscription for the Thunderstorm Warning Systems; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Cooperative Pricing System (state ID #11-BeCCP Bid #07-42); and
WHEREAS, the Bergen County Cooperative Pricing System has awarded contract #07-42 by Resolution No. 1025 to Weather Decision Technologies, Inc., 1818 W. Lindsey, D208, Norman, OK 73069 this contract was awarded through the open competitive bidding process and in accordance with N.J.S.A. 40a:11 et seq., Local Public Contracts Law; and
WHEREAS, the contract period is June 6, 2010 through June 5, 2013; and
WHEREAS, the Borough Administrator and Superintendent of Public Works have recommended that the Borough of Montvale purchase rock salt through the Bergen County Cooperative Pricing in an amount not to exceed \$5,000; and
WHEREAS, the Chief Financial Officer has certified the availability of funds for these purchases;
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorizes the purchase of monthly network subscription in the amount not to exceed \$5,000 through the Bergen County Cooperative Pricing contract.

Introduced by: Councilmember Greco; seconded by Councilmember Talarico - All ayes

207-2011 Award County Contract / North Church Gravel, Inc. / Concrete Sand & Grit

WHEREAS, the Borough of Montvale is a member of the Bergen County Cooperative Pricing System (state ID #11-BeCCP Bid #11-76); and
WHEREAS, the Bergen County Cooperative Pricing System has awarded contract #11-76 by Resolution No. 1036-11 to North Church Gravel, Inc., 17-68 River Rd, Fair Lawn, NJ 07410 this contract was awarded through the open competitive bidding process and in accordance with N.J.S.A. 40a:11 et seq., Local Public Contracts Law; and
WHEREAS, the contract period is October 1, 2011 through September 30, 2013; and
WHEREAS, the Borough Administrator and Superintendent of Public Works have recommended that the Borough of Montvale purchase concrete sand and grit through the Bergen County Cooperative Pricing in an amount not to exceed \$5,000; and
WHEREAS, the Chief Financial Officer has certified the availability of funds for these purchases;
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorizes the purchase of concrete sand and grit in the amount not to exceed \$5,000 through the Bergen County Cooperative Pricing contract.

Introduced by: Councilmember Greco; seconded by Councilmember Talarico - All ayes

208-2011 Award County Contract / Bituminous Concrete, Sand & Stone

WHEREAS, the Borough of Montvale is a member of the Bergen County Cooperative Pricing System (state ID #11-BeCCP Bid #11-31.1); and
WHEREAS, the Bergen County Cooperative Pricing System has awarded contract #11-31.1 by Resolution No. 740-11 to Stone Industries, Inc; Morris Asphalt Co., Inc.; Tilcon New York Inc.; and Campbell Foundry this contract was awarded through the open competitive bidding process and in accordance with N.J.S.A. 40a:11 et seq., Local Public Contracts Law; and
WHEREAS, the contract period is August 13, 2011 through August 12, 2012; and
WHEREAS, the Borough Administrator and Superintendent of Public Works have recommended that the Borough of Montvale purchase Bituminous concrete, sand and stone through the Bergen County Cooperative Pricing in an amount not to exceed \$95,000; and
WHEREAS, the Chief Financial Officer has certified the availability of funds for these purchases;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorizes the purchase of Bituminous concrete, sand and stone in the amount not to exceed \$95,000 through the Bergen County Cooperative Pricing contract.

Introduced by: Councilmember Greco; seconded by Councilmember Lane - All ayes

209-2011 Special Item Of Revenue And Appropriation - Chapter 159

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item appropriation for an equal amount, and

WHEREAS, the Borough of Montvale has been awarded \$4,469.00 from the County of Bergen and wishes to amend its 2011 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2011 in the sum of \$4,469.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with
Prior Written Consent of the Director of Local Government
Services:

Public and Private Revenues Off-Set with Appropriations:

U.S. Department of Housing and Urban Development -
Community Development Block Grant:

Senior Citizen Activities, and

BE IT FURTHER RESOLVED that a like sum of \$4,469.00 be and hereby appropriated under the caption of:

General Appropriations

(C)Capital Improvements - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

U.S. Department of Housing and Urban Development -
Community Development Block Grant:

Senior Citizen Activities

Introduced by: Councilmember Greco; seconded by Councilmember Lane - All ayes

BILLS: Municipal Clerk read the Bill Report

Motion to pay bills by Councilmember Lane; seconded by Councilmember Greco - All ayes
Councilmember Cudequest abstained on bill # 00125

Councilmember Ghassali asked for clarification on a gas bill for LaTrenta field house; the administrator will research it; Mr. Ghassali asked about the snow plowing from the last storm which was approximately \$15,000; will the borough be reimbursed; the DPW superintendent stated that the paperwork has been filed with the county for reimbursement of half of the bill.

REPORT OF REVENUE:

COMMITTEE REPORTS:

Councilmember Lane

Planning Board

Only had one meeting

Fire Dept.

41 Fires; 2 drills and 3 extra credits

900 man hours for October; replaced the breathing apparatus;

Councilmember Ghassali

Local School Board

Recognized a teacher for 25 years of service

Admin

Budgets are being reviewed

Councilmember LaMonica

Seniors

Will be appointing new executive board members

Keep It Green / Transit Initiative

December 7 will be the final vote to approve the buses; been in constant contact with the corporations to keep them informed

Councilmember Cudequest

Regional School Board

Pascack Hills Players will be performing "The Paper Chase" on December 1st, 2nd, and 3rd;
Presentation by Natalie Mack, a science teacher, on South African Experiences.

Environmental

Cancelled all meetings for the rest of the year

Follow-up about the geese problem – will be meeting the school board next month to further discuss funding

Councilmember Greco

Recreation

The tree lighting and gift giving has been re-scheduled for Thursday Dec 1st

DPW

Did a terrific job with the cleanup from the past two major storms; road paving has begun;

Councilmember Talarico

Police

Monthly report included in original minutes

Tri-Boro

49 calls; 856 miles; 56 hours; 184 crew hours all by Montvale

Congratulated the re-election of Mayor Fyfe and Councilmember LaMonica and Councilwoman Elect Curry

Mayor Fyfe

Board Health

Sat Jan 7th – rabies clinic

Library

13,656 circulation; 43 residents signed-up for cards

NJ Dept. of Health Planning Board voted 5 to 1 in favor of opening the Hackensack/Pascack Valley Hospital; commissioners have 120 days to review the recommendation's; Mayor Fyfe would like to personally thanked Westwood's Mayor Birkner for being relentless in getting the hospital re-opened

Montvale/Park Ridge/Woodcliff Lake was recognized by the Dept. of Community Affairs and the NJ League of Municipalities for Innovation of Governance Award; Innovative Cost Savings as it relates to the Joint Court.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Proposal Inspection NJDEP Required/Tier A – Stormwater General Permit
Inspections needed to be done before April

b. Update 2011 Road Improvement
Road paving has begun and is moving forward and weather permitting it could be done this year

c. Proposal Engineering Inspection 2011 Road Improvement Program
Will be on for next meeting

d. Status Pascack Brook Sewer Project/Specifications
Engineer met with some homeowners on Eagle Ridge and 3 have agreed to fix their properties;

e. 2011 Bergen County Trust Fund Municipal Program/Fieldstone School Baseball Field Improvements/Preliminary Award \$127,225.00
Grant has been applied and the Borough received grant monies in the amount of \$127,225.00; should fund the remaining part of the field.
Councilmember Ghassali asked for a list on all grants applied and received;

ATTORNEY REPORT:

Phillip Boggia, Esq.

Report/Update

a. Report Receipt of Bids/Development of Senior Housing/Regan Development
Sale of public land for min \$500,000 bid; received one bid from Regan Development and they are in compliance with the bid specifications; therefore the following resolution can be adopted.

210-2011 A Resolution Accepting The Bid Of Regan Development Corporation In Response To Public Sale Of Block 1601, Lot 21

WHEREAS, the Borough of Montvale is the owner of certain real property known as Block 1601, Lot 21 (the "Property"); and

WHEREAS, the Property was purchased by the Borough with the intention of development of said parcel as an affordable housing complex in order to satisfy the Borough's affordable housing obligations as determined by the New Jersey Council on Affordable Housing ("COAH"); and

WHEREAS, Preliminary Site Plan approval was previously granted by the Montvale Planning Board initially for an affordable, and subsequent to that, a mixed-income (affordable/market rate) senior housing project on the same property in 2003, and most recently on November 20, 2007, respectively; and

WHEREAS, the Borough is desirous of selling the Property, with the condition that the Property be developed within a fixed period of time for affordable housing purposes, consistent with the Borough of Montvale's Second Round Amended Housing Element and Fair Share Plan and the Preliminary Site Plan approval(s) previously granted; and

WHEREAS, the Borough conducted a public bidding process pursuant to the *Local Lands and Buildings Law, N.J.S.A. 40A:12-1. et seq.*, with bids due on November 4, 2011; and

WHEREAS, in response to same, one bid was received from Regan Development Corporation in the amount of \$500,000, which figure satisfies the minimum bid specified in the *Notice to Bidders*; and

WHEREAS, the Borough has determined that Regan Development Corporation satisfies the minimum financial and experiential criteria in order to guarantee that the proposed development will proceed to completion in a timely manner after sale of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the bid submitted by Regan Development Corporation in the amount of \$500,000 is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor and Clerk shall be and are hereby authorized to enter into a Development Agreement and a contract of sale with the successful bidder consistent with the *Notice to Bidders*, subject to approval of said agreements by the Borough Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes
Councilmember Greco asked about being taxed on the affordable houses; Mr. Boggia stated that there would be deed restrictions and taxed on the unit itself; Councilmember Ghassali asked if this has to go to the planning board.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Report Robert Culvert, DPW Superintendent

Would like to thank his department for their efforts with the two major storms, as well as the Fire Dept. and Police Dept. for their assistance.

- 1) Removal of Current Fence/Huff Park

Two-thirds of the fence is damaged; Councilmember Ghassali had a concern that once the fence is removed the children that play ball there, the balls would go into the water.

A motion by Councilmember Greco; seconded by Councilmember Lane to remove the damaged part of the fence – all ayes

- 2) 2011 October Storm Update

With the tree clean-up – have gone through the town once and second time around will be completed by the middle of the week;

Councilmember LaMonica commended the DPW with all their hard work with the clean-up
Councilmember Greco wanted to clarify that after this week it is back to the normal bundling of twigs and branches for pick-up. Councilmember Talarico would like to thank the public for being patient; Councilmember LaMonica added that once the public saw how long it took to clear one street, the residents were a little more patient.

b. Schedule Date Re-Organization Meeting Proposed (Mon. 1/2/2012) @ 7:00 p.m.
Council agreed to have the meeting with the exception of Councilmember Greco cannot attend.

c. Eagle Scout Leadership Project/T. Scheld
After a brief discussion, the council agreed to allow the project providing all documentation is submitted as well as confirmation from all parties involved; A motion by Councilmember Greco; seconded by Councilmember Talarico - all ayes

COMMUNICATION CORRESPONDENCE:

NONE

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

A motion to open meeting to the public by Councilmember Cudequest; seconded by Councilmember Lane - all ayes

Michael Falk, 77 Akers Ave

Requesting Terkuile Road to be considered for paving; Ask about the grant to pave Akers Ave; Wanted to know why a reverse 911 wasn't in place to notify residents about a planned power outage for repairs; the Police knew of the outage; Councilmember Talarico stated he will look into it; Is it worth looking into PSEG; how was the chipping of the tree limbs and twigs paid for; Mayor responded that it was municipal funds. Wanted clarification on the debt consolidation; Mayor Fyfe stated that due to time constraints it was agreed to have a Special Meeting on the 14th being that the November 8th was cancelled. It was not an emergency meeting.

A motion to close meeting to the public by Councilmember Greco; seconded by Councilmember Cudequest - all ayes

Motion to adjourn by Councilmember Cudequest; seconded by Councilmember Talarico - All ayes

ADJOURNMENT

Meeting adjourned at 8:45pm

The next Meeting of the Mayor and Council will be held on December 13, 2011 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk