

**WORKSHOP SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:45pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

Also Present: Mayor Mike Ghassali; Borough Attorney, Joe Voytus; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Councilmember Curry
Councilmember Gloeggler

Councilmember Koelling
Councilmember Lane - absent
Councilmember Weaver

ORDINANCES:

None.

MINUTES:

July 31, 2018

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Gloeggler – all ayes with the exception of Councilmember Weaver abstaining

August 14, 2018

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Gloeggler – all ayes with the exception of Councilmember Arendacs abstaining

MINUTES CLOSED/EXECUTIVE SESSION:

August 14, 2018

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Gloeggler – all ayes with the exception of Councilmember Arendacs abstaining

RESOLUTIONS: (CONSENT AGENDA*)

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

169-2018 Refund Tax Overpayment / Block 403, Lot 2 / 99 Spring Valley Road

WHEREAS, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 99 Spring Valley Road, also known as Block 403, Lot 2;

WHEREAS, due to sub-division of lot, a duplicate payment was made; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund 99 LLC , 2050 Center Ave, Suite 410, Fort Lee, NJ 07024 in the amount of \$5,352.00

170-2018 A Resolution Certifying a Lien against Property Known as 109 North Kinderkamack Road For Costs Incurred by the Borough of Montvale In Accordance With the Montvale Property Maintenance Code

WHEREAS, in accordance with Chapter 86 of the Montvale Borough Code, entitled "Property Maintenance," notice of numerous property maintenance violations was sent to the owner of property/bank foreclosure known as 109 North Kinderkamack Road, designated as Block 708/Lot 6 on the Montvale Tax Map, and

WHEREAS, the owner of said property or the bank foreclosure division did not comply with these notices and did not abate the identified violations; and

WHEREAS, the Montvale Construction Official is required to take the steps in order for the necessary work to be performed and has certified the cost of same to the Governing Body with the submission of an invoice from Raymond Brothers, Landscaping, Inc. 55 Prospect Place, Hillsdale, NJ 07642 dated August 16, 2018, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the cost to abate the property maintenance violations at 109 North Kinderkamack Road will be \$1,650.00; and

WHEREAS, it is the desire of this Governing Body, in accordance with Borough Code § 86-10(D)(8), to approve said costs and to authorize the imposition of a lien against the property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that a lien for all the bills submitted by the vendor is hereby certified as against the property known as 109 Kinderkamack Road in the Borough of Montvale; and

BE IT FURTHER RESOLVED that said lien shall be added to and become and form a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes, and shall be collected and enforced in the same manner as are taxes, in accordance with Chapter 86 of the Borough Code and applicable law; and

BE IT FURTHER RESOLVED that the Borough Clerk shall forward a certified copy of this resolution to the owner(s) of the subject property by certified mail; and

BE IT FURTHER RESOLVED that the Tax Collector shall be responsible for collection of the amounts herein certified.

171-2018 A Resolution Certifying a Lien against Property Known as 121 North Kinderkamack Road For Costs Incurred by the Borough of Montvale In Accordance With the Montvale Property Maintenance Code

WHEREAS, in accordance with Chapter 86 of the Montvale Borough Code, entitled "Property Maintenance," notice of numerous property maintenance violations was sent to the owner of property/bank foreclosure known as 121 North Kinderkamack Road, designated as Block 703/Lot 4 on the Montvale Tax Map, and

WHEREAS, the owner of said property or the bank foreclosure division did not comply with these notices and did not abate the identified violations; and

WHEREAS, the Montvale Construction Official is required to take the steps in order for the necessary work to be performed and has certified the cost of same to the Governing Body with the submission of an invoice from Raymond Brothers, Landscaping, Inc. 55 Prospect Place, Hillsdale, NJ 07642 dated August 16, 2018, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the cost to abate the property maintenance violations at 121 North Kinderkamack Road will be \$745.00; and

WHEREAS, it is the desire of this Governing Body, in accordance with Borough Code § 86-10(D)(8), to approve said costs and to authorize the imposition of a lien against the property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that a lien for all the bills submitted by the vendor is hereby certified as against the property known as 121 Kinderkamack Road in the Borough of Montvale; and **BE IT FURTHER RESOLVED** that said lien shall be added to and become and form a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes, and shall be collected and enforced in the same manner as are taxes, in accordance with Chapter 86 of the Borough Code and applicable law; and **BE IT FURTHER RESOLVED** that the Borough Clerk shall forward a certified copy of this resolution to the owner(s) of the subject property by certified mail; and **BE IT FURTHER RESOLVED** that the Tax Collector shall be responsible for collection of the amounts herein certified.

172-2018 Authorize Hiring / Part Time On Call / Crossing Guard / Frank Lentino

WHEREAS, the Montvale Police Department desires to hire a part-time on call crossing guard in the Borough of Montvale; and,
WHEREAS, Frank Lentino 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 September 1, 2018.

173-2018 Award Contract PSE&G Incentive Program Energy Upgrade Municipal Complex- Lime Energy NJ Direct Install

WHEREAS, the Borough requires energy efficiency upgrades in our municipal complex; and
WHEREAS, Direct Install, New Jersey's Clean Energy Program which is offered by the New Jersey Board of Public Utilities (NJBPUB) provides incentives for local governments that reduce the capital cost of investing in energy efficiency upgrades; and,
WHEREAS, the Borough has successfully completed Direct Install projects in the past, and a recent investigation of Borough owned buildings by Lime Energy identified areas that are eligible for lighting and HVAC upgrades; and,
WHEREAS, Lime Energy is the NJBPUB pre-approved Direct Install contractor for Bergen County, therefore no bidding process is required; and,
WHEREAS, Lime Energy provided proposals including a Direct Install Application, project summary form, scope of work, and not-to-exceed price is hereby attached to this resolution; and,
WHEREAS, the Administration and Borough Engineer determined that the proposals submitted by Lime Energy are advantageous to the Borough, cost and other factors considered; and,
WHEREAS, Lime Energy will complete and submit the Direct Install Applications to NJBPUB – New Jersey's Clean Energy Program, and purchase and install the energy efficiency upgrades in municipals buildings; and,
WHEREAS, the Administration recommends authorizing Lime Energy to Submit the Direct Install Applications to NJBPUB – New Jersey's Clean Energy Program; and,
WHEREAS, the Administration recommends awarding a contract to Lime Energy for completing the energy efficiency upgrades in the municipal complex in the amount of \$46,149.85; and
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, that a contract is awarded to Lime Energy in the amount not to exceed \$46,149.85.
The Council hereby authorizes the Borough Administrator to execute any and all documents and take any all actions necessary to complete and realize the intent and purpose of this resolution.

Introduced by: Councilmember Koelling; seconded by Councilmember Curry - all ayes

BILLS:

Motion to pay bills by Councilmember Koelling; seconded by Councilmember Gloeggler - all ayes

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

No Report

ATTORNEY REPORT:

Joseph Voytus, Esq.

Report/Update

In reviewing the current ordinance, it was decided to change the language about vapor establishments and the definition; Councilmembers all agreed and the amended ordinance will be on for next meeting.

UNFINISHED BUSINESS:

Councilmember Weaver mentioned that at the last meeting in regards to Memorial Drive; the Police Chief was to research about what is the correct speed 25mph or 15mph; temporary speed signs should be installed as well as striping of the crosswalks.

NEW BUSINESS:

A request to work at night to finish milling and paving Chestnut Ridge Road was agreed by all councilmembers;

Councilmember Weaver mentioned that there are overgrown branches on the sidewalk near the Sharp building and Valley View, if someone can take a look to see who will trim them

COMMUNICATION CORRESPONDENCE:

For Information Purposes Only: Final Design Layout/Sports Courts/Memorial Drive/Included In Road Improvement Bid Specifications

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.

Motion to open meeting to the public by Councilmember Koelling; seconded by Councilmember Curry - all ayes

Ron Waldt, 7 Wayne Street

Has a concern with the Exxon gas station, that under the direction of the code official directly behind the building there was a fence there which was removed, is it going to be replaced; went to the recycle center

with his pickup truck filled with debris and was told he cannot dump construction debris there anymore; on Grand Ave west of Memorial Drive there are tree logs that have not been removed;

Laureana Organ

Traffic on Summit Ave has gotten worse; a man was having a heart attack in her driveway, the ambulance took too long to get there she had to call 911 twice;

Motion to close meeting to the public by Councilmember Koelling; seconded by Councilmember Curry
- all ayes

Motion to go into closed session by Councilmember Koelling; seconded by Councilmember Gloeggler
– all ayes

ADJOURNMENT

Motion to adjourn Public Meeting by Councilmember Koelling; seconded by Councilmember Curry
- all ayes

Meeting was adjourned at 8:30pm

The next meeting of the Mayor and Council will be held September 10, 2018 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk