

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
November 28, 2017
Closed Executive Session 6:30 P.M.
Meeting to Commence 7:30 P.M.

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2017 adopted on January 2, 2017 and posted on the bulletin board in the Municipal Building:

The Mayor and Council will go into a Closed /Executive Session for the following:

Police Personnel/Litigation/Council on Affordable Housing/Attorney Client Privilege

- 1) Rice Notice, Police Officer Herminio Amado/Personnel
- 2) Council On Affordable Housing (C.O.A.H)

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 14-2016 matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters

ROLL CALL:

Councilmember Arendacs
Councilmember Curry
Councilmember Gloeggler

Councilmember Koelling
Councilmember Lane
Councilmember Weaver

Presentation / Neile Weissman / Support the widening of bike paths for the George Washington Bridge

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2017-1436 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO
(public hearing 12/11/17)

INTRODUCTION ORDINANCE NO. 2017-1437 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE AH-6A DEVELOPMENT DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO
(public hearing 12/11/17)

PUBLIC HEARING OF ORDINANCE NO. 2017-1433 AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A LAND DONATION OF BLOCK 1505, LOT 1 AND BLOCK 713, LOT 12 IN THE BOROUGH OF MONTVALE

PUBLIC HEARING OF ORDINANCE NO 2017-1434 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 42 OF THE CODE OF THE BOROUGH OF MONTVALE IN ORDER TO REVISE THE FEES CHARGEABLE FOR INSPECTIONS AND PERMITS

PUBLIC HEARING OF ORDINANCE NO 2017-1435 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, CREATING A NEW CHAPTER 54, "INSURANCE," FOR THE PURPOSE OF ESTABLISHING A SELF-INSURANCE FUND FOR GROUP HEALTH BENEFITS PURSUANT TO REGULATIONS ESTABLISHED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

RESOLUTIONS:

- 219-2017 Appointment Jr. Member / Montvale Fire Department / Corey Lydon
220-2017 Authorize Hiring / Part Time On Call / Crossing Guard / Pamela Gallagher
221-2017 A Resolution Amending a Professional Services Contract to Jeffrey R. Surenian and Associates LLC to Serve as Special Counsel in Connection with the Borough's Affordable Housing Litigation to Increase the Amount of the Contract
222-2017 Transfer of Appropriations
223-2017 A Resolution Approving an Amendment to the Settlement Agreement with Fair Share Housing Center
224-2017 A Resolution Authorizing State Contract for Installing Various Technologies in the New Montvale Fire House
225-2017 Resolution In Support Of The Widening Of The George Washington Bridge Sidewalks
226-2017 Robbie Conley (to be added Tuesday)

BILLS:**ENGINEER'S REPORT:**

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joseph Voytus, Esq.
Report Update

UNFINISHED BUSINESS:

- a. Rob Hanrahan / Estimates / Tree Trimming and Removal center of town
- b. Jefferson Place Portion of Road Resurfacing/Quotations
 - 1) Engineering Proposal/Inspection Services/Construction Services

NEW BUSINESS:

None.

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.

MEETING CLOSED TO THE PUBLIC:**ADJOURNMENT:**

The next Meeting of the Mayor and Council will be held Monday, December 11, 2017 at 7:30 p.m.

*****Disclaimer***** Subject To Additions And/Or Deletions

Fran Scordo

From: Neile Weissman <neileweissman@gmail.com>
Sent: Monday, November 20, 2017 2:38 PM
To: Fran Scordo
Subject: Re: 11/14 agenda request for GWB letter of support
Attachments: pastedGraphic.pdf

Ms. Scordo,

Can you email me your literature so I can send it to the mayor and councilmembers prior to the meeting

Could you forward what's below? Thanks.

Neile
917 446 6002

Dear Mayor Ghassali,

I ask that you add a request for a letter of support calling on the Port Authority to widen the paths on the George Washington Bridge to the 11/28 agenda.

By way of an update, please be aware that 43 North Jersey municipalities are now in support. in proximity to Montvale are Ho-Ho-Kus, Saddle River and Park Ridger.

Please reach out if you have questions.

Respectfully.

Neile Weissman | 917 446 6002 | neileweissman@gmail.com
[Complete George](#) | [Facebook](#) | [Twitter](#)



Complete George: (2) 10' paths for cyclists plus (2) 7' paths for peds-runners. 9' anti-suicide barrier.

GWB notes for 11/28

Between 2017 and 2024, the Port Authority will rip out and restore the 1931-era paths on the George Washington Bridge as part of a \$1.9 billion recabling and restoration project.

The GWB is the sole bike-able connector between North Jersey and NYC and the nexus of the 1650 mile Tri-State Trail Network. The GWB's 7 foot paths are dangerously overcrowded at 3700 cyclists per day on weekends and growing 10% per year. That's 9000 cyclists per day by 2024. There's no precedent for crowding so many users onto such a narrow facility, yet this is the PA's plan.

If not widened to national standards, it will become a "walk-your-bikes" facility. This will cripple the growth of cycling across the region for generations, costing hundreds of millions of dollars per year in lost tourism, public health, property tax revenue, sustainability and resilience.

- Cycle tourism contributes half a billion dollars per year to NJ's economy. Or \$56 per person.
- Models created by the World Health Organization and the Columbia School for Public Health show investment in cycling infrastructure to be incredibly cost effective public health interventions.
- National Association of Realtors' studies show that homes close to cycling facilities sell for 5-10% more, increasing the property tax base and drawing younger buyers.
- Bike trips are twice as effective in reducing greenhouse gases as low emissions vehicles.
- Robust GWB paths would spur creation of a connected bike grid, such as envisioned in the Bergen Parks

Master Plan. In addition to enhancing active, sustainable transportation across the County, it would afford the residents new trans-Hudson commuting capacity – one that met the PA's criteria for a successful strategy to reduce bus trips into the Mid-town Bus terminal.



- This is critically important because, over the coming decades, we can expect multiple disruptions of service resulting from planned replacement of the PA Bus Terminal and Penn Station and any number of unplanned events, including repairs to Hudson rail tunnels before Gateway is complete.

In any of those scenarios, wider GWB paths could sustain 10K commuters per day. Even if only residents who lived near the GWB accessed the paths, that still would free up bus and train capacity for those further out.

Draft Letter of Support

Kevin J. O'Toole
Chairman
Port Authority of NY&NJ
4 World Trade Center
150 Greenwich Street
NYC, NY 10007

Dear Chairman O'Toole,

The Borough of Montvale, NJ calls upon the Port Authority of NY&NJ to widen the bicycle-pedestrian paths on the George Washington Bridge to comply with national standards as part of the upcoming recabing in order to support the growth of cycling throughout the region.

We believe that wider GWB paths will spur the development of connected facilities, enhancing tourism, public health, property tax revenue, sustainability and resilience. It will provide NJ residents with new commuting options. This will be critical new capacity should regional transit disrupted by planned upgrades to the mid-

town Bus Terminal, Penn Station, emergency repairs to the Hudson rail tunnels or any number of natural or man-made events.

We further believe that the upcoming reconstruction, during which the existing paths will be ripped out and restored, represents the ideal opportunity to accomplish the widening.

Respectfully,

Michael Ghassali
Mayor
Borough of Montvale, NJ

cc

PANYNJ Executive Director Kevin J. O'Toole - kevotoole@panynj.gov
PANYNJ Executive Director Rick Cotton - rcotton@panynj.gov
Bergen Executive James Tedesco - countyexecutive@co.bergen.nj.us
Bergen Freeholder Chairwoman Tracy Silna Zur - Tracyzur@co.bergen.nj.us
Senator Gerald Cardinale - sencardinale@njleg.org
Assemblyman Robert Auth - asmauth@njleg.org

The New York City Council - File #: Res 1072-2016

Resolution calling upon the Port Authority of New York and New Jersey to widen the George Washington Bridge's sidewalks.

By Council Members Rodriguez, Constantinides, Rosenthal, Johnson, Cohen, Koslowitz, Menchaca, Dromm, Richards, Espinal, Vallone, Garodnick, Lancman and Levin (14)

Whereas, The George Washington Bridge's sidewalks are the only connection across the Hudson River between New York City and New Jersey for pedestrians, runners, and bicyclists; and

Whereas, The paths are heavily used, with an average of 1,700 cyclists and 900 pedestrians crossing each day; and

Whereas, The sidewalks are ten feet wide except where the bridge's suspender ropes pass through, where they are less than seven feet wide; and

Whereas, According to Federal Highway Administration guidelines, shared-use paths should be at least ten feet wide and up to fourteen feet wide if they are heavily used; and

Whereas, The Port Authority of New York and New Jersey is planning an extensive renovation that will replace all of the bridge's suspender ropes beginning in 2017 and lasting until 2024; and

Whereas, As part of the project, the sidewalks will be replaced and new ramps that will provide access to the sidewalks will be constructed, but the sidewalks will not be widened; and

Whereas, New York City has made efforts in recent years to make its roadways safer and more convenient for pedestrians and bicyclists, particularly through the Vision Zero street safety initiative and the expansion of the bicycle lane network; and

Whereas, The Port Authority's own Bicycle Policy states that its goals are to integrate "improved bicycle access" and "safe bicycle lanes," and to "promote the safe co-existence of motor vehicles, bicycles and pedestrians" at its facilities; and

Whereas, The width of the bridge's sidewalks do not meet federal standards for high-use pedestrian and bicycle paths, and

Whereas, The planned renovation project presents a unique opportunity to build sidewalks that would be able to safely and comfortably accommodate the increasing number of pedestrians and bicyclists expected to use the bridge in the decades to come; now, therefore, be it

Resolved, That the Council of the City of New York calls upon the Port Authority of New York and New Jersey to widen the George Washington Bridge's sidewalks.

LS# 5327, 4/29/2016, JM

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1436**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 28th day of November 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 11th day of December 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

WHEREAS, Block 2702, Lot 1 and Block 2801, Lot 2 (also known as 1 and 3 Mercedes Drive) and Block 3201, Lot 6 (also known as 1 Glenview Road) (collectively, the "Mercedes Properties") are currently owned by the S. Hekemian Group, LLC and/or its subsidiaries or affiliates; and

WHEREAS, in compliance with the New Jersey Supreme Court's decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), on or about July 6, 2015, the Borough filed an action with the Superior Court of New Jersey ("Court"), entitled In the Matter of the Application of the Borough of Montvale, County of Bergen, Docket No. BER-L-6141-15, seeking a Judgment of Compliance and Repose approving its Affordable Housing Plan (as defined herein), in addition to related reliefs (the "Compliance Action"); and

WHEREAS, on August 7, 2017, the Court granted The S. Hekemian Group's Motion to Intervene in the Compliance Action; and

WHEREAS, in order to partially settle the Compliance Action, the Borough of Montvale and the Montvale Planning Board approved a Settlement Agreement with The S. Hekemian Group, LLC, at their public meetings of November 14, 2017 and November 21, 2017, respectively; and

WHEREAS, the Borough is desirous of adopting an Ordinance intended to implement the provisions of the Settlement Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, as follows:

Section 1. Chapter 128 of the Code of the Borough of Montvale, Section 128-2.1, "Classes of districts," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-2.1 **Classes of districts.**

M-PUD Mixed-Use Planned Unit Development District

Section 2. Chapter 128 of the Code of the Borough of Montvale, Section 128-3.1, "Definitions and word usage," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-3.1 Definitions and word usage.

Dinner theater – A venue that combines a restaurant-style meal and/or drinks with either: (i) a movie; or (ii) a live performance. Live performances include musical acts, theatrical acts (including stand-up comedy), plays or any combination of these, or similar activity performed live by one or more persons. This does not include adult entertainment.

...

Discount/dollar store – A retail store that sells a wide range of inexpensive household goods, which may include product lines such as food and drink, personal hygiene products, small home and garden tools, office supplies, decorations, electronics, garden plants, toys, pet supplies, books, recorded media and motor and bike consumables. This type of store often sells many items for the price of one dollar.

...

Express Retail store- A retail store of a smaller version of the large-scale retail store engaged in selling goods and/or services.

...

Instructional - Uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties. This definition shall not include public or private schools.

...

Educational office – A room or group of rooms used for conducting corporate training, which is generally furnished with desks, tables and communication equipment.

Section 3. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding a new Section 128-5.15, "Mixed-Use Planned Unit Development District," as follows:

§128-5.15 Mixed-Use Planned Unit Development District.

The following standards shall apply to development within the Mixed-Use Planned Unit Development District. All other provisions of Chapter 128, Zoning of the Montvale Code shall apply to development in

the M-PUD District only where specifically indicated as applicable in §128-5.15 of the Montvale Code. When the standards herein conflict with other provisions of Chapter 128, the standards herein shall apply.

- A. Purpose. The Mixed-Use Planned Unit Development District is intended to repurpose the former Mercedes-Benz campus by constructing a mixed-use development that simultaneously provides credits towards the Borough's affordable housing obligation. The M-PUD regulations are intended to capitalize on the district's unique location between a lifestyle retail shopping center and the Garden State Parkway.
- B. Application requirements. Any application for development for any portion or the entirety of the M-PUD District shall be submitted as a planned development, in the nature of a preliminary site plan application. Such application shall describe any phasing of the proposed project, together with all on-site and off-site improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to such phase or phases. The following shall apply:
 - (1) Development within the M-PUD District shall be subject to the requirements of the district and to the mandatory findings for planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.
 - (2) Contribution of the pro-rata share of off-site improvements, including, but not limited to, required roadways, traffic signals, utilities, lighting, landscaping, sidewalk/curbs and drainage.
 - (a) Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
 - (b) Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 40:55D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of

off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.

- (c) Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.
- (d) Improvements required for the applicant's development and befitting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection B(2)(c) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay the pro-rata share of the cost to the Borough, or pay more than its pro-rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro-rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro-rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a PUD or developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Planning Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro-rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two percent administration fee not to exceed \$2,000, to the Borough, at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.

- (e) Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 40:55D-53 and §128-5.15 above.
 - (f) Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within 30 days of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.
 - (g) Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.
- (3) Any application for development within the M-PUD District shall be accompanied by an Environmental Impact Statement that complies with §128-17.1 through §128-17.10 of this Chapter.

C. Permitted principal uses:

- (1) Within the M-PUD District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the site plan application for development shall contain all of the following principal uses:
- (a) Multi-family residential housing.
 - (b) Minimum of 40,000 square feet in the aggregate of professional, medical, educational and general offices.
 - (c) Hotel with a minimum of 150 rooms and 8,500 square feet of conference space.
 - (d) A retail component with a minimum of 30,000 square feet in the aggregate inclusive of one or more of the following uses:

- [1] Restaurants.
- [2] Child care center and adult daycare.
- [3] Lifestyle retail uses as set forth in §128-5.14(C)(2)(b).
- [4] Instructional uses.
- [5] Pharmacy.
- [6] Fitness uses.
- [7] Express Retail Store not exceeding 65,000 square feet.
- [8] Grocery Stores.

(2) Within the M-PUD District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the development may contain one or more of the following principal uses:

- (a) Dinner theater.
- (b) Banks and financial institutions.
- (c) Any use permitted in §128-5.4 governing the OR Districts.

(3) Within the M-PUD District parcel at 1 Glenview Road (Block 3201 Lot 6), the development may contain the following principal uses:

- (a) Multi-family residential housing, either rental or "for sale".
- (b) Any use permitted in §128-5.4 governing the OR Districts.

(4) Nothing in this Ordinance specifies or restricts the choice by the Developer as to the timing or sequence of construction of the various permitted uses in the M-PUD District. The General Development Plan may include either the Block 2702, Lot 1, Block 2801, Lot 2 and/or Block 3201, Lot 6 properties. Nothing contained herein shall require the General Development Plan to include all of these properties.

D. Permitted accessory uses:

- (1) Off-street parking and loading.
- (2) Freestanding parking garages, limited to two levels above grade surface parking, only on Block 2702 Lot 1 and Block 2801 Lot 2.
- (3) Parking incorporated into the building design.
- (4) Signs, subject to the requirements of §128-5.15(H)(1)(k) below.

- (5) Street furniture, planters, approved public art elements, gazebos, information kiosks, water features, waste/recycle receptacles, vehicle charging stations and bicycle racks in accordance.
- (6) Parks and open space facilities, including, but not limited to, walkways, bikeways, courtyards, plazas and gardens.
- (7) Fences and walls, including retaining walls, subject to the requirements of §128-5.15(H)(1)(i) below.
- (8) Landscaping and buffering in accordance with the requirements of §128-5.15(H)(1)(e) below.
- (9) Stormwater detention facilities.
- (10) Management office for development.
- (11) Lighting fixtures in accordance with the requirements of §128-5.15(H)(1)(j) below.
- (12) Automated teller machines, incorporated into a building's design.
- (13) Outdoor dining, outside of the public right-of-way.

E. Prohibited uses.

- (1) Any use not specifically permitted shall be prohibited.
- (2) Gas stations.
- (3) Any drive-through or drive-in use or service, whether principal or accessory, other than in connection with a pharmacy use or a bank with no more than two (2) drive-thru lanes.
- (4) Adult stores.
- (5) Discount/dollar stores, except Express Retail Stores as permitted herein.
- (6) Tattoo parlors.
- (7) Nail salons and massage parlors, unless included as part of a day spa or full-service hair salon.

F. Bulk, area and other dimensional standards.

(1) General standards for principal and accessory uses in the M-PUD District:

Standard	Requirement
Minimums:	
Lot area	32 acres
Lot frontage	600 feet
Front yard setback (from centerline of street)	60 feet
Side and rear yard setback	50 feet
Setback between building façades	60 feet
Maximums:	
	Building height 4 stories and 65 feet ¹ . For purposes of this section, all cellars and/or basements and levels used, in whole or in part, for parking shall not be considered stories. Any level that contains residential shall be counted as a story.
Floor area ratio	65%
Building coverage	30%
Lot coverage (impervious surfaces)	50%
Lot coverage (including pervious surfaces) ²	65%

¹ The building height measurement shall be measured from the proposed/final average grade, not the existing average grade. Where a building is situated on a slope the highest two building corners (which are the uphill corners) shall be used to determine the final average grade of the building. Except as previously set forth, building height shall be measured in accordance with the definition of "building height" set forth in Section 128-3.1. No fully subterranean level shall include any use other than parking or storage.

² The maximum impervious lot coverage shall be 50% utilizing standard impervious parking techniques for all paved surfaces. However, alternative porous paving system and vegetative "green" roof areas may be used to attain total lot coverage of 65%, with no more than 50% of the lot coverage being impervious surface and up to an

(2) Standards for Block 3201 Lot 6:

Standard	Requirement
Minimums:	
Lot area	2 acres
Front yard setback (from center line of street)	60 feet
Side and rear yard setback	30 feet
Maximums:	
Building height	3 stories and 45 feet
Building coverage	35%
Lot coverage	60%

- (3) Contiguous lots separated by public streets or rights of way, other than divided highways, may be combined for the purpose of calculating lot area. Land dedicated to wetlands, wetland buffers, streams, riparian zones, floodways, flood hazard areas, or similar purposes shall be included in all calculations.

G. Multi-family residential standards.

(1) General standards.

- (a) A maximum of 350 multi-family residential units are permitted on Block 2702, Lot 1 and Block 2801, Lot 2 and Block 3201, Lot 6. Of these, an aggregate minimum of 15 percent shall be low and moderate income housing units. For example, if 350 total units are constructed, 53 of those units shall be low and moderate income housing units.
- (b) A maximum of 310 multi-family residential units are permitted on Block 2702, Lot 1 and Block 2801, Lot 2.

additional 15% of the lot coverage being pervious paving surfaces and green roof areas. Pavers over pervious base or turf blocks shall only be utilized for pedestrian and biking surfaces, overflow parking areas or emergency only access driveways. Porous pavement, suitable for more general and heavier-use vehicular surface applications, is also acceptable. Upon approval, an approved, bonded maintenance plan incorporating best management practices shall be required for all pervious paving surface areas to minimize siltation of porous paving areas.

(2) Market-rate residential unit standards.

- (a) Residential units located on Block 2702, Lot 1 and Block 2801, Lot 2 shall have the following minimum unit sizes:

[1] One-bedroom – 700 square feet

[2] Two-bedroom – 850 square feet

[3] Three-bedroom - 1,100 square feet

- (b) A maximum of 10% of the market-rate units on Block 2702, Lot 1 and Block 2801, Lot 2 may be three-bedroom units.

(3) Affordable housing unit requirements.

- (a) Fifteen percent (15%) of the total residential units shall be reserved for, and affordable to, low and moderate income households. For example, if 350 total units are constructed, 53 of those units shall be low and moderate income housing units (27 affordable to low income households (7 of which shall be affordable to very low income households) and 26 affordable to moderate income households). The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units.
- (b) The affordable units shall have a minimum 30 year deed restriction. Any such affordable units shall comply with UHAC, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- (c) The units shall meet the bedroom distribution required by the Uniform Housing Affordability Controls.
- (d) The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units as mandated by the Fair Housing Act. The distribution of the affordable housing units shall be in compliance with COAH's Round Two substantive regulations, N.J.A.C. 5:93.

- (e) The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense.
- (f) The affordable units shall be family affordable units.
- (g) The developer shall be responsible for paying the required development fees as outlined by the Statewide Non-Residential Development Fee Act applicable to the non-residential portion of the development.

H. Site standards.

(1) Site standards for Block 2702, Lot 1 and Block 2801, Lot 2.

(a) Circulation.

- [1] Sidewalks shall be provided along all public street frontages. In addition, sidewalks and/or walkways shall link all buildings within the development to the sidewalks of all adjoining public streets.
- [2] Where sections of sidewalks branch off or join up, a decorative marker, signpost, or circle is recommended. Where sidewalks traverse vehicular driveways, crosswalks shall be provided and marked with textured paving in a contrasting material and color.
- [3] All sidewalks shall have a minimum clear paved walking width of at least five feet; however, sidewalks in front of all commercial storefronts and in other areas with high pedestrian traffic shall have a minimum clear paved walking width of at least seven feet and shall include decorative paving materials, rather than plain concrete.
- [4] Sidewalks adjacent to streets or circulation drives shall also include a landscape strip with street trees, grass and low planting that serve as water storage and infiltration. Where street trees are thus required, they shall be planted no more than 40 feet apart, on center, on average, with variation permitted for curb cuts, utility vaults and other site conditions.
- [5] Benches are encouraged to be located throughout the development along the pedestrian sidewalk network.

- [6] Bike racks shall be provided in clear view of storefront entrances, with at least one bike space for every 5,000 square feet of non-residential gross floor area. Said racks shall be served with night lighting.

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F, K, I and T) of Chapter 128 shall apply. The Planning Board may require compliance with Section 128-7.1(l) for hotel, or stand-alone office or retail pads. Rooftop parking shall be prohibited unless it is adequately screened from view from adjacent properties and streets.

- [2] Off-street parking spaces between the building façade and Grand Avenue shall be limited to no more than fifteen percent of the total parking spaces.

- [3] The following parking ratios shall apply to development within the M-PUD Zone:

Use	Parking spaces
Banks and financial institutions	1 per 300 sq ft.
Professional, medical, educational, and general offices	1 per 300 sq ft
Restaurants	1 per 3 seats + 1 per 2 employees (peak)
Lifestyle retail uses	1 per 250 sq ft
Child care center and adult daycare	1 per 300 sq ft
Instructional uses	1 per 120 sq ft
Hotels	greater of: 1 per room OR 0.75 per room + 1 per 3 conference seats
Dinner theater	1 per 3 seats +

1 per 2 employees
(peak)

Multi-family residential

As per RSIS

[4] Where uses share access and parking spaces, the required ratios above shall be lowered by the Planning Board, based upon a shared parking analysis, which demonstrates, to the reasonable satisfaction of the Planning Board, that the combined peak parking demand can be satisfied for those shared parking facilities at a lower combined ratio.

[5] All surface parking shall be in common except for visitor and handicapped parking spaces.

(c) Loading.

[1] The standards in Section 128-7.6 of Chapter 128 shall apply.

[2] Truck loading, service bays and service areas shall be located on the side or rear façade. No truck loading, service bay or service area shall be visible from a municipal or county right-of-way. Landscaping, fencing and other site design mechanisms may be utilized in order to provide appropriate screening.

(d) Parks and open space.

[1] Parks or plazas shall be provided that, in the aggregate, is at least 11,500 square feet and open to the public, subject to the rules of the property owner. Chairs, tables, benches and a water feature are encouraged.

[2] If there is a retention/detention basin, a walking path may be provided around it that is linked to the greater development.

(e) Landscaping.

[1] The plant palette from the Shoppes at DePiero Farm (AH-PUD District) should be implemented and enhanced within the M-PUD.

[2] The standards in Section 128-8.20.1(C)(8) shall apply.

- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.

(f) Architecture.

- [1] The building material design palette shall be compatible with the approved Shoppes at DePiero Farm (AH-PUD District), but not necessarily of a farm/equestrian vernacular.
- [2] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, in the case of a pitched roof, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- [3] The maximum spacing between building wall offsets shall be 60 feet.
- [4] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- [5] The maximum spacing between roof offsets shall be 60 feet.
- [6] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building facing a public street shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- [7] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
- [8] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- [9] All ground-level retail and service uses that face a public space shall have clear glass on at least 60% of their facades between three and eight feet above grade.

[10] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.

[11] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.

[12] Placement of any packaged terminal air conditioner units within the façade is prohibited.

[13] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.

(g) Building design for commercial/office pads.

[1] A maximum of two free-standing commercial/office pads are permitted. The maximum building size of each such pad shall be 15,000 square feet per floor plate.

[2] Offices are encouraged to be located on the upper floors of the free-standing commercial pads.

[3] The maximum building height/stories shall be 4 stories and 65 feet.

(h) Trash. All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.

(i) Fences and walls.

[1] To the extent possible, the use of retaining walls should be used in the form of terraces to accommodate severe grade changes, rather than single tall retaining walls. However, no retaining walls shall exceed a height of 15 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing.

[2] Ornamental walls utilizing loose laid stone may be provided throughout the site as appropriate, up to a height of four feet.

[3] Fences shall be installed along the tops of all retaining walls that exceed a height of three feet. Chain-link fencing, including vinyl-coated chain-link fencing, is prohibited.

[4] No fence on the site may exceed a height of four feet, except for fences for the screening of loading areas, utility enclosures and dumpsters.

(j) Lighting.

[1] LED (light-emitting diode) light of the soft white category shall be incorporated into site, service and parking lot lighting.

[2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

(k) Signage.

[1] Section 128-9.7A.1 through Section 128-9.7A.4, shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply, except that Section 128-9.7A.9A(6), 128-9.7A.9F, 128-9.7A.9G and 128-9.7A.9S shall not apply.

[2] Signs permitted within the development shall be only those specified in the table below.

Type	Location	Maximum Number	Total Area (sq. ft.)	Maximum Area of any 1 Sign (sq. ft.)	Maximum Height (feet)	Required setback from Property Line (feet)	Maximum Letter Height (feet)
Primary Monument	Intersection of Mercedes Dr./ Grand Ave.	1	100	-	12	10	-
Entrance Monument	Mercedes Dr. Entrance	2	36	-	6	5	-
Wall*	-	1	36**	-	-	-	3

Wall* (over 10,000 sq. ft tenant)	-	2	36 per sign, 60 combined **	-	-	-	3
Window	-	-	20% of the aggregate window area	-	-	-	-
Pedestrian Wayfinding Directory	Key pedestrian ways, public activity areas	4	60	12	6	100	-

* One additional projecting sign per tenant may be permitted but shall not exceed five square feet in size. If a projecting sign is utilized, then both a wall and a projecting sign may be allowed on the same façade. Otherwise, no tenant may locate two wall signs on the same façade.

** Per tenant.

- [3] Only external illumination shall be permitted for all non-wall-mounted signage. Wall-mounted signs may be individual, channel-cut letters with internal illumination or through LED backlighting of letters.
- [4] The primary monument sign shall be limited to the name of the development and three tenants who each occupy a minimum of 10,000 square feet of space. The entrance monument sign shall be limited to the name of the development. All other signs, including wall signs shall be limited to the identification of the tenant only and may include corporate or brand name logos.
- [5] No individual sign may exceed three colors. If white or black is used in the sign it shall not be counted as a color. The color limitation does not apply to projecting signs.
- [6] Awnings are permitted, but shall not be used for signage purposes nor contain any letters, number, logos or the like. No vinyl or white awning shall be permitted; their design shall be consistent with the overall design of the development. Awning panels shall be flat or sloped, but shall not be fluted or curved.
- [7] Monument signs shall utilize materials which closely resemble those materials used for the Shoppes at DePiero's Farm (AH-PUD) monument signs. A solid base surrounded by appropriate ornamental plantings shall be provided. No monument sign shall be located in a sight triangle.
- [8] In addition to the signs above, a tenant may also be permitted to install a sign or signs, limited to demonstrate or evidence membership in a retail or professional organization or credit card or credit association or required licenses, which signs shall be permitted to be attached to

windows on the interior of the business use, provided that the aggregate area employed for such purpose shall not exceed 5% of the total window area. A tenant may also be permitted to install window signs indicating sales, promotions and the like, provided that the aggregate area employed for such purpose shall not exceed 15% of the total window area.

(2) Site standards for Block 3201, Lot 6.

(a) Circulation.

- [1] Sidewalks shall be provided to link all building entries through the site to the public street. Sidewalks shall also be provided along the public right-of-way.**

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F and K) of Chapter 128 shall apply.**
- [2] Off-street parking for residential uses shall be provided in accordance with the New Jersey Residential Site Improvement Standards.**

(c) Landscaping.

- [1] A mix of deciduous and evergreen trees and low ground cover landscaping shall be planted along the entire site perimeter in order to form an effective year-round screening. Tree spacing shall be 40 feet on center, or closer. In addition, where a row of parking stalls runs in a straight line for more than 20 spaces, landscaped islands shall be provided between every 15 parking spaces, planted with trees and low ground cover.**
- [2] The perimeter of the building(s) shall be surrounded on all sides by a landscaped, planted strip at least four feet in width. Paved walkways leading to pedestrian entrances may cross this landscape strip in a perpendicular fashion.**
- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.**

(d) Architecture.

- [1] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- [2] The maximum spacing between building wall offsets shall be 40 feet.
- [3] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- [4] The maximum spacing between roof offsets shall be 40 feet.
- [5] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- [6] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
- [7] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- [8] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.
- [9] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.
- [10] Placement of any packaged terminal air conditioner units within the façade is prohibited.

[11] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.

(e) Trash. All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.

(f) Lighting.

[1] LED (light-emitting diode) lighting of the soft white category shall be incorporated into site, service and parking lot lighting.

[2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

[3] Signage. The standards in Section 128-9.7A.5 and Section 128-9.7A.1 through Section 128-9.7A.4 of Chapter 128 shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply.

I. Additional applicable provisions to the M-PUD District. The following sections of the Montvale Zoning Code (Chapter 128) shall apply to development in the M-PUD District.

(1) Article X, Enforcement.

(2) Article XI, Interpretation.

(3) Article XIII, Violations and Penalties.

(4) Article XIV, Validity.

(5) Article XVI, Effect.

(6) Article XVIII, Site Work Permit.

Section 4. The Official Map shall be amended to include the M-PUD District.

Section 5. Planning Board review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough

of Montvale, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.

Section 6. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 7. Effective date.

This Ordinance shall take effect immediately upon final passage and publication as required by law and upon receipt of an Order from the Superior Court of New Jersey approving of the Settlement Agreement, dated November 14, 2017, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and The S. Hekemian Group in the litigation *In re Montvale*, Docket No. BER-L-6141-15.

Section 8. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC, Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1437**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 28th day of November 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 11th day of December 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

**AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF
THE BOROUGH CODE TO ESTABLISH THE AH-6A DEVELOPMENT DISTRICT AND TO SET FORTH THE
STANDARDS AND CRITERIA APPLICABLE THERETO**

WHEREAS, Block 1903, Lot 7 (also known as 2 Paragon Drive) (the "Paragon Property") is currently owned by Two Paragon Drive, LLC and/or its subsidiaries or affiliates; and

WHEREAS, in compliance with the New Jersey Supreme Court's decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), on or about July 6, 2015, the Borough filed an action with the Superior Court of New Jersey ("Court"), entitled In the Matter of the Application of the Borough of Montvale, County of Bergen, Docket No. BER-L-6141-15, seeking a Judgment of Compliance and Repose approving its Affordable Housing Plan (as defined herein), in addition to related reliefs (the "Compliance Action"); and

WHEREAS, in order to partially settle the Compliance Action, the Borough of Montvale and the Montvale Planning Board approved a Settlement Agreement with Two Paragon Drive, LLC, at their public meetings of November 14, 2017 and November 21, 2017, respectively; and

WHEREAS, the Borough is desirous of adopting an Ordinance intended to implement the provisions of the Settlement Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, as follows:

Section 1. Chapter 128 of the Code of the Borough of Montvale, Section 128-2.1, "Classes of Districts," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-2.1 Classes of Districts.

AH-6A- Affordable Housing District

Section2. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding a new Section 128-5.16, "AH-6A Affordable Housing District," as follows:

§128-5.16 AH-6A Affordable Housing District.

The following standards shall apply to development within the AH-6A Affordable Housing District. All other provisions of Chapter 128, Zoning of the Montvale Code shall apply to development in the AH-6A District only where specifically indicated as applicable in §128-5.16 of the Montvale Code. When the standards herein conflict with other provisions of Chapter 128, the standards herein shall apply.

- A. Purpose. The purpose of this ordinance is to fulfill a Settlement Agreement by and between the Borough of Montvale and Two Paragon Drive, LLC. The AH-6A Affordable Housing District is intended to repurpose the former A&P Headquarters by constructing an inclusionary housing development that provides credits towards the Borough's affordable housing obligation. The AH-6A regulations are implemented in recognition of the Paragon Property's unique topographic features and other regulatory constraints.
- B. Application requirements. Any application for development for any portion or the entirety of the AH-6A District shall be submitted, in the nature of a preliminary site plan application. Such application shall describe any phasing of the proposed project, together with all on-site and off-site improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to such phase or phases.
- C. Permitted principal uses:
 - 1. Townhouses,
 - 2. Low and moderate income units within townhouse buildings, which may be designed as one-over-one apartment flats within a townhouse configuration.
- D. Permitted Accessory uses:
 - 1. Any use which is ordinarily subordinate and customarily incidental to the principal permitted uses allowed in the AH-6A Zone, including but not limited to patios, decks, swimming pool, and tennis courts,
 - 2. Signs, as otherwise regulated in the Borough ordinances,
 - 3. In conjunction with residential development, noncommercial swimming pools, tennis courts and other outdoor recreation facilities, off-street parking for private vehicles (excluding recreational vehicles, trailers and boats) and outdoor recreational facilities,
 - 4. Street furniture, planters, approved public art elements, gazebos, water features, waste/recycle receptacles, vehicle charging stations, cluster mailbox with or without roof structure and bicycle racks.
 - 5. Parks and open space facilities, including, but not limited to, walkways, bikeways, courtyards, plazas and gardens.
 - 6. Fences and walls, including retaining walls.
 - 7. Landscaping and buffering.

8. Stormwater detention facilities, along with any other infrastructure improvement required for the project, i.e. pump station, etc.
9. Temporary construction trailer, temporary sales trailer and temporary sales office in model home through final project CO.

E. Prohibited uses.

1. Any use not specifically permitted shall be prohibited.

F. Bulk, area and other dimensional standards.

1. General standards for principal and accessory uses in the AH-6A District:

(a) Townhouse area, external yard and bulk requirements.¹²

(i) Minimum lot area (acres): 12 acres⁵

(ii) Minimum setbacks:

- a. Front yard: 70 feet (but not less than 50 feet from property line)
- b. Side yard: 30 feet
- c. Rear yard: 30 feet

(iii) Accessory building setbacks:

- a. Minimum distance from principal buildings: 30 feet
- b. Minimum distance to external lot lines: 40 feet³
- c. No accessory buildings or structures (except for permitted signs) are allowed in any front yard

(iv) Maximum building lot coverage: 25 percent

(v) Maximum impervious lot coverage: 60 percent

(b) Townhouse Internal setback and building unit requirements.⁴

¹ For purposes of this section, calculation of setbacks shall not include decks and patios, which may project a maximum of 10 feet from a building, and porches, eaves, stairs and chimneys which may project up to 5 feet from a building.

² Fences and retaining walls up to 6 feet in height are exempt from these set-back requirements.

³ For cluster mailboxes and permitted signs only, the minimum distance to external lot lines shall be 20 feet.

⁴ For purposes of this section, calculation of minimum distance shall not include decks and patios, which may project a maximum of 10 feet from a building, and porches, eaves, stairs and chimneys which may project up to 5 feet from a building.

⁵ However, lots used for open space shall be at least 4 acres.

(i) Minimum distance between townhouse buildings:

- a. Front-to-front: 60 feet
- b. Front-to-side: 25 feet
- c. Side-to-side: 25 feet
- d. Side-to-rear: 30 feet
- e. Rear-to-rear: 40 feet

(ii) Maximum townhouse building length: 150 feet

(iii) Maximum number of market rate units in single structure: 6 units, provided that 8 total units may be provided where there are stacked affordable units in the structure;

(iv) Maximum building height: 45 feet with allowances for stepped foundations along building length, said measurement shall then apply to each stepped section.

(v) Maximum number of stories: 3 stories

(vi) Maximum number of units before horizontal break: 2 units

(vii) Minimum front of building to cartway: 18 feet

(viii) Minimum side & rear of building to cartway: 12 feet

(ix) Minimum building to parking: 10 feet

(c) Residential parking requirements:

(i) Townhouse dwelling units and low- and moderate-income dwelling units: Residential Site Improvement Standards (RSIS) apply.

(ii) Required off-street parking for townhouse units: At least one of the two stacked affordable units within a townhouse building shall have a minimum of one garage space. One additional parking space for this affordable unit shall be provided in its associated driveway in front of the garage. The second affordable unit, lacking a garage space, shall have one driveway space, with the additional required parking for both affordable units provided per RSIS standards within 150 feet of said units. Required off-street visitor parking for low- and moderate-income units, as required by RSIS, shall be located within 200 feet of the units serviced.

(iii) Each garage space shall be counted as 1.0 parking space. A one-car garage and driveway combination shall be counted as 2.0 parking spaces provided the driveway measures a minimum of 18 feet between the face of the garage door and the Internal roadway line. (RSIS §5.21-4.14(d)). Required visitor parking spaces for market rate units shall be provided within 200 feet of the units serviced.

(d) Definitions: The following definitions shall apply to the AH-6A Zone.

(i) Gross Development Site Area: The total gross acreage of a development within existing streets and/or property lines prior to development or subdivision, including streets, easements and common open space portions of the development.

(ii) Building Height: Irrespective of any other definition in Chapter 128, building height shall be defined as the vertical distance between the lowest proposed grade adjacent to the individual unit to the Mean Roof Ridge Elevation of said unit.

(iii) Mean Roof Ridge Elevation: Irrespective of any other definition in Chapter 128, Mean Roof Ridge Elevation shall be defined as the average grade between the eaves above the highest living floor and the highest roof ridge elevation.

(e) Density standards. A maximum of 80 multi-family residential units are permitted on Block 1903, Lot 7.

G. Affordable housing unit requirements.

1. Twenty percent (20%) of the total residential units shall be reserved for, and affordable to, low and moderate income households. For example, if 80 total units are constructed, 16 of those units shall be for low and moderate income housing units (8 affordable to low income households and 8 affordable to moderate income households). The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls.

2. Low- and moderate-income (Mount Laurel) housing requirements:

(a) Minimum low- and moderate-income housing units located on-site:

(i) The low- and moderate-income units required to be provided by the developer, as noted herein, shall be distributed among the townhouse buildings proposed. No townhouse building shall have more than 4 low- and moderate-income units within its structure; such affordable units may be designed as one-over-one apartment flats within a townhouse configuration.

(ii) All low- and moderate-income housing units shall be in conformance with the latest applicable rules for affordable housing as determined by the Council on Affordable Housing, the Courts or other applicable authority, as determined appropriate, including such issues as phasing of

building low- and moderate-income units in concert with market rate units.

- (b) Bedroom distribution of low- and moderate-income housing units. Subject to the most current applicable COAH or other rules, the bedroom distribution of low- and moderate-income units for affordable units constructed in the AH-6A Zone shall be as follows:
 - (i) No more than 20 percent of the units shall be efficiency or one bedroom units.
 - (ii) At least 20 percent of the units shall be three bedroom units.
 - (iii) At least 30 percent of the units shall be two bedroom units.
- (c) Low- and moderate- income unit split. The distribution of inclusionary affordable units to be provided as part of this development shall be in accordance with those requirements as set forth by COAH or otherwise deemed appropriate by the Court.
- (d) Procedures regarding affirmative marketing of low- and moderate-income units and other requirements of inclusionary development units are subject to and determined by COAH rules or other rules determined appropriate by the Court.
- (e) The affordable units shall be family affordable units.
- (f) All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law.

H. Site standards.

1. Site standards for Block 1903, Lot 7.

- (a) Landscaping
 - (i) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. The impact of any proposed landscaping plan at various time intervals shall be considered. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat (wet-site, drought, sun and shade tolerance), soil conditions, growth rate, longevity; root pattern, maintenance requirements, etc., shall be

considered. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged. Shade trees shall be provided a minimum of 50 feet on average along the public right-of-way. Any visitor parking areas visible from the public right of way shall be screened to a height of 6 feet.

- (ii) Landscaping within sight triangles shall not exceed a mature height of 30 inches. Shade trees shall be pruned up to an 8-foot branching height above grade.
- (iii) Parking rows longer than 20 parking spaces shall have a six foot wide landscaped island to break the pavement.
- (iv) Shade trees shall be a minimum 2.5 inch caliper with a canopy height of at least the minimum American Nursery and Landscape Association Standards for this caliper.
- (v) All plant material shall meet the minimum latest American Nursery and Landscape Association Standards.
- (vi) Landscape Plantings. A minimum of 30 percent of the plantings proposed shall be indigenous to the region.
- (vii) Foundation Plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groupings of small trees in order to provide human scale to building facades and winter interest.
- (viii) Landscaping of any new stormwater management facilities shall be as required by the development in accordance NJDEP Best Management Plan requirements. Non-structural facilities shall be considered in the design of the proposed stormwater system to the extent practical.
- (ix) Landscape Plan Content. A landscape plan prepared by a certified landscape architect certified by the New Jersey State Board of Landscape Architects, or other qualified individual, shall be submitted with each major site plan or major subdivision application. In addition to the major site plan or subdivision submission requirements, the landscape plan shall include and identify the following information:

- a. Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc. existing wooded areas, rock outcroppings and existing and proposed water bodies.
- b. Location of individual existing trees noted for preservation within the area of development and 30 feet beyond the limit of the disturbance. Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located and identified by name and diameter unless the wooded area is shown with a specific limit line. In this case, specimen trees shall be located within thirty feet of the line. Indicate all existing vegetation to be saved or removed.
- c. Existing and proposed topography and location of all landscaped berms.
- d. Location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
- e. A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name.
- f. Planting and construction details and specifications.

(b) Lighting

- (i) All lighting fixtures and foot-candle standards for parking areas and recreation facilities should be consistent with the regulations of the Borough of Montvale.
- (ii) A lighting plan prepared by a qualified individual shall be provided with site plan applications.
- (iii) The intensity, shielding, direction and reflecting of lighting shall be subject to site plan approval by the approving authority.

(c). Sidewalks:

(i) In public rights of way: Sidewalks shall be required along adjoining public rights of way, as determined appropriate.

(ii) The development's private internal road network shall comply with RSIS.

(d) Fences and walls.

(i) To the extent possible, the use of retaining walls should be used in the form of terraces to accommodate severe grade changes, rather than single tall retaining walls. However, no retaining walls shall exceed a height of 6 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing.

(ii) Ornamental walls utilizing loose laid stone may be provided throughout the site as appropriate, up to a height of four feet.

(iii) Fences shall be installed along the tops of all retaining walls that exceed a height of three feet. Chain-link fencing, including vinyl-coated chain-link fencing, is prohibited.

(iv) No fence on the site may exceed a height of six feet.

(e) Signage

(i) Section 128-9.7A.1 through Section 128-9.7A.5, shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply.

(ii) Signs permitted within the AH-6A Zone shall be only those specified in the table below.

Type	Location	Maximum Number	Maximum Area of any 1 Sign (sq. ft.)	Maximum Height (feet)	Required setback from Property Line (feet)	Maximum Letter Height (feet)
Entrance Monument	Driveway Entrance	1 at each location	36	6	5	-

- (iii) Only external illumination shall be permitted for all non-wall-mounted signage. Uplighting or other forms of external illumination shall be permitted on proposed entrance sign.
- (iv) The entrance monument sign shall be limited to the name of the development and developer name.
- (v) No individual sign may exceed three colors. If white or black is used in the sign it shall be counted as a color.
- (vi) Monument signs shall utilize a solid base surrounded by appropriate ornamental plantings. No monument sign shall be located in a sight triangle.

(f) Additional applicable provisions to the AH-6A District. The following sections of the Montvale Zoning Code (Chapter 128) shall apply to development in the AH-6A District.

- (i) Article X, Enforcement.
- (ii) Article XI, Interpretation.
- (iii) Article XIII, Violations and Penalties.
- (iv) Article XIV, Validity.
- (v) Article XVI, Effect.
- (vi) Article XVIII, Site Work Permit.

Section 3. The Official Map shall be amended to include the AH-6A District.

Section 4. Planning Board review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Montvale, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.

Section 5. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 6. Effective date.

This Ordinance shall take effect immediately upon final passage and publication as required by law and upon receipt of an Order from the Superior Court of New Jersey approving of the Settlement Agreement, dated November 14, 2017, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Two Paragon Drive, LLC in the litigation *In re Montvale*, Docket No. BER-L-6141-15.

Section 7. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSE-ALWAN, RMC, Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1433**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 14th day of November 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 28th day of November 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A LAND DONATION
OF BLOCK 1505, LOT 1 AND BLOCK 713, LOT 12 IN THE BOROUGH OF
MONTVALE**

WHEREAS, Charlotte Kaczala ("Owner") is the owner of certain real property located in the Borough of Montvale (the "Borough" or "Montvale") designated as Block 1505, Lot 1, known as 6 Pennsylvania Avenue; and

WHEREAS, Charlotte Kaczala is the owner of certain real property located in the Borough of Montvale designated as Block 713, Lot 12, known as 9 Pennsylvania Avenue; and

WHEREAS, the Owner of 6 Pennsylvania Avenue and 9 Pennsylvania Avenue has offered to donate the two above-referenced parcels (the "Properties") to the Borough; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., the Borough is required to accept the Properties by adoption of an ordinance; and

WHEREAS, the Governing Body has determined that it is in the public interest to accept the donation of the Properties; and

WHEREAS, the Borough desires to accept the donation of the Properties, subject to due diligence regarding title, environmental or any other issues that may affect the Borough's acceptance and ownership of the Properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, County of Bergen, as follows:

Section 1. The Borough hereby accepts the land donation of Block 1505, Lot 1 and Block 713, Lot 12, from Charlotte Kaczala, contingent upon the Borough and/or its professionals conducting due diligence regarding title, environmental or any other issue that may affect the Borough's acceptance and ownership of the Properties and receiving adequate assurance that the Properties are free from any judgments, liens or other title issues, and from any environmental or other deleterious substances.

Section 2. The Mayor and Borough Clerk are hereby authorized to take all action necessary to effectuate the acquisition of the Properties, consistent with this Ordinance.

Section 3. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 4. Effective date.

This Ordinance shall take effect immediately upon adoption and publication as required by law.

Section 5. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1434**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 14th day of November 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 28th day of November 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 42 OF THE
CODE OF THE BOROUGH OF MONTVALE IN ORDER TO REVISE THE FEES
CHARGEABLE FOR INSPECTIONS AND PERMITS**

BE IT ORDAINED, by the Mayor and Council of the Borough of Montvale, as follows:

Section 1. The Code of the Borough of Montvale, Chapter 42, "Fire Prevention," is hereby amended by deleting the text of Code Section 42-24(E) in its entirety and replacing it with the following:

Additional locally required annual registration fees are as follows (Non-life-hazard):

RESIDENTIAL

Dwelling Units	Year and Fee (per dwelling unit)	
	2017	2018+
Each unit up to 20	\$55	\$55
Each unit above 20	\$15	\$15

The above fees shall be applicable to all multi-unit dwellings, including, without limitation, apartments, condominiums, and cooperative housing complexes, and all single-unit, non-owner-occupied dwelling units.

Section 2. The Code of the Borough of Montvale, Chapter 42, "Fire Prevention," is hereby amended by deleting the text of Code Section 42-24(F) in its entirety and replacing it with the following:

- F. The following annual registration fees for nonresidential buildings and uses as authorized by the New Jersey Uniform Fire Code are as follows:

BUSINESS

Local Code	Area (square feet)	Year and fee	
		2017	2018+
U1	<1,000	\$65	\$65
U1A	1,001 – 2,500	\$115	\$115
U2	2,501 – 5,000	\$185	\$185
U3	5,001 – 10,000	\$365	\$365
U4	10,001 – 50,000	\$730	\$730
U5	50,001 – 100,000	\$1025	\$1025
U6	100,001 – 200,000	\$1400	\$1400
U7	200,001- 250,000	\$2050	\$2050
U8	250,000+	\$2,670	\$2,670

Section 3. The Code of the Borough of Montvale, Chapter 42, "Fire Prevention," is hereby amended by deleting the text of Code Section 42-38 in its entirety and replacing it with the following:

The fees for an inspection by the Fire Prevention Bureau for a Certificate of Smoke Detector Installation (CSDI) Smoke Detector Certificates shall be as follows:

Document	Year and fee	
	2017	2018+
Initial CSDI Inspection	\$125	\$100
Re-inspection (if required)	\$40	\$40

Section 4. Effect of invalidation. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Repeal of inconsistent ordinances. All ordinances or parts of ordinances of the Borough of Montvale which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. Effective date. This ordinance shall take effect immediately upon its passage and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSI-ALWAN, CMC
Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1435**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 14th day of November 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 28th day of November 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, CREATING A NEW CHAPTER 54, "INSURANCE," FOR THE PURPOSE OF ESTABLISHING A SELF-INSURANCE FUND FOR GROUP HEALTH BENEFITS PURSUANT TO REGULATIONS ESTABLISHED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Governing Body of the Borough of Montvale has determined that providing for contributory or noncontributory self-funded or partially self-funded health benefits to eligible employees and/or their dependents will be an efficient and cost effective method of providing such benefits to its employees; and

WHEREAS, such a program is authorized by N.J.S.A. 40A:10-6e; and

WHEREAS, as part of the establishment of such a program it is required by N.J.S.A 40A:10-8 that a board of fund commissioners be created to oversee the safe and proper administration of such a fund.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Montvale, as follows:

Section 1. The Code of the Borough of Montvale is hereby amended and supplemented by adding a new Chapter 54, "Insurance," as follows

**Chapter 54
Insurance**

Article I Self-Insurance Fund for Health Insurance Benefits

§54-1 Establishment of fund.

§54-2 Insurance fund commissioners.

§54-3 Operation and management of fund.

Article I Self-Insurance Fund for Health Insurance Benefits

§54-1 Establishment of fund.

There is hereby established a Trust Fund to be known as "The Self-Insurance Fund for Health Insurance Benefits" (hereinafter the "Fund") pursuant to N.J.S.A. 40A:10-1 et seq. and regulations established by the New Jersey Department of Community Affairs.

§54-2 Insurance fund commissioners.

- A. The Mayor shall appoint three Borough officials, who may be members of the governing body, to serve as Insurance Fund Commissioners. The Mayor shall appoint a person to serve as Secretary to the Board who shall serve at the pleasure of the Governing Body.
- B. The Commissioners shall hold office for two years or the remainder of their term of office as officials, whichever shall be less, and until their successors shall have been duly appointed and qualified. The Commissioners shall serve without compensation. The salary of the Secretary shall be set by the salary ordinance authorized by the Governing Body.
- C. Each year, the Commissioners shall elect among themselves a chairperson, who shall serve for a term of one year.
- D. All vacancies in the office of Insurance Fund Commissioner or in the office of Secretary shall be filled as set forth in N.J.S.A. 40A:10-8.

§54-3 Operation and management of fund.

- A. The Insurance Fund Commissioners shall have all powers and authority set forth in N.J.S.A. 40A:10-10.
- B. The Borough Chief Financial Officer shall be the Custodian of the Fund and shall bear responsibility for the Fund in the same manner and to the same extent as other public funds under his/her care. All interest earned on the Fund shall accrue to the Fund's principal.
- C. To the extent necessary, and subject to rules and regulations established by the Insurance Fund Commissioners:
 - 1. The Borough Administrator and Chief Financial Officer shall annually estimate the probable maximum exposure of the Fund during the calendar year.
 - 2. The Borough Administrator and Chief Financial Officer shall include as part of the recommended annual operating budget, an amount, in his/her opinion, needed to adequately fully fund the employee health reimbursement account and responsibly estimate the costs associated with the calendar year.

3. The Borough Administrator, upon the recommendation of the Borough's Risk Manager shall fix reasonable rates of reimbursements for all insurance carried by the Insurance Fund to be applied to the various covered persons and dependent categories, and shall effect all insurance in the Insurance Fund or with any insurance company or companies authorized to do business in the State of New Jersey.
 4. The Chief Financial Officer and/or Borough Treasurer shall collect and incorporate in the Fund employee and retiree contributions for health benefits which are made pursuant to applicable Borough ordinances and contracts or in accordance with Chapter 78, P.L. 2011.
- D. The Governing Body of the Borough of Montvale shall appropriate such funds as are necessary to accomplish the purposes for which the Self-Insurance Fund for Group Health Insurance Benefits is established.

Section 2. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Effective Date.

This ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 219-2017**

RE: Appointment Jr. Member / Montvale Fire Department / Corey Lydon

WHEREAS, the Montvale Fire Department is desirous of adding a junior member; and

WHEREAS, Corey Lydon of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of Corey Lydon, as a Jr. Member of the Montvale Fire Department, is hereby approved.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

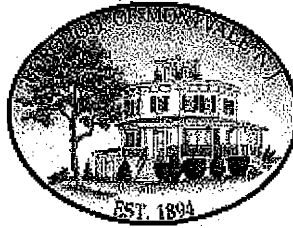
Adopted: November 28, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 220-2017**

RE: Authorize Hiring / Part Time On Call / Crossing Guard / Pamela Gallagher

WHEREAS, the Montvale Police Department desires to hire a part-time on call crossing guard in the Borough of Montvale; and,

WHEREAS, Pamela Gallagher has met the qualifications for this position, agrees to the terms and conditions of employment; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of Part-time On Call Crossing Guard, effective November 28, 2017.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 221-2017**

A Resolution Amending a Professional Services Contract to Jeffrey R. Surenian and Associates, LLC to Serve as Special Counsel in Connection with the Borough's Affordable Housing Litigation to Increase the Amount of the Contract

WHEREAS, the Governing Body previously adopted Resolution No. 155-2017, which awarded a professional services contract to Jeffrey R. Surenian, Esq. of Jeffrey R. Surenian & Associates, LLC, 707 Union Avenue, Suite 301, Brielle, New Jersey 08730, to represent the Borough of Montvale and to perform all services necessary and appropriate in connection with the Borough's affordable housing litigation, Docket No. BER-L-6141-15; and

WHEREAS, that contract included an initial "Not To Exceed" figure of \$25,000.00; and

WHEREAS, Mr. Surenian has advised that his firm is approaching the Not To Exceed figure and needs authorization from the Borough of Montvale to proceed with additional work; and

WHEREAS, the Governing Body previously adopted Resolution 200-2017, which amended the not to exceed amount to \$50,000; and

WHEREAS, the Governing Body is desirous of authorizing same; 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 that the professional services contract with Jeffrey R. Surenian and Associates, LLC is hereby amended to increase the "Not To Exceed" value to a total of \$75,000.00.

BE IT FURTHER RESOLVED that all other terms and conditions of said contract shall remain the same.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and empowered to execute an amended contract consistent with the provisions and intent of this Resolution, subject to approval of same by the Borough Attorney.

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with N.J.S.A. 40A:11-5.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 222-2017**

RE: TRANSFER OF APPROPRIATIONS

WHEREAS, certain transfer of funds for various 2017 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 2016 budget appropriations as follows:

	<u>FROM</u>	<u>TO</u>
<u>CURRENT FUND</u>		
General Appropriations Operations - Within "CAPS"		
Salary Adjustment Account	\$8,750.00	
Police:		
Salaries and Wages		\$8,750.00
Planning Board:		
Other Expenses	11,250.00	
Police:		
Salaries and Wages		11,250.00
Salary Adjustment Account	250.00	
Environmental Commission:		
Salaries and Wages		250.00
Salary Adjustment Account	1,000.00	
Senior Citizen:		
Salaries and Wages		1,000.00
Social Security System	3,000.00	
Municipal Court Administration:		
Other Expenses		3,000.00
General Appropriations Operations - Within "CAPS"		
Social Security System	3,000.00	
General Appropriations Operations - Excluded from "CAPS"		
Shared Service Agreements		
Municipal Court Administration:		
Other Expenses		3,000.00

\$27,250.00	\$27,250.00
=====	=====

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 223-2017**

A Resolution Approving an Amendment to the Settlement Agreement with Fair Share Housing Center

WHEREAS, in compliance with the New Jersey Supreme Court's decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), on or about July 6, 2015, the Borough filed an action with the Superior Court of New Jersey ("Court"), entitled In the Matter of the Application of the Borough of Montvale, County of Bergen, Docket No. BER-L-6141-15, seeking a Judgment of Compliance and Repose approving its Affordable Housing Plan (as defined herein), in addition to related reliefs (the "Compliance Action"); and

WHEREAS, in order to settle the Compliance Action, the Borough of Montvale and the Montvale Planning Board did approve a Settlement Agreement with Fair Share Housing Center ("FSHC"), at their public meetings of November 14, 2017 and November 21, 2017, respectively; and

WHEREAS, the Borough is desirous of executing an Amendment to the Settlement Agreement with FSHC to ensure that it is consistent with the settlement agreements with the other Intervenor in the Compliance Action.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Borough Council hereby authorizes and directs the Mayor and Borough Clerk to execute the Amendment to the Settlement Agreement attached hereto as Exhibit A.
2. The Borough hereby directs its Special Affordable Housing Counsel to (a) file the fully-executed Amended Settlement Agreement with the Court for review and approval at a duly-noticed Fairness Hearing, (b) take all actions reasonable and necessary to secure an Order approving the Amended Settlement Agreement, and (c) work towards ultimately securing judicial approval of the Borough's Fair Share Plan, after it is drafted, adopted by the Borough's Planning Board and endorsed by the Borough Council.
3. All other appropriate Borough officials are authorized and empowered to execute all documents and take all steps necessary and appropriate to effectuate the terms and purposes of this resolution and the Amended Settlement Agreement.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 224-2017**

RE: A Resolution Authorizing State Contract for Installing Various Technologies in the New Montvale Fire House

WHEREAS, The New Montvale Fire House is in need of the installation of various technologies as described in the State Contract #83927 and #83924, said detailed proposal dated October 2017 is attached to the original of this resolution submitted by Regional Communications, Inc.; and

WHEREAS, Based upon the recommendation of the John Descano, Project Manager of Robbie Conley Architect, LLC for this project it was determined during the Construction Documents phase, that it was best to have the audio/visual and securities systems performed by a separate specialized vendor; and

WHEREAS, The Montvale Fire Chief and Qualified Purchasing Agent has reviewed the proposal submitted and recommends award; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale hereby authorize said contract to Regional Communications, Inc. 64 East Midland Ave, Paramus, NJ 07653 the amount of \$47,976.30 for State Contract #83927 and \$42,395.00 for State Contract #83924 for a total of \$90,371.30; and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Regional

Communications, Inc.

64 East Midland Avenue
Paramus, NJ, 07653-0144
Tel: 201-2616600
Fax: 201-261-6304
www.regionalcom.com

Equipment Proposal

Prepared for: Geoffrey Gibbons

Prepared by: Jim Zwolinski

Date: October 16, 2017

Montvale Fire Department
35 West Grand Avenue
Montvale, NJ 07645

Fax;

Item	Description	Qty	Unit Price	Extended Price
	Kenwood State Contract # 83927 ✓			
1	Kenwood TK790 Dual Head Mobile, VHF (scanning) to include: high powered deck control cables x 2 (75') full featured head desk mics x 2 mdc option board	1	\$3,087.30	\$3,087.30
2	Antenna System / Line Grounding / Tower Work to include: (7) runs of 1/2" heliax/conn/grounding arm brackets / side arms (5) VHF dipole & (1) 7/800 MHz Unity Antenna tone remotes/powers supplies for base radios (2) desktop tone remotes pm/fcc of all existing bases misc parts / conn / jumpers installation / testing / line sweeps	1	\$39,131.00	\$39,131.00
3	Grounding of Tower to include: (3) grounding rods grounding ring Cad weld tower legs and bond to ground ring	1	\$5,758.00	\$5,758.00

TOTAL \$90,371.30

Item	Description	Qty	Unit Price	Extended Price
	See attached for SOW			
			Subtotal	\$47,976.30
		Tax	0.00%	\$0.00
			Total	\$47,976.30

Terms & Conditions

Payment Terms: 25% deposit required prior to order. Balance due net 30 days after final invoice.
Shipping and handling charges will be prepaid and added to your invoice .
All orders are subject to applicable state and municipal sales tax.

Price Validity: 60 days from the date of this proposal. Delivery 12-16 weeks after receipt of PO#.

Installation: Full installation on site.

TOTAL

\$90,371.30



Model 4010/4010R Radio Dispatch Console
NJ State Contract #83924
Quote Number: 54410-00

Montvale Fire Department
Customer #:
One Memorial Drive
Montvale, NJ 07645
Clint Miller
Email: clintonbmiller@gmail.com

Quote Date: 10/5/2017
Quote Expires: 2/2/2018
Terms: TO BE DETERMINED
Ship Quote: 8 weeks ARO
Ship Via: UPS GROUND
FOB: Destination
End User/Site: Montvale Fire Department
System ID:
Salesperson: Paul Dobner

End User quote for Montvale Fire Department on the NJ State contract # 83924 - State Priceline #15 Consoles, including Equipment Racks and Operator furniture; Industry code 3342 Communications Equipment for 2 desktop M4010's sharing 8 radio channels with tone control. Also included on the M4010's are Instant call paging and Extended paging. Reseller labor was added to quote. Cannot charge end user shipping per contract.

Part #	Description	Unit Price	Qty	Ext. Price
901-9269	Model 4010 Radio Dispatch Console (Desktop)	\$5,225.00	2	\$10,450.00
802-0092	Power Supply for 4010, 4118, 4018 or 4217B	\$95.00	2	\$190.00
950-0962	M4010 Console Programming Software for Windows	\$205.00	1	\$205.00
CHANNEL CARDS AND ADAPTERS				
Part #	Description	Unit Price	Qty	Ext. Price
950-9715	Dual Channel Card	\$995.00	8	\$7,960.00
950-0255	Tone Remote System Adapter (required for iRIMs)	\$595.00	2	\$1,190.00
950-9718	Tone Remote LOTL Channel Adapter	\$175.00	16	\$2,800.00
SOFTWARE OPTIONS - PAGING AND SPEED DIAL				
Part #	Description	Unit Price	Qty	Ext. Price
930-0029	Extended Paging Package	\$650.00	2	\$1,300.00
930-0030	Instant Call Paging	\$245.00	2	\$490.00
ACCESSORIES				
Part #	Description	Unit Price	Qty	Ext. Price
950-9314	Gooseneck Microphone for M4010 / M4018 Desktop Console Position	\$270.00	2	\$540.00
950-9102	Footswitch, Single w/ 10' cable	\$105.00	2	\$210.00
950-9327	Headset Jackbox	\$175.00	2	\$350.00
HEADSET OPTIONS				
Part #	Description	Unit Price	Qty	Ext. Price
950-0032	Headset, 6-wire w/PTT, Noise Cancelling	\$272.00	2	\$544.00
INSTALLATION OPTIONS				
Part #	Description	Unit Price	Qty	Ext. Price
709-0021	25 pair Cable with Connectors, 10' length	\$60.00	4	\$240.00
950-9351	Connectorized Punch Down Block	\$63.00	2	\$126.00
Miscellaneous				
Part #	Description	Unit Price	Qty	Ext. Price
N0208	MISC PART: M4010 - Reseller Labor - Weekday (Hourly) rate	\$175.00	88	\$15,400.00
802-0115	Headset Top, Noise Cancelling	\$100.00	4	\$400.00
Total				\$42,395.00

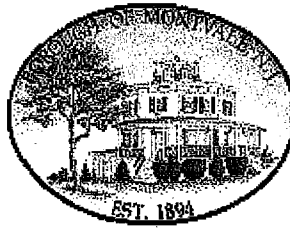
This quote is subject to NJ State Contract #83924 terms and conditions.

Montvale Fire Dept New Firehouse Scope of Work

1. Regional Communications Inc., (RCI) to supply and install (7) tower mounts, supply and install ice bridge on new tower.
2. RCI to supply and install coax cables, brackets, and connectors on tower.
3. RCI to supply and install (5) VHF Dipole and (1) 7/800 MHz exterior antennas on tower.
4. RCI to supply and install (14) coax ground kits, tower ground bar, polyphasers and poly bar.
5. Remove (4) existing TK790 mobiles from current firehouse, PM/FCC mobiles and prep for re installation into new rack for console integration. Any repairs needed are to be billed extra. Customer to supply new dual head Rockland County radio.
6. RCI to supply new dual head Kenwood TK790 VHF radio. This radio along with Rockland County radio will have the head mounted out at dispatch operators position.
7. RCI to supply and install (1) Zetron 4010 Desktop Console with two operators positions. Supply and install (2) tone remote controllers.
8. Open rack for radios and console components to be supplied and installed in IT room.
9. RCI to supply parts and installation of grounding of new tower. Install ground ring 30" below finished grade and bond each tower leg to ground ring and grounding rods. Cad weld#2 to the EGB and bond to the tower ring.

SOW Notes:

1. Electrical Contractor (EC) to provide and run Cat5 cable from two locations for new tone remote controllers.
2. EC to provide conduit from IT room to dispatch room. And from IT closet to tower location.
3. EC to provide (2) dedicated 20 amp outlets in IT room for equipment rack. Preferably on emergency back up power. (1) 20 amp dedicated outlet at each operator position for console.
4. RCI utilizes non union labor.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 225-2017**

Resolution In Support Of The Widening Of The George Washington Bridge Sidewalks

WHEREAS, the George Washington Bridges sidewalks are the only connection across the Hudson River between New York City and New Jersey for pedestrians, runners and bicyclists; and

WHEREAS, the paths are heavily used, with an average of 1,700 cyclists and 900 pedestrians crossing each day; and

WHEREAS, according to Federal Highway Administration guidelines, shared-use paths should be at least ten feet wide and up to fourteen feet wide if they are heavily used; and

WHEREAS, the sidewalks are currently ten feet wide except where the bridge's suspender ropes pass through, where they are even less than seven feet wide; and

WHEREAS, the Port Authority of New York and New Jersey is planning an extensive renovation that will replace all of the bridge's suspender ropes beginning in 2017 and lasting until 2024; and

WHEREAS, as part of the project the sidewalks will be replaced and new ramps that will provide access to the sidewalks will be constructed, but the sidewalks will not be widened; and

WHEREAS, the Port Authority's own Bicycle Policy states that its goals are to integrate "improved bicycle access: and "safe bike lanes" and to "promote the safe coexistence of motor vehicles, bicycles and pedestrians" at its facilities; and

WHEREAS, the width of the bridge's sidewalks do not meet federal standards for high pedestrian and bicycle paths; and

WHEREAS, the planned renovation project presents a unique opportunity to build sidewalks that would be able to safely and comfortably accommodate the increasing number of pedestrians and bicyclists expected to use the bridge in the decades to come.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Borough fully supports the widening of the George Washington Bridge Sidewalks.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: November 28, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$156,297.30	Bill List Wire 11/28/17
	<u>263,323.91</u>	Wires/Manual Checks
Current TOTAL	419,621.21	
Escrow - Trust	193,616.50	Bill List Wire 11/28/17
Bond Trust	2,300.00	Bill List Wire 11/28/17
Engineering Trust	341.25	Bill List Wire 11/28/17
Open Space Trust	4,183.50	Bill List Wire 11/28/17
Capital Fund	49,805.22	Bill List Wire 11/28/17

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 11/28/17*

Introduced by: _____

Approved: 11/28/17

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
November 28, 2017

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		11/13/17	Payroll Account	167,425.52
WIRE		11/13/17	Salary Account	95,230.04
WIRE		11/13/17	FSA Account	<u>668.35</u>
	Total			<u>263,323.91</u>

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P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes

Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name

PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date Invoice	Exc1
00005 A.J.M. CONTRACTORS, INC									
16-01056 09/30/16 NORTH AVE.ROADWAY IMPROVEMENTS		B							
3 NORTH AVE.ROADWAY IMPROVEMENTS	21,301.72	C-04-55-413-A00	B ROAD IMPROVEMENTS	R	09/30/16	11/21/17		PAYMENT #2	N
Vendor Total:	21,301.72								

00047 D & E UNIFORMS

16-01356 12/16/16 FOLEY									
1 FOLEY	50.00	6-01-25-745-268	B FOLEY, ALISHA R - CLOTHING	R	12/16/16	11/21/17		53824	N
17-00888 08/04/17 FOLEY UNIFORMS									
1 FOLEY UNIFORMS	200.00	7-01-25-745-268	B FOLEY, ALISHA R - CLOTHING	R	08/04/17	11/21/17		53825	N
17-01103 10/03/17 FOLEY UNIFORMS									
1 FOLEY UNIFORMS	500.00	7-01-25-745-268	B FOLEY, ALISHA R - CLOTHING	R	10/03/17	11/21/17		53826	N
Vendor Total:	750.00								

00071 SUEZ WATER NEW JERSEY

17-01295 11/14/17 3825412222 FIRE HYDRANTS/NOV.									
1 3825412222 FIRE HYDRANTS/NOV.	15,996.08	7-01-31-834-029	B OTHER CONTRACTUAL ITEMS	R	11/14/17	11/21/17		NOVEMBER	N
Vendor Total:	15,996.08								

00097 CABLEVISION

17-01281 11/13/17 07873-204461-01-0 CABLEVISION									
1 07873-204461-01-0 CABLEVISION	121.12	7-01-20-701-029	B OTHER CONTRACTUAL ITEMS	R	11/13/17	11/21/17		NOV.DEC.	N
17-01282 11/13/17 07873-218840-01-0 CABLEVISION									
1 07873-218840-01-0 CABLEVISION	7.77	7-01-27-791-029	B OTHER CONTRACTUAL ITEMS	R	11/13/17	11/21/17		NOVEMBER	N

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Vendor # Name		PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
00097 CABLEVISION Continued														
17-01283		11/13/17	07873-109890-01-7	CABLEVISION										
1		07873-109890-01-7	CABLEVISION	70.63	7-01-20-701-029	B OTHER CONTRACTUAL ITEMS	R	11/13/17	11/21/17				NOV.DEC.	N
Vendor Total:				199.52										
00114 CORBI PRINTING CO. INC.														
17-01220		10/27/17	Printed ATS Mailers											
1		Printed ATS Mailers	171.36	7-01-42-855-023	B PRINTING & BINDING	R	10/27/17	11/21/17					170929	N
2		Printed ATS Mailers	185.64	7-01-41-250-023	B PRINTING AND BINDING	R	10/27/17	11/21/17					170923	N
			357.00											
Vendor Total:				357.00										
00139 MAUREEN TAROSI-ALWAN														
17-01306		11/20/17	PETTY CASH FOR NOVEMBER											
1		PETTY CASH FOR NOVEMBER	8.00	7-01-20-701-041	B MEAL REIMBURSEMENT	R	11/20/17	11/21/17					NOVEMBER	N
2			10.00	7-01-20-702-041	B MEAL REIMBURSEMENT	R	11/20/17	11/21/17					NOVEMBER	N
3			13.66	7-01-28-795-068	B SPECIAL EVENTS	R	11/20/17	11/21/17					NOVEMBER	N
4			7.20	7-01-42-855-053	B OFFICE EQUIPMENT	R	11/20/17	11/21/17					NOVEMBER	N
5			7.79	7-01-41-250-053	B OFFICE EQUIPMENT	R	11/20/17	11/21/17					NOVEMBER	N
6			83.57	7-01-21-720-045	B TRAVEL	R	11/20/17	11/21/17					NOVEMBER	N
			130.22											
Vendor Total:				130.22										
00146 PSE&G CO.														
17-01302		11/17/17	PSE&G CHARGES / OCTOBER											
1		6772525604	12 MERCEDES DRIVE	249.34	7-01-31-829-078	B NATURAL GAS - 12 MERCEDES	R	11/17/17	11/21/17				OCTOBER	N
2		6502643000	MEMORIAL DR SR CTR	64.48	7-01-31-829-086	B NATURAL GAS - ONE MEMORIAL	R	11/17/17	11/21/17				OCTOBER	N
3		6530025502	RAILROAD AVE REC	14.74	7-01-31-829-070	B NATURAL GAS	R	11/17/17	11/21/17				OCTOBER	N
4		6532701009	CHESTNUT RDG TS ELE	143.04	7-01-31-829-070	B NATURAL GAS	R	11/17/17	11/21/17				OCTOBER	N
5		6600192208	VLY VIEW TER	13.43	7-01-31-829-070	B NATURAL GAS	R	11/17/17	11/21/17				OCTOBER	N
6		6673192003	31 W GRAND AVE/DPW	31.50	7-01-31-829-070	B NATURAL GAS	R	11/17/17	11/21/17				OCTOBER	N
7		6702243308	159 CHESTNUT RDG RD	43.01	7-01-31-829-070	B NATURAL GAS	R	11/17/17	11/21/17				OCTOBER	N

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Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge	Account	Acct Type	Description						
00146 PSE&G CO. continued											
17-01302 11/17/17 PSE&G CHARGES / OCTOBER				Continued							
8 6703262608 43 HUFF TER	13.78		7-01-31-829-070		B NATURAL GAS	R	11/17/17	11/21/17		OCTOBER	N
	573.32										
Vendor Total:	573.32										
00159 AMADO, HERMINIO											
17-01257 11/06/17 REIMBURSEMENT = MEALS											
1 REIMBURSEMENT = MEALS	113.04		7-01-25-745-041		B MEAL REIMBURSEMENT	R	11/06/17	11/21/17		MEALS	N
2 CLOTHING & NEW EQUIP	225.73		7-01-25-745-261		B AMADO, HERMINIO - CLOTHING	R	11/06/17	11/21/17		MEALS	N
	338.77										
Vendor Total:	338.77										
00247 MONTVALE FREE PUBLIC LIBRARY											
17-00258 02/21/17 LIBRARY PAYMENTS - 2017				B							
5 LIBRARY PAYMENTS - 2017	40,235.00		7-01-29-800-029		B OTHER CONTRACTUAL ITEMS	R	05/02/17	11/21/17		4TH QTR 2017	N
Vendor Total:	40,235.00										
00375 BOROUGH OF PARK RIDGE											
17-01294 11/14/17 TRI-BORO FUEL INVOICE/OCTOBER											
1 TRI-BORO FUEL INVOICE/OCTOBER	3,719.85		7-01-31-833-074		B GASOLINE & DIESEL FUEL	R	11/14/17	11/21/17		OCTOBER	N
2 SENIOR CITIZENS BUS/MONTVALE	142.66		7-01-31-833-074		B GASOLINE & DIESEL FUEL	R	11/14/17	11/21/17		OCTOBER	N
3 TRI-BORO AMBULANCE/FUEL INV	192.80		7-01-25-748-074		B GASOLINE	R	11/14/17	11/21/17		OCTOBER	N
	4,055.31										
Vendor Total:	4,055.31										
00731 MASER CONSULTING P.A.											
16-00489 04/21/16 COMPLIANCE W.AFFORDABLE HOUSIN				B							
13 AFFORDABLE HOUSING SERVICES	3,161.25		6-01-21-720-028		B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	11/21/17		408885	N
14 AFFORDABLE HOUSING SERVICES	2,598.75		6-01-21-720-028		B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	11/21/17		413977	N
15 AFFORDABLE HOUSING SERVICES	2,311.25		6-01-21-720-028		B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	11/21/17		417950	N
16 AFFORDABLE HOUSING SERVICES	1,195.00		6-01-21-720-028		B OTHER PROF/CONSULTANT SERVICES	R	10/18/17	11/21/17		421828	N

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Item Description	Amount	Charge	Account	Acct Type	Description						
00731 MASER CONSULTING P.A.			Continued								
16-00489 04/21/16 COMPLIANCE W.AFFORDABLE HOUSIN			Continued								
17 AFFORDABLE HOUSING SERVICES	7,071.50		6-01-21-720-028	B	OTHER PROF/CONSULTANT SERVICES	R	10/18/17	11/21/17		427005	N
	16,337.75										
16-00992 09/09/16 ENG.SERVICES-FIRE HOUSE			B								
11 MONTVALE FIRE DEPARTMENT	4,016.00		C-04-55-405-A00	B	CONSTRUCTION OF FIRE HOUSE	R	09/09/16	11/21/17		432431	N
16-01407 12/30/16 HUFF TERR EMERGENCY REPAIR			B								
2 HUFF TERR EMERGENCY REPAIR	5,275.25		C-04-55-386-A00	B	VARIOUS ROAD IMPROVEMENTS	R	12/30/16	11/21/17		369308	N
3 HUFF TERR EMERGENCY REPAIR	14,212.25		C-04-55-386-A00	B	VARIOUS ROAD IMPROVEMENTS	R	12/30/16	11/21/17		362165	N
	19,487.50										
17-00161 01/27/17 STORM SEWER OUTFALL INSPECTION			B								
4 STORM SEWER OUTFALL INSPECTION	2,427.50		7-01-20-715-029	B	ENGINEERING - OTHER CONTRACTUAL ITEMS	R	01/27/17	11/21/17		432450	N
17-00303 03/06/17 ENGINEER RETAINER 2017			B								
8 MAYOR & COUNCIL MEETING	450.00		7-01-20-715-028	B	OTHER PROF/CONSULTANT SERVICES	R	09/05/17	11/21/17		432441	N
17-00557 05/10/17 FIELDSTONE TURF PROJ.INSPECTIO			B								
7 FIELDSTONE TURF REPLACEMENT	810.00		T-14-56-286-001	B	RESERVE FOR OPEN SPACE TRUST	R	05/10/17	11/21/17		432448	N
17-01149 10/16/17 ESCROW PAYMENT											
1 KAUFMAN, SETH 201/11	1,905.75		E-08-00-217-24A	B	KAUFMAN, SETH & FAITH (201/11)	R	10/16/17	11/21/17		423272	N
17-01151 10/16/17 ESCROW PAYMENT											
1 BANK OF AMERICA 2904/4	366.25		E-08-00-211-13A	B	Bank of America 2904/4	R	10/16/17	11/21/17		426977	N
17-01152 10/16/17 ESCROW PAYMENTS											
1 UNITED WAY 1606/6	121.50		E-08-00-214-22A	B	United Way of BC (1606/6)	R	10/16/17	11/21/17		424741	N
2 KEVIN CHERVEN 2504/21	865.50		E-08-00-216-06A	B	KEVIN CHERVEN (2504/21)	R	10/16/17	11/21/17		423260	N
	987.00										
17-01187 10/23/17 COAH											
1 COAH	3,528.00		7-01-21-720-028	B	OTHER PROF/CONSULTANT SERVICES	R	10/23/17	11/21/17		429324	N
17-01188 10/23/17 B&V AND BEAR BAN BLDRS											
1 B&V GROUP 401/6	206.25		T-03-56-286-008	B	TRUST - RESERVE FOR ENGINEER	R	10/23/17	11/21/17		429150	N

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Item Description	Amount	Charge Account	Acct Type Description				Enc Date	Date	Date Invoice	Exc1
00731 MASER CONSULTING P.A.		Continued								
17-01188 10/23/17 B&V AND BEAR BAN BLDERS		Continued								
2 BEAR BAN BUILDERS 1301/24.21	135.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	10/23/17	11/21/17			429155	N
	341.25									
17-01189 10/23/17 ESCROW PAYMENTS										
1 UNITED WAY 1606/6	870.00	E-08-00-214-22A	B United Way of BC (1606/6)	R	10/23/17	11/21/17			429614	N
2 160 SPRING VALLEY LLC 301/2&3	11,793.48	E-08-00-217-11A	B 160 Spring Valley LLC - 301/2&3	R	10/23/17	11/21/17			429615	N
3 KHOV DELBEN 302/1&4-1002/7	162.00	E-08-00-208-21A	B KHOV DELBEN II 302/1&4 - 1002/7	R	10/23/17	11/21/17			429618	N
4 KHOV DELBEN 302/1&4-1002/7	870.00	E-08-00-208-21A	B KHOV DELBEN II 302/1&4 - 1002/7	R	10/23/17	11/21/17			429610	N
5 ROCKLAND ELECTRIC 1102/2.02	81.00	E-08-00-208-37A	B ROCKLAND ELECTRIC 1102/2.02	R	10/23/17	11/21/17			429619	N
	13,776.48									
17-01190 10/23/17 ESCROW PAYMENTS										
1 V&E DEVELOPMENT-99 LLC 403/2	220.00	E-08-00-217-05A	B V+R Development - 99 LLC (403/2)	R	10/23/17	11/21/17			429606	N
2 RICHARD QUEEN 2408/6	587.25	E-08-00-217-04A	B RICHARD QUEEN 2408/26	R	10/23/17	11/21/17			429604	N
3 BANK OF AMERICA 2904/4	792.75	E-08-00-211-13A	B Bank of America 2904/4	R	10/23/17	11/21/17			429607	N
4 TONELLI DEVELOP. COPR 2002/14	1,725.00	E-08-00-217-19A	B TONELLI DEV CORP (2002/14)	R	10/23/17	11/21/17			429612	N
5 KPMG 2701/2	6,001.50	E-08-00-216-05A	B KPMG (2701/2) (old 3102/1.01)	R	10/23/17	11/21/17			429621	N
	9,326.50									
17-01214 10/26/17 ESCROW PAYMENTS										
1 METROPOLITAN HOME DEV.	72.50	E-08-00-217-30A	B METROPOLITAN HOME DEVEL(403/1& 1103/5)	R	10/26/17	11/21/17			431289	N
2 TONELLI DEV CORP 2002/14	500.00	E-08-00-217-19A	B TONELLI DEV CORP (2002/14)	R	10/26/17	11/21/17			431298	N
3 RICHARD QUEEN 2408/6	398.75	E-08-00-217-04A	B RICHARD QUEEN 2408/26	R	10/26/17	11/21/17			431295	N
4 KPMG 2701/2	481.25	E-08-00-216-05A	B KPMG (2701/2) (old 3102/1.01)	R	10/26/17	11/21/17			431292	N
5 MEMORIAL SLOAN KETT.2601/32	72.50	E-08-00-215-05A	B Memorial Sloan Kettering (2601/32)	R	10/26/17	11/21/17			431286	N
6 BANK OF AMERICA 2904/4	327.50	E-08-00-211-13A	B Bank of America 2904/4	R	10/26/17	11/21/17			431284	N
	1,852.50									
17-01215 10/26/17 ESCROW PAYMENT										
1 RICHARD QUEEN 2408/16	2,043.00	E-08-00-217-04A	B RICHARD QUEEN 2408/26	R	10/26/17	11/21/17			380351	N
17-01278 11/09/17 LIBOCK LITIGATION										
1 LIBOCK LITIGATION	1,673.50	7-01-20-715-029	B ENGINEERING - OTHER CONTRACTUAL ITEMS	R	11/09/17	11/21/17			432443	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description		Enc Date Date	Date Invoice	Excl
01042	MCMANIMON, SCOTLAND, BAUMANN, LLC					
17-01201	10/24/17 PROFESSIONAL SERVICES					
1	PROFESSIONAL SERVICES	4,401.92 7-01-20-705-151 B FINANCIAL SERVICES	R	10/24/17 11/21/17	149702	N
	Vendor Total:	4,401.92				
01120	GTBM, INC.					
17-01212	10/26/17 2017 MAINTENANCE CONTRACT					
1	2017 MAINTENANCE CONTRACT	1,575.00 7-01-25-745-028 B OTHER PROF/CONSULTANT SERVICES	R	10/26/17 11/21/17	0000011153	N
	Vendor Total:	1,575.00				
01156	DIRECT ENERGY BUSINESS					
17-01288	11/13/17 DIRECT ENERGY ELECTRIC CHARGES					
1	0157026009 1 MEMORIAL LITE	8.98 7-01-31-825-071 B ELECTRICITY	R	11/13/17 11/21/17	173050032713809	N
2	0195092007 GRAND SOPK 87/97	27.57 7-01-31-825-071 B ELECTRICITY	R	11/13/17 11/21/17	173050032713809	N
3	716933005 MEMORIAL TENNIS CRT	34.84 7-01-31-825-071 B ELECTRICITY	R	11/13/17 11/21/17	173050032713809	N
4	0897137012 3 MEMORIAL LT FLD	13.24 7-01-31-825-071 B ELECTRICITY	R	11/13/17 11/21/17	173050032713809	N
5	5229845000 LA TRENTA FLD LTS	289.30 7-01-31-825-071 B ELECTRICITY	R	11/13/17 11/21/17	173050032713809	N
		373.93				
	Vendor Total:	373.93				
01211	TURN OUT UNIFORMS & CO.					
17-01236	11/01/17 NEWELL CLOTHING					
1	NEWELL CLOTHING	110.00 7-01-25-745-274 B NEWELL, JOHN - CLOTHING	R	11/01/17 11/21/17	183390	N
	Vendor Total:	110.00				
01227	PIAZZA & ASSOCIATES, INC.					
17-00126	01/23/17 AFFORDABLE HOUSING SVS 2017	B				
13	AFFORDABLE HOUSING SERVICES	600.00 7-01-21-720-028 B OTHER PROF/CONSULTANT SERVICES	R	01/23/17 11/21/17	1709/10/SEP/OCT	N
14	POSTAGE 09/01/17-10/30/17	47.53 7-01-21-720-028 B OTHER PROF/CONSULTANT SERVICES	R	01/23/17 11/21/17		N
		647.53				
	Vendor Total:	647.53				

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description		Enc Date Date	Date Invoice	Exc1
01241 RAY'S PIZZA						
17-01296 11/14/17 PIZZA FOR COUNCIL MEETING						
1 PIZZA FOR COUNCIL MEETING	72.28 7-01-20-701-041	B MEAL REIMBURSEMENT	R	11/14/17 11/21/17	ORDER # 63837	N
Vendor Total:	72.28					
01278 MCNERNEY & ASSOCIATES, INC.						
17-01248 11/03/17 SETTLEMENT CONFERENCE						
1 SETTLEMENT CONFERENCE	400.00 7-01-20-710-028	B OTHER PROF/CONSULTANT SERVICES	R	11/03/17 11/21/17	2017-479	N
Vendor Total:	400.00					
01409 NARITA MARAJ, LLC.						
17-00137 01/24/17 RECORDS MANAGEMENT SVS 2017		B				
22 RECORD MANAGEMENT SERVICES	411.45 7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17 11/21/17	MTV-2017-019	N
23 RECORD MANAGEMENT SERVICES	181.99 7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17 11/21/17	2017-ERUV 002	N
	593.44					
17-00993 09/06/17 RECORD MANAGEMENT SERVICES/CON		B				
5 RECORD MANAGEMENT SERVICES	158.25 7-01-22-725-029	B OTHER CONTRACTUAL ITEMS	R	09/06/17 11/21/17	BLDG-2017-004	N
Vendor Total:	751.69					
01424 REGIONAL COMMUNICATIONS, INC.						
17-01207 10/25/17 PAGERS REPAIR						
1 PAGERS REPAIR	202.60 7-01-25-752-077	B COMMUNICATIONS EQUIPMENT	R	10/25/17 11/21/17	137983+137894	N
Vendor Total:	202.60					
01464 JEFFREY R. SURENAN & ASSOC. LLC						
17-00879 08/02/17 SPECIAL COAH COUNSEL		B				
4 SPECIAL COAH COUNSEL	21,911.68 7-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	08/02/17 11/21/17	SEPTEMBER 2017	N
Vendor Total:	21,911.68					

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Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1
01517 LUDWIG, DAVID									
17-01269 11/09/17 Mileage reimbursement-Oct 2017									
1 Mileage reimbursement-Oct 2017	58.32	7-01-22-725-045	B TRAVEL	R	11/09/17	11/21/17		OCTOBER	N
Vendor Total:	58.32								
01523 DYER, FRANK									
17-01307 11/20/17 REIMBURSEMENT FOR MILEAGE/OCT/									
1 REIMBURSEMENT FOR MILEAGE	154.62	7-01-22-725-045	B TRAVEL	R	11/20/17	11/21/17		OCT./NOV.	N
Vendor Total:	154.62								
01531 UNIMAK, LLC									
17-00998 09/12/17 ELECTRONIC SIGN MEMORIAL DRIVE									
1 ELECTRONIC SIGN MEMORIAL DRIVE	5,000.00	C-04-55-413-C00	B IMPROVEMENT TO BUILDINGS AND GROUNDS	R	09/12/17	11/21/17		9/7/17	N
Vendor Total:	5,000.00								
01555 COUNTY OF BERGEN									
17-01312 11/20/17 POLLING PLACE RENTALS 2017									
1 POLLING PLACE RENTALS 2017	80.00	7-01-20-702-029	B OTHER CONTRACTUAL ITEMS	R	11/20/17	11/21/17		106805	N
Vendor Total:	80.00								
01593 AMERICAN LAWN SPRINKLER CO.									
17-01140 10/12/17 MEMORIAL FLD SPRINKLER REPAIR									
1 MEMORIAL FLD SPRINKLER REPAIR	3,373.50	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	10/12/17	11/21/17		167117	N
Vendor Total:	3,373.50								
01606 DEMAREST FARM AND ORCHARD									
17-01164 10/18/17 Halloween Carnival Donuts									
1 Halloween Carnival Donuts	288.00	7-01-28-795-068	B SPECIAL EVENTS	R	10/18/17	11/21/17		9/27/17	N
Vendor Total:	288.00								

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Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1
01616 GEORGI'S HOOK UP LLC									
17-00779 07/06/17 PD MV UNIT 367 TINT DOORS/WIND									
1 PD MV UNIT 367 TINT DOORS/WIND	800.00	7-01-25-760-051	B PURCHASE OF VEHICLES	R	07/06/17	11/21/17		11/4/17	N
Vendor Total:	800.00								
01654 P.I.A SECURITY PROGRAMS, INC.									
17-00262 02/21/17 P.I.A CONSULTANT BENEFITS FEE		B							
5 P.I.A CONSULTANT BENEFITS FEE	1,375.00	7-01-23-733-096	B OTHER CONTRACTUAL - BMED	R	02/21/17	11/21/17		4TH QTR 2017	N
Vendor Total:	1,375.00								
01665 RITE WAY AUTOMATED GATE ACCESS									
17-00427 04/12/17 REMOTE & TRANSMITTER PR PUMPS									
1 REMOTE & TRANSMITTER PR PUMPS	274.00	7-01-25-745-103	B POLICE VEHICLE EQUIPMENT	R	04/12/17	11/21/17		1540	N
Vendor Total:	274.00								
01680 WEGMANS BUSINESS									
17-01241 11/01/17 LUNCH W/SUPERINTENDENT									
1 LUNCH W/SUPERINTENDENT (2)	46.95	7-01-20-703-041	B MEAL REIMBURSEMENT	R	11/01/17	11/21/17		99725	N
17-01265 11/08/17 Catherine Cullen's Retirement									
1 C. Cullen's Retirement Lunch	522.93	7-01-20-701-041	B MEAL REIMBURSEMENT	R	11/08/17	11/21/17		NOV.9,2017	N
Vendor Total:	569.88								
01681 D.L.A. CONSTRUCTION LLC									
17-01054 09/20/17 PAVER REPAIR AT MONTV.READ.GAR									
1 PAVER REPAIR AT MONTVALE	1,730.00	7-01-26-772-085	B BUILDING MAINT - 12 MERCEDES	R	09/20/17	11/21/17		10/6/17	N
Vendor Total:	1,730.00								
01701 NEW PRINCE CONCRETE									
17-00834 07/19/17 ENTERSECTION IMPROVEMENT PROJ.		B							
9 INTERSECTIONS IMPROVEMENTS	163,359.02	E-08-00-213-09A	B Mtv1 Dev Assoc-Road Improv/Maser	R	07/19/17	11/21/17		PAYMENT #6	N
Vendor Total:	163,359.02								

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01702 MEDIA CONSULTANTS LLC												
	17-00835	07/19/17	TV STUDIO MANAGEMENT		B							
			4 TV STUDIO MANAGEMENT	3,000.00	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	07/19/17	11/21/17		1003	N
Vendor Total:				3,000.00								
01706 SALVADOR H. SCLAFANI, ESQ.												
	17-01273	11/09/17	Alt Public Defender - Chorny									
			1 Alternate Public Defender	96.00	7-01-42-855-029	B OTHER CONTRACTUAL ITEMS	R	11/09/17	11/21/17		NOV.8TH,2017	N
			2 Alternate Public Defender	104.00	7-01-41-250-029	B OTHER CONTRACTUAL ITEMS	R	11/09/17	11/21/17		NOV.8TH,2017	N
				200.00								
Vendor Total:				200.00								
01713 VALLEY PHYSICIAN SERVICES PC												
	17-01012	09/14/17	CROSSING GUARDS/SLEO'S PHYSICA									
			1 CROSSING GUARDS/SLEO'S PHYSICA	999.00	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	09/14/17	11/21/17		249876C5622+	N
Vendor Total:				999.00								
01723 PAINTERS PLUS CORP.												
	17-01150	10/16/17	POWERWASH AND PAINT 3 MEMORIAL									
			1 POWERWASH AND PAINT	8,553.00	7-01-26-772-085	B BUILDING MAINT - 12 MERCEDES	R	10/16/17	11/21/17		IP-95878	N
			2 EXTRA WORK	720.00	7-01-26-772-085	B BUILDING MAINT - 12 MERCEDES	R	11/06/17	11/21/17		IP-95878	N
				9,273.00								
Vendor Total:				9,273.00								
01734 A. MACCHIONE BROTHERS, INC												
	17-01313	11/20/17	REFUNDABLE BOND-10 RAILROAD AV									
			1 REFUNDABLE BOND-10 RAILROAD AV	2,300.00	T-03-56-286-023	B TRUST - RESERVE FOR BONDS	R	11/20/17	11/21/17		REFUND BOND	N
Vendor Total:				2,300.00								
01735 MARC BONILLA												
	17-01314	11/20/17	REIMBURSEMENT FOR TRAVEL EXP.									
			1 REIMBURSEMENT FOR TRAVEL EXP.	164.12	7-01-42-855-045	B TRAVEL	R	11/20/17	11/21/17		SEPT/OCT./NOV.	N

Vendor # Name	PO # PO Date Description	Contract PO Type		First Rcvd Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description	Stat/Chk	Enc Date Date Date Invoice	Excl
01735 MARC BONILLA	Continued				
17-01314 11/20/17 REIMBURSEMENT FOR TRAVEL EXP.	Continued				
2 REIMBURSEMENT FOR TRAVEL EXP.	177.79	7-01-41-250-045 B TRAVEL	R	11/20/17 11/21/17	SEPT/OCT./NOV. N
	341.91				
Vendor Total:	341.91				
02141 REGAN, ROBERT T., ESQ.					
17-01247 11/03/17 COAH					
1 COAH	1,872.00	7-01-21-720-028 B OTHER PROF/CONSULTANT SERVICES	R	11/03/17 11/21/17	14376 N
Vendor Total:	1,872.00				
02757 TYCO ANIMAL CONTROL SERVICES					
17-00167 01/27/17 ANIMAL CONTROL - 2017	B				
17 EMERGENCY RESPONSE/OCTOBER	825.00	7-01-27-788-029 B OTHER CONTRACTUAL ITEMS	R	05/02/17 11/21/17	OCTOBER N
Vendor Total:	825.00				
03084 WESLEY SIGOMAC DAIRY					
17-00106 01/19/17 MILK DELIVERY ADMINSTR.2017	B				
11 MILK DELIVERY ADMINSTR.OCT.	67.48	7-01-20-701-041 B MEAL REIMBURSEMENT	R	05/02/17 11/21/17	OCTOBER N
Vendor Total:	67.48				
03119 TONI EMBROIDERY COMPANY					
17-01143 10/13/17 CROSSING GUARD HATS					
1 CROSSING GUARD HATS	140.00	7-01-25-745-114 B CROSSING GUARD EQUIP/CLOTHING	R	10/13/17 11/21/17	11664 N
2 MONOGRAM	5.00	7-01-25-745-110 B NEW RECRUIT CLOTH/EQUIP ISSUE	R	10/13/17 11/21/17	11664 N
	145.00				
Vendor Total:	145.00				
03472 AAA EMERGENCY SUPPLY					
17-01096 10/02/17 FLOW TESTING OF AIR PACKS					
1 FLOW TESTING OF AIR PACKS	3,767.69	7-01-25-752-058 B OTHER EQUIPMENT & SUPPLIES	R	10/02/17 11/21/17	00279730+31 N
Vendor Total:	3,767.69				

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Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
03589 DELL MARKETING LP									
17-01219 10/27/17 PD COMPUTERS & MONITORS									
1 PD COMPUTERS & MONITORS	2,330.63	7-01-25-745-059	B COMPUTER EQUIPMENT & SUPPL	R	10/27/17	11/21/17		10200185749	N
17-01228 10/31/17 repair of computer									
1 repair of laptop	330.00	7-01-21-720-060	B COMPUTER EQUIP - MAINT/REPAIR	R	10/31/17	11/21/17		10200185765	N
Vendor Total:	2,660.63								
03615 FRASCIELLO, MARLY									
17-01318 11/21/17 PD PETTY CASH									
1 PD PETTY CASH	220.23	7-01-25-745-041	B MEAL REIMBURSEMENT	R	11/21/17	11/21/17		PD PETTY CASH	N
2 PD PETTY CASH	34.64	7-01-25-745-045	B TRAVEL	R	11/21/17	11/21/17		PD PETTY CASH	N
	254.87								
Vendor Total:	254.87								
03727 STAPLES INC									
17-01114 10/05/17 office supplies									
1 Office supplies-cal. Scordo	16.99	7-01-20-701-036	B OFFICE SUPPLIES	R	10/05/17	11/21/17		3355467496+	N
2 cal-Iarossi	19.99	7-01-20-701-036	B OFFICE SUPPLIES	R	10/05/17	11/21/17		3355467496+	N
4 Rose wood frame	19.99	7-01-20-701-036	B OFFICE SUPPLIES	R	10/05/17	11/21/17		3355467496+	N
5 Rose wood frame	12.09	7-01-20-701-036	B OFFICE SUPPLIES	R	10/05/17	11/21/17		3355467496+	N
	69.06								
17-01124 10/10/17 office Supplies									
1 Mayor's Office TV	341.83	7-01-20-703-125	B MAYORS EXPENSES	R	10/10/17	11/21/17		3357554293+	N
2 at a glance	10.29	7-01-20-701-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
3 self inking stamp	22.70	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
4 highlighters	4.39	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
5 sharpies	12.98	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
6 receipt books	44.94	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
7 pendaflex	234.45	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
8 pendaflex file wide bottom	143.95	7-01-22-725-036	B OFFICE SUPPLIES	R	10/10/17	11/21/17		3357554293+	N
	815.53								
17-01147 10/16/17 office supplies									
1 kitchen supplies	97.99	7-01-20-701-036	B OFFICE SUPPLIES	R	10/16/17	11/21/17		3357554298+	N

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Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Date	Invoice	Excl
03727	STAPLES INC	Continued									
17-01147	10/16/17	office supplies		Continued							
2	brother tze tape	48.69	7-01-20-701-036	B OFFICE SUPPLIES	R	10/16/17	11/21/17			3357554298+	N
3	3 d ring binders	15.32	7-01-20-701-036	B OFFICE SUPPLIES	R	10/16/17	11/21/17			3357554298+	N
4	business cards	60.48	7-01-22-725-023	B PRINTING & BINDING	R	10/16/17	11/21/17			3357554298+	N
5	paper towels	23.11	7-01-20-701-036	B OFFICE SUPPLIES	R	10/16/17	11/21/17			3357554298+	N
6	paper products	24.97	7-01-20-701-036	B OFFICE SUPPLIES	R	10/16/17	11/21/17			3357554298+	N
		270.56									

Vendor Total: 1,155.15

03743	S&S WORLDWIDE INC										
17-01146	10/13/17	Tape for Pickleball Lines									
1	Tape for Pickleball Lines	10.90	7-01-28-795-063	B SENIOR ACTIVITIES	R	10/13/17	11/21/17			9913198	N
Vendor Total:		10.90									

03797	HUTTER, LORRAINE										
17-01322	11/21/17	NJLM TRAVEL EXPENSES									
1	NJLM TRAVEL EXPENSES	269.66	7-01-21-720-045	B TRAVEL	R	11/21/17	11/21/17			NJLM EXP 2017	N
Vendor Total:		269.66									

03982	SETON IDENTIFICATION PRODUCTS										
17-01255	11/06/17	TRIANGLES W/WEIGHTED BASES									
1	TRIANGLES W/WEIGHTED BASES	124.14	7-01-22-725-026	B MAINTENANCE OF OTHER EQUIPMENT	R	11/06/17	11/21/17			9335425462	N
Vendor Total:		124.14									

Total Purchase Orders: 79 Total P.O. Line Items: 147 Total List Amount: 406,543.77 Total Void Amount: 0.00

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2016 BUDGET	6-01	16,577.75	0.00	16,577.75	0.00	0.00	16,577.75
CURRENT FUND 2017 BUDGET	7-01	139,719.55	0.00	139,719.55	0.00	0.00	139,719.55
CAPITAL FUND	C-04	49,805.22	0.00	49,805.22	0.00	0.00	49,805.22
BOA ESCROW ACCOUNTS	E-08	193,616.50	0.00	193,616.50	0.00	0.00	193,616.50
OTHER TRUST ACCOUNT	T-03	2,641.25	0.00	2,641.25	0.00	0.00	2,641.25
OPEN SPACE TRUST ACCT	T-14	4,183.50	0.00	4,183.50	0.00	0.00	4,183.50
Year Total:		6,824.75	0.00	6,824.75	0.00	0.00	6,824.75
Total of All Funds:		406,543.77	0.00	406,543.77	0.00	0.00	406,543.77



Client:

Printed on: 11/13/2017

Borough of Montvale
Attn: Bill Koenig
12 Mercedes Drive
Montvale, NJ 07645
E-Mail Address: mkoenignj@aol.com

Bartlett Tree Experts
Matthew Walters - Representative
33 Zazzetti Street
Waldwick, NJ 07463
E-Mail Address: mwalters@bartlett.com
Mobile Phone: 201.509.6508
Bus. Reg. ID: 94592A, NJ-HIC 13VH03282300
NJ Applicator Certification No.: 56724B

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions relating to your trees or shrubs. THIS IS NOT AN INVOICE.

TRAFFIC CONTROL NOT INCLUDED HERE, AND TO BE PROVIDED BY CUSTOMER IF REQUIRED

APPLICABLE TAX WILL BE REMOVED UPON APPROVAL AND SUBMITTAL OF TAX EXEMPT NUMBER

Tree and Shrub Work

Prune designated trees located at the designated areas according to the following specifications:

- Several Siberian Elm trees, inside transformer- remove from the fenced in area

Florida and Kousa dogwoods are located throughout the parks.
The dogwoods have buried root collars
The dogwoods have dead and broken branches

Recommendations:

Pruning to remove dead, broken and diseased branches, remove girdling Chain-Loc
Perform Root Collar excavation to remove excess soil and mulch

33" Siberian Elm Along Kinderkamack Rd N.
Large Dead Branches are present over lawn areas

Recommendations:

Prune to remove dead branches 2" in diameter and larger throughout crown

42" Siberian Elm Along Kinderkamack Rd N.
Large Dead Branches are present over lawn areas

Recommendations:

Prune to remove dead branches 2" in diameter and larger throughout crown

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

Siberian Elm Along Kinderkamack Rd N.

Tree had been pruned to clear from wires giving the tree an unbalanced crown

Tree is blocking traffic signs

Tree has a pocket of decay

Tree has 4" dead limbs

Recommendations:

Prune to remove dead branches 2" in diameter and larger throughout crown

Prune Branches to clear signs

Monitor decay and health of tree

20" Norway Maple along Kinderkamack Rd N.

Tree has 3" diameter broken stubs and dead branches over the sidewalk

Recommendations:

Prune to remove dead branches 2" in diameter and larger throughout crown

(8) Eight Pear Trees surrounding the Valor and Honor Memorial

Trees have small dead branches

Trees branches are hanging over the sidewalk

Trees have buried root collars

Trees have Pear Trellis Rust

Recommendations:

Prune to remove dead branches 1/2" in diameter and larger throughout crown

Prune Branches to provide clearance over sidewalk

Perform root collar excavation to remove excess soil and mulch

Treat trees with fungicide for Pear Trellis Rust

Fertilize the trees with Fortiphite to promote vitality and improve disease and stress resistance

Perform a soil test and fertilize based upon the results

(2) two Hornbeam at the entrance to the Valor and Honor Memorial

Trees have buried root collars

Trees require shearing to maintain size and shape

Recommendations:

Shear trees to maintain size and shape

Perform root collar excavation to remove excess soil and mulch

(17) Seventeen Crabapple Trees throughout park

Trees have small dead branches

Trees have buried root collars

Trees have Cedar Apple Rust

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

Recommendations:

Prune to remove dead branches 1/2" in diameter and larger throughout crown
Perform root collar excavation to remove excess soil and mulch
Treat trees with fungicide for Cedar Apple Rust
Fertilize the trees with Fortiphite to promote vitality and improve disease and stress resistance
Perform a soil test and fertilize based upon the results

Sweetgum, Leonard Prusky memorial tree
Tree has buried root collars
Tree branches are hanging over the sidewalk

Recommendations:

Perform root collar excavation to remove excess soil and mulch
Prune Branches to provide clearance over sidewalk

Siberian Elm at the center of the north park
Tree has 3" dead limbs
A Juniper sapling is growing at the base

Recommendations:

Prune to remove dead branches 2" in diameter and larger throughout crown
Remove the Juniper sapling

(2) two Norway Maples behind the Siberian Elm at the center of the North Park
Trees have previous failures
Lead is broken in half
Tree has decay at base

Recommendations:

Removal of the two trees

15" Norway Maple at north center of North Park
Tree has buried root collar

Recommendations:

Perform root collar excavation to remove excess soil and mulch
Monitor health of tree

29" Norway Maple at north end of North Park
Tree has 2" diameter dead branches

Recommendations:

Prune 2" and larger diameter dead, broken and hanging branches throughout crown

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

(10) ten Douglas Fir along train platform
Trees have small dead branches
Trees have buried root collars
Trees have vines growing in them
Branches are blocking lights

Remove resulting debris.

Prune designated trees located at the designated areas according to the following specifications:

- Stand of 4 Norway Maples along train platform
Trees have 2" dead, broken and hanging branches
Branches are covering light on train platform
Branches are blocking Sign

Recommendations:

Prune 2" and larger diameter dead, broken and hanging branches throughout crown
Prune branches to provide clearance to lights and sign

27" Norway Maple near train platform
Tree has 2" dead branches
There is a broken/cut guy/support wire in the tree

Recommendations:

Prune 2" and larger diameter dead, broken and hanging branches throughout crown
Remove broken wire

Siberian Elm saplings are growing along fence line

Recommendations:

Remove Siberian Elm saplings

Myrtle, Elm and Kousa Dogwood
Trees have are encroaching on the raised train platform, bicycle rack and building
Myrtle has vines and sapling growing through the shrub

Recommendations:

Prune branches to provide clearance raised train platform, bicycle rack, building and

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

sidewalk

Remove vines and saplings from Myrtle

(10) ten Magnolia in South park

Trees have many stubs from previous pruning cuts. Stubs are between ground and eye level and pose a poking hazard

Juniper saplings are growing in the magnolia bed area

Recommendations:

Prune to remove stubs

Remove juniper saplings

13" Red Oak in south park

Tree has a broken and hanging branch

Recommendations:

Prune and remove broken and hanging branches

40" Green Ash along Kinderkamack Rd N.

Emerald Ash Borer is 99.99% fatal to Ash Trees

Tree has Poison Ivy and other invasive vines growing on the trunk

Tree has 3" Dead branches over bench and sidewalk

Pear and Juniper sapling growing through Dogwood under the ash

Recommendations:

Treat with TreeAge G4 or similar product to protect against Emerald Ash Borer

Remove Poison Ivy and invasive vines

Prune 2" Dead branches throughout crown

Remove the invasive pear and juniper growing through the Dogwood

59" White Oak

1/3 of the crown is dead

Large dead limbs over bench and sidewalk

Tree is a Twin-Lead tree with support cables providing support

Recommendations:

Recommend removal of tree. Removing of dead lead would leave the remaining, leaning lead unsupported.

29" Shagbark Hickory along Kinderkamack Rd N

Tree has large dead branches over sidewalk

Recommendations:

Prune 2" Dead branches throughout crown

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

23" Juniper along Kinderkamack Rd N
Tree has large dead branches

Recommendations:
Prune 2" Dead branches throughout crown

51" Swamp White Oak (George Washington Bicentennial Tree)
Tree has 6" dead branches over the road and sidewalk
Dead dogwood under the tree

Recommendations:
Prune 2" Dead branches throughout crown
Perform a Root Invigoration to help preserve and maintain the tree
Remove the dead dogwood tree

(2) two Holly trees in the south park
Many invasive vines are growing through the trees

Recommendations:
Remove the invasive vines

47" White Pine
Tree has large stubs from previous failures and poor pruning cuts

Recommendations:
Prune 2" Dead branches and stubs throughout crown

(2) Zelkova at south end of park
Large dead branch in the interior
Juniper sapling growing against Telephone pole

Recommendations:
Prune 2" and larger diameter dead, broken and hanging branches throughout crown
Remove juniper sapling

Remove resulting debris.

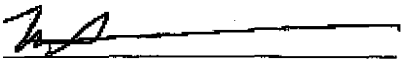
Total Amount: \$23,990.00
Total Tax: \$1,649.31
Total: \$25,639.31

Client: Borough of Montvale
Attn: Bill Koenig

Printed on: 11/13/2017

FOR INFORMATION ABOUT CONTRACTORS AND THE CONTRACTORS'
REGISTRATION ACT, CONTACT THE NEW JERSEY DEPARTMENT OF LAW
AND PUBLIC SAFETY, DIVISION OF CONSUMER AFFAIRS AT 1-888-656-6225.

Please review the information and the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)


(Bartlett Representative - Matthew Walters)

(Date)
11/13/2017

(Date)

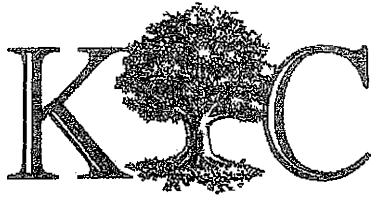
* Sales tax added where applicable. Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.
Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to
<http://www.bartlett.com/BartlettCOL.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

KEN'S TREE CARE

401 PAULDING AVENUE
NORTHVALE, NJ 07647
NY: 845-398-8007 FAX: 201-768-6758
HIC Reg #13VH04362700



TREE & SHRUB EXPERTS

201-768-0694

NAME Borough of Montvale
STREET 12 Mercedes Drive
CITY Montvale STATE N.J. ZIP 07645
H _____ W _____
C _____ FAX _____
WORKSITE Montvale Train Station
CONTACT Bill Koenig CONTACT # 201 391-0633 DATE 11/12/17

		william I. Koenig A.S.L.A.	
		landscape architect	
		28 pascack road...park ridge, new jersey 07656	
NJ LLA mkoenignj@aol.com		(201) 391-0033 Fax (201) 391-0033	

1	Prune, Removal, disease, insect control, root crown excavation, planting		
2	all as per specifications: provided:		
3			
4	Upon pruning of trees and a structural inspection, trees		
5	may need to be removed due to safety concerns not pruned.		
6			
7			
8			
9			
10			
11	Woodland Branches removed off site		
12	Area raked clean		
13			
14			
15	* Town to provide needed traffic control		
16	when needed as needed	SUB TOTAL	\$36,685
17		TAX	
18		DEPOSIT	
19		BALANCE	

FOR INFORMATION ABOUT CONTRACTORS AND THE CONTRACTORS' REGISTRATION ACT, CONTACT THE NEW JERSEY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF CONSUMER AFFAIRS AT 1-888-656-6225

This Proposal may be withdrawn after 30 days if not accepted.

RESPECTFULLY SUBMITTED Ken

ACCEPTANCE OF PROPOSAL

DATE _____

SIGNATURE _____

ALL WORK IS C.O.D. WHEN CUSTOMER IS PRESENT
TERMS AND CONDITIONS ON BACK

ALL NORMAL WORK OPERATIONS TO BE PERFORMED ACCORDING TO ANSI A300 STANDARDS



BOB RUGGIERI TREE SERVICE

171 RIDGE AVENUE
PARK RIDGE, NJ 07656
(201) 307-9151

NJ Lic. #13VH04718500
NY Lic. #H-10842-15-00-00

PROPOSAL

Name	<u>Borough of Montville</u>	Phone	
Address	<u>12 Mercedes Dr.</u>	Cell	
	<u>Montville NJ</u>	Work	
<input checked="" type="checkbox"/> Removals	<u>Removal of trees listed in</u>	<u>\$5500⁰⁰</u>	
	<u>Tree Report</u>		
<input type="checkbox"/> Wood Goes		<input type="checkbox"/> Stays	
<input checked="" type="checkbox"/> Stump Removal	<u>Grind stumps over 6"</u>	<u>Incl.</u>	
<input checked="" type="checkbox"/> Trimming	<u>Trimming of all trees and</u>	<u>\$5700⁰⁰</u>	
	<u>stumps listed in tree report</u>		
<input type="checkbox"/> Cabling			
<input type="checkbox"/> Feeding			
<input checked="" type="checkbox"/> Add'l Work	<u>Root collar excavation NOT</u>		
	<u>needed</u>		

Montville TOWN STATION

Sub Total \$ 11200⁰⁰

State Sales Tax \$ -

Total \$ 11200⁰⁰

Time _____

Date _____

... PLEASE FORWARD PAYMENT UPON COMPLETION OF WORK ...

PROPOSAL & CONTRACT



TILCON NEW YORK INC.

9 Entin Road

Parsippany NJ 07054

Contact: Cavelle Hacker

Phone: 973-366-7741

Fax: 973-366-8501

Quote To:

Job Name:

Jefferson Place Resurfacing

Date:

11.14.2017

Phone:

Revision Date:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
01	HMA Milling 2" Avg. Depth	902.00	SY	3.03	2,733.06
02	HMA Surface Course 9.5M64, 2" Thick	902.00	SY	11.35	10,237.70
GRAND TOTAL					\$12,970.76

NOTES:

NOTES:

The above prices exclude: Traffic Control/Flagmen, Police Traffic Directors, Temporary Pavement, Layout, Bonds, Additional Insurance, Raising of New or Existing Hardware and Lighting for Nighttime Operations.

*Prices also exclude handwork/patching associated with minor road widening or curb/barrier construction.

*Prices are based on the posted asphalt index of \$379.00/Ton and may be adjusted in accordance with NJDOT 2007 Standard Specification; Section 160.03.02

CONTRACT TERMS AND CONDITIONS

Our price excludes the following: Permits, fees, etc.; engineering stakeout; topsoiling, seeding and mulching; permanent pavement markings; utility adjustments; clearing and grubbing; sediment and erosion control; sweeping; sawcutting; maintenance of traffic; Unless otherwise specified, all permits, bonds, etc. are to be obtained by the Owner.

Tilcon New York Inc. cannot guarantee drainage off of pavement if slope is less than two percent (2%). Any work done after paving because of this condition will be extra to the contract. Also, drainage at driveway openings must be checked by Owner before construction begins, we are not responsible for any backpitch due to resurfacing of the roadway.

If soft grade is encountered, the Owner will be notified of the fact that certain equipment will be necessary for removal of unsuitable material. The method of extra payment for excavating and replacement of material will be resolved before removal begins. Subgrade to be approved by Owner prior to Tilcon New York Inc. commencing work. Tilcon New York Inc. will not be held responsible for grass and weed control before and after paving.

Scheduling

Work is to be scheduled with the Operations Manager of Tilcon New York Inc. Unless a time for performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood or other casualty; labor

disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

Retainage

This proposal is based on no retainage being withheld.

Payment

Payment to be made in full as per terms below. Payment is not to be based upon any payment made by the Town or Governing body.

Prices are valid for the Current Construction Season only and are based on one (1) mobilization.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made and the stated unit prices on the actual quantities of work performed by the Company as determined upon completion of the work.

Payment in full for all work performed hereunder during any month shall be made no later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made no later than thirty (30) days after the completion of such work. Interest at the highest legal rate allowable under the laws of the jurisdiction in which the contract is executed or one and one-half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

If, for causes beyond our control, our work is not completed within twelve (12) months after the date of your acceptance of this proposal, we may cancel this agreement at any time thereafter on ten (10) days notice. In such event (i) we shall be relieved of any further obligation with respect to the balance of the work; and (ii) we shall be entitled to receive final and complete payment for all work performed by us to the date of cancellation within fifteen (15) days thereafter.

Asphalt Cement Adjustment

In the event asphalt petroleum price increase from the current price posted at the start of the project, it will be our responsibility to advise you prior to the placement, of any increase in the contract price.

Contract Changes

Any deviations from the specifications or modifications of the terms of this contract any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to making of such change. Any increase or decrease in the contract price resulting from such change shall be included in such writing.

Insurance

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and State Unemployment Taxes applicable to our employees.

Work Area

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit us to perform our work hereunder in a normal uninterrupted single-sift operation. Cleanup of other contractors' debris is not the responsibility of Tilcon New York Inc.

Liability

We shall not be responsible for, and you agree to hold us harmless from any liability resulting from damages to utilities or other facilities or objects buried beneath, or to sidewalks, driveways or other improvements located within our work area or designated areas of access. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or materials not furnished and installed by us, whether or not such failure to inadequacy was or could have been known at the time our work was undertaken.

You agree to indemnify and protect us and save us harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of your breach of any obligations and covenants of this contract.

ACCEPTANCE

If the foregoing meets your approval, kindly sign and return one copy.

This proposal expires thirty (30) days from the date hereof, but may be accepted at any later date at the sole option of Tilcon New York Inc.

Work shall not begin until a credit application has been submitted and approved.

TILCON NEW YORK INC.

CONTRACTOR

By:

(Signature)

By:

(Signature)

Donald Moore / Vice President

(Print Name & Title)

(Print Name & Title)

(Date)

(Date)

UPON RECEIPT, IT IS UNDERSTOOD THE FOREGOING WILL CONSTITUTE THE FULL AND COMPLETE AGREEMENT BETWEEN US.

D.L.S. Contracting, Inc.
271 US Highway 46, Suite D-205
Fairfield, NJ 07004

973-661-4188 phone

973-661-4199 fax

November 17, 2017

Maser Consulting
400 Valley Road, Suite 304
Mount Arlington, NJ 07856

Attn: Chris Dour

RE: Jefferson Place Resurfacing – Montvale

Price Quote

HMA Milling 2" Average Depth – 902 SY.... \$9,020.00
HMA Surface Course 9.5M64, 2" Thick – 902 SY.... \$15,595.00

Should you have any questions, please do not hesitate to contact our office.

Truly yours,


Donato Salvatoriello
President
DLS Contracting, Inc

Accepted by:

Company

Signature / Title

Date

Maureen Iarossi

From: Joseph Voytus <jwvoytus@boggialaw.com>
Sent: Monday, November 20, 2017 3:42 PM
To: Chris Dour; Fran Scordo; Maureen Iarossi
Cc: Janice Douris
Subject: Re: Jefferson Place Resurfacing - MVB-500

As the contract price is less than the bid threshold, and three quotes were received, the contract can be awarded by the Purchasing Agent.

From: Chris Dour <CDour@maserconsulting.com>
Sent: Monday, November 20, 2017 3:26:06 PM
To: Joseph Voytus; Fran Scordo; Maureen Iarossi-Alwan (miarossi@montvaleboro.org)
Cc: Janice Douris
Subject: FW: Jefferson Place Resurfacing - MVB-500

See attached. Tilcon provided the lowest cost proposal at \$12,970.76 (attached). DLS (also attached) was \$24,615.00.
Chris

Christopher L. Dour, P.E., P.P.
Project Manager

Connect with Us:



Maser Consulting P.A.
400 Valley Road | Suite 304 | Mt. Arlington, NJ 07856

C: 862.219.0267 P: 973.398.3110 ext: 4542 F: 973.398.3199
www.maserconsulting.com

From: Joseph Matarazzo [mailto:jmat66@aol.com]
Sent: Monday, November 20, 2017 3:12 PM
To: Chris Dour <CDour@maserconsulting.com>
Subject: Re: Jefferson Place Resurfacing - MVB-500

Chris,

proposal for Jefferson place:

HMA Milling 2" avg. Depth – HMA Surface Course 9.5M64, 2" Thick – Quantity 902.00 – Unit SY

Total Job cost: \$27,700.00

Regards,

Joseph Matarazzo, President
D & L Paving Contractors, Inc.
Office 973-667-7300

D.L.S. Contracting, Inc.
271 US Highway 46, Suite D-205
Fairfield, NJ 07004

973-661-4188 phone

973-661-4199 fax

November 17, 2017

Maser Consulting
400 Valley Road, Suite 304
Mount Arlington, NJ 07856

Attn: Chris Dour

RE: Jefferson Place Resurfacing – Montvale

Price Quote

HMA Milling 2" Average Depth – 902 SY.... \$9,020.00
HMA Surface Course 9.5M64, 2" Thick – 902 SY.... \$15,595.00

Should you have any questions, please do not hesitate to contact our office.

Truly yours,


Donato Salvatoriello
President
DLS Contracting, Inc

Accepted by:

Company

Signature / Title

Date



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

November 16, 2017

Via Email

Donato Salvatoriello
DLS Contracting, Inc.
271 Highway 46 West, Suite D-205
Fairfield, NJ 070047

RE: Jefferson Place Resurfacing
Montvale, NJ
MC Project No. MVB-500

Dear Mr. Salvatoriello:

Please provide a quote for the following:

- HMA Milling 2" Avg. Depth – Quantity 902.00 – Unit SY
- HMA Surface Course 9.5M64, 2" Thick – Quantity 902.00 – Unit SY

The project involves milling and paving of a 280-foot section of Jefferson Place in Montvale from curb to curb with the approximate road width of 29 feet. We are looking to have this work performed the week of November 27, 2017.

Please provide quotes by the close of business Monday, November 20, 2017.

Should you have any questions please do not hesitate to contact the undersigned or Chris Dour at 973-398-3110 x 4542, or CDour@MaserConsulting.com

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to be 'A. Hipolit'.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd

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Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

November 16, 2017

Via Email

Joseph Matarazzo
D&L Paving Contractors, Inc.
675 Franklin Avenue
Nutley, NJ 07110

RE: Jefferson Place Resurfacing
Montvale, NJ
MC Project No. MVB-500

Dear Mr. Matarazzo:

Please provide a quote for the following:

- HMA Milling 2" avg. Depth – Quantity 902.00 – Unit SY
- HMA Surface Course 9.5M64, 2" Thick – Quantity 902.00 – Unit SY

The project involves milling and paving of a 280-foot section of Jefferson Place in Montvale from curb to curb with the approximate road width of 29 feet. We are looking to have this work performed the week of November 27, 2017.

Please provide quotes by the close of business Monday, November 20, 2017.

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Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Andrew R. Hipolit'.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd

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Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

November 21, 2017

Via Email

Maureen Iarossi-Alwan
Borough Clerk/Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645

Re: Proposal for Professional Engineering Services
PSEG Roadway Improvements/Tilcon New York, Inc.
Borough of Montvale, Bergen County, NJ
MC Proposal No. MVB-501

Dear Ms. Iarossi-Alwan:

Maser Consulting P.A. (Maser Consulting) is pleased to present this proposal for Professional Services for Construction Observation and project close-out services for milling and paving for Spruce Street and a portion of Jefferson Place. The anticipated schedule for milling and paving will be November 27 – November 30, 2017, weather permitting.

As you are aware, PSEG has an on-going program to replace their gas pipelines in the Borough on a regular basis. Portions of Spruce Street and Jefferson Place were disrupted in 2017, and during our site inspection with PSEG, we noted that gas lines were also replaced on a portion of Hemlock Street prior to 2017 with no road restoration. After discussions with PSEG and the Borough, it was determined that all of Spruce Street and a portion of Jefferson Place would be milled and paved by PSEG. Through their Contractor Tilcon New York, Inc., they provided a price to pave an additional section of Jefferson Place from Spruce Street to Hemlock Street in the area disrupted.

The following proposal presents our scope of services for Construction Observation for this project.

SCOPE OF SERVICES

TASK 1.0 CONSTRUCTION OBSERVATION SERVICES

Maser Consulting will provide construction observation services for the above PSEG Paving Project on Spruce Street and Jefferson Place.

Maser Consulting will provide the Borough with full-time, on-site observation services for the project. Maser Consulting will review and recommend contractor payments, as well as change orders (if necessary). If the contractor supplies unacceptable work or material, Maser Consulting will take an immediate course of corrective action on behalf of the Borough.



Maureen Iarossi-Alwan
MC Project No. MVB-501
November 21, 2017
Page 2 of 2

Prior to completion, a final site observation will be scheduled with the contractor to close out the project. Maser Consulting will prepare the paperwork for project close out and final payment to the contractor.

Task 2.0 Cost Not to Exceed Fee **\$8,000.00**

Total Professional Service Project Cost **\$8,000.00**

EXCLUSIONS

1. Field survey work;
2. Application for Environmental (NJDEP) Permitting;
3. Any other exclusions previously referenced in the scope of services.

CONCLUSION

If the Borough finds this proposal acceptable, please forward a copy of the Resolution authorizing the work to be performed.

If you have any questions pertaining to this matter, please do not hesitate to call me.

Thank you for the opportunity to submit this proposal to you.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Andrew R. Hipolit'.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd

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