

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:36PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sargent Dieter Koelling, led the Pledge of Allegiance to the Flag, and 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, Phil Boggia; Borough Engineer, Andrew Hipolit; Municipal Clerk/Administrator, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs - absent
Councilmember Curry
Councilmember Gloeggler - absent

Councilmember Koelling
Councilmember Lane
Councilmember Weaver - absent

MONTVALE ENVIRONMENTAL COMMISSION: Robert Hanrahan, Chairman/Presentation Pascack Brook Trail Plan – Powerpoint include with original minutes

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2018- 1464 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 20 OF THE BOROUGH CODE TO REVISE THE REQUIREMENTS FOR OBTAINING A CERTIFICATE OF OCCUPANCY

WHEREAS, when inspecting a property prior to the issuance of a Certificate of Occupancy or a Certificate of Continued Occupancy, it is necessary and desirable for the health, safety and welfare of the public for the Construction Official to have a certified property survey that shows the then-current uses and structures on the property; and

WHEREAS, in order to ensure compliance with this requirement, it is necessary to amend the Borough Code to mandate the submission of a certified property survey prior to the issuance of a Certificate of Occupancy or a Certificate of Continued Occupancy.

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, Chapter 20, "Building Code," Section 4, "Amendments, additions and deletions," is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text, as follows:

§20-4 Amendments, additions and deletions.

- (4) Section 118.9, Certificate of occupancy and certificate of continued occupancy, is added to read as follows:

118.9 Certificate of occupancy and certificate of continued occupancy:

118-9.4 Inspections:

1. The Construction Official or his agent shall conduct an inspection of the premises to ensure compliance with applicable municipal ordinances and rules and regulations affecting the use and occupation of all such buildings, structures or dwellings. The inspection shall also require compliance with, but not limited to, the following:
 - A. Flue connections are properly sealed;
 - B. Sump pumps are not connected to the sanitary sewer;
 - C. All electrical outlets, switches and panel boxes are properly covered;
 - D. Relief valves from boilers and water heaters are properly piped;
 - E. All plumbing fixtures are in working order;
 - F. Pools are properly fenced;
 - G. There are rails on all interior stairs of more than two risers;
 - H. Exterior rails must be properly secured;
 - I. Property must not be in violation of the Property Maintenance Code; [and]
 - J. The property is being used for the use it is zoned[.]; and
 - K. The submission of a certified property survey that shows the current uses and structures on the property.
2. No certificate permitting occupancy shall be issued unless there is full and complete compliance with all of the foregoing, unless otherwise specified in writing by the Construction Official or his agent.
3. At the discretion of the Construction Official, the submission of a certified property survey pursuant to Subsection 1(K) above may be waived under the following circumstances: 1) the applicant submits a certified survey of the property; 2) any changes to the property that have been approved and performed since the date of said survey have received the appropriate permits and/or approvals from the Borough of Montvale; 3) such changes are shown on the survey with appropriate specificity and detail to allow the Construction Official to confirm the accuracy thereof; and 4) such changes are minor in nature and do not create any reasonable doubts concerning the property's compliance with zoning, property maintenance, or other applicable codes, standards, rules, or regulations.

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.

Ordinance No. **2018-1464** was introduced for second reading by Councilmember Curry; seconded by Councilmember Lane; Clerk read by title only;

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

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Curry – all ayes

Motion to adopt on Second and Final Reading in Ridgewood News by Councilmember Lane; seconded by Councilmember Koelling; Clerk read by title only; a roll call vote was taken

MEETING OPEN TO PUBLIC:

Agenda Items Only

Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Koelling – all ayes

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Curry – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

November 27, 2018

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Koelling – all ayes

MINUTES CLOSED/EXECUTIVE SESSION:

November 27, 2018

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Koelling – all ayes

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.

213-2018 Authorize Hiring / Part Time Environmental Secretary/L. Anastasio

WHEREAS, the Montvale Environmental Commission desires to hire a part-time secretary in the Borough of Montvale; and,

WHEREAS, Lisa Anastasio has met the qualifications for this position, agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; 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 Environmental Commission Secretary, effective January, 2019.

214-2018 Awarding Professional Service Contract/Engineering Services/Boundary Survey Metes Bounds Description/ Property Corner Stakeout/ Maser Consulting, LLC

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to prepare a boundary survey associated with the formal vacation of West Drive 8 parcels; and

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, Maser Consulting, 200 Valley Road, Suite 400, Mt. Arlington, NJ 07856 has submitted a proposal November 21, 2018 to provide expanded professional engineering services which are attached to the original of this resolution, and

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

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale as follows:

- 1) That the proposal for the scope of professional engineering services is attached to this resolution which is made part of this resolution shall be awarded to Maser Consulting.
- 2) That the following be provided: Boundary Survey/Metes Bounds Description/Property Corner Stakeout
- 3) The cost not to exceed shall be \$23,400.00 The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.
- 4)

BE IT FURTHER RESOLVED, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 Mercedes Drive, Montvale, NJ 07645.

215-2018 Authorize Release of Escrow /8 Rutherford Place/Block 1702/Lot 11

WHEREAS, Joseph Aschenbrand, 8 Rutherford Place/Montvale , NJ 07645 has requested release of escrow for Block 11702/Lot 11, for escrow posted; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$534.75 is hereby released to Joseph Aschenbrand, Montvale NJ 07645 ; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

216-2018 Authorize Release of Escrow 17 Hillside Terrace, Block 2411; Lots 7, 8 and 9 / Michelle Oriolo

WHEREAS, Michele Oriolo, 680 Orangeburg Road, Rivervale, NJ 07675 has requested release of escrow for Block 2411; Lots 7,8 & 9 for escrow posted 17 Hillside Terrace, Montvale, NJ ; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$947.50 is hereby released to Michele Oriolo, 680 Orangeburg Road, Rivervale, NJ 07675; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

217-2018 Authorize Release of Escrow /Block 702/Lot 29/S. Huang

WHEREAS, Simon Huang, 11 Fieldstone Court, Woodcliff Lake, NJ 07677 has requested release of escrow for Block 702/Lot 29, Montvale, NJ ; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$672.00 is hereby released to Simon Huang, 11 Fieldstone Court, Woodcliff Lake, NJ 07677; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

218-2018 Authorize Hiring / Part Time On Call / Crossing Guard / Lillian Dell'Aquila

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

WHEREAS, Lillian Dell'Aquila 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 December 12, 2018.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - a roll call was taken - all ayes

219-2018 A Resolution Approving a Separation Agreement with Retiring Police Chief Jeremy Abrams

WHEREAS, Jeremy Abrams has been a member of the Montvale Police Department for the past thirty-two (32) years; and

WHEREAS, for the past ten (10) years, Jeremy Abrams (the "Chief") has served as the Police Chief for the Borough of Montvale; and

WHEREAS, under the Chief's leadership, the Montvale Police Department was accredited by the New Jersey State Association of Chiefs of Police; and

WHEREAS, the Chief has served the Borough of Montvale with great distinction over his entire law enforcement career, and especially during his tenure as Chief of Police; and

WHEREAS, the Chief and the Borough are desirous of entering into an agreement to set forth the terms of the Chief's separation from the Borough upon his retirement, the terms of which have been negotiated and are set forth in an agreement that has been approved by the Chief.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body does hereby congratulate the Chief on his retirement and wish him well in his future endeavors; and

BE IT FURTHER RESOLVED that the Agreement with Chief of Police Jeremy Abrams is hereby approved by the Governing Body; and

BE IT FURTHER RESOLVED that the Mayor is hereby directed, authorized and empowered to execute the Agreement with the Chief.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - a roll call was taken - all ayes

BILLS: Municipal Clerk read the Bill Report.

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

REPORT OF REVENUE: Municipal Clerk read the Report of Revenue – November

COMMITTEE REPORTS:

Council President Koelling

Tri-Boro

Montvale logged: 52 calls; 768 miles; 72 crew hours

Police

Monthly report included in original minutes

Councilmember Curry

Board of Health

Rabies clinic is scheduled for January 5th 10-11:30 at DPW garage; Reminder to wash your hands;

Seniors

150 members and counting

Chamber of Commerce

Jan 23 first meeting of 2019

Councilmember Lane

Fire Dept

Decorated center of town; will be hosting the borough Holiday party; held their elections of officers; Santa will arrive 6pm on 24th;

MAYOR

Report

First Chanukah lighting; Christmas Tree lighting was held; met with Verizon, they will upgrading to 5g Network;

TV

New interviews will be online shortly

ENGINEER'S REPORT:

Andrew Hipolit

- a. Report Receipt of Bids/NJDOT FY2018 Municipal Aid- Upper Saddle River Road Improvements

AJM Contractors is the recommendation by the borough engineer;

Road program is almost complete with the exception of Pine Hollow and Jefferson which need to be complete, depending on weather;

HVAC system, it was determined that the 42 VAV boxes need to be replaced;

Intersection of Woodland and Grand, the County can re-stripe, hopefully in the Spring;

ATTORNEY REPORT:

Phil Boggia, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

None

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.

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

NO PUBLIC COMMENT

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

ADJOURNMENT

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

Meeting was adjourned at 8:21 pm

The next meeting of the Mayor and Council will be held Thursday, December 27th, 2018 at 7:30 p.m.

Re-Organization Meeting held on Tuesday, January 1, 2019 7:00 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk