

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 29, 2021
Meeting to Commence 7:30 P.M.
ATTENDANCE IN PERSON ONLY
Closed Executive Session 7:00 P.M.

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2021 adopted on January 4, 2021 and posted on the bulletin board in the Municipal Building:

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

- a. Attorney Client Privilege/Potential Acquisition of Property/Negotiations

Minutes to be disclosed as per the Open Public Meetings Act 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 Lane
Councilmember Curry	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2021-1507 AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 13 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 22, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

PUBLIC HEARING ORDINANCE NO. 2021-1508 AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1498 & ORDINANCE NO. 2021-1504 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

MINUTES:

June 10, 2021

CLOSED/EXECUTIVE MINUTES:

None

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.

- 114-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Clean Communities
- 115-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Recycle Tonnage Grant
- 116-2021 Authorize Hiring / Part Time on Call / Crossing Guard / Thomas Ritger
- 117-2021 Resolution Providing For The Combination Of Certain Issues Of General Improvement Bonds, Series 2021 Of The Borough Of Montvale, In The County Of Bergen, New Jersey Into A Single Issue Of Bonds Aggregating \$6,465,000 In Principal Amount.

RESOLUTIONS Continued: (CONSENT AGENDA*)

- 118-2021 Resolution Determining The Form And Other Details Of \$6,465,000 General Improvement Bonds, Series 2021 Of The Borough Of Montvale, In The County Of Bergen, New Jersey, And Providing For Their Sale.
- 119-2021 Annual Appointment Of Municipal Representatives To Bergen County Community Development Regional Committee Fy 2021 - 2022 Covering Period July 1, 2021 Through June 30, 2022
- 120-2021 Renewal Liquor License Establishments 2021/2022/License Term Effective July 1, 2021- June 30, 2022
- 121-2021 Award Professional Service Contract/Engineering/Construction Administration Services/Synthetic Turf Bocce Ball Courts/Colliers Engineering
- 122-2021 A Resolution Adopting An Amended "Schedule A" Pursuant To Borough Code Section 350-9 And The Municipal Land Use Law
- 123-2021 Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Summit Avenue Roadway Project.

BILLS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

- a. Revised Location Installation Bocce Ball Courts/Memorial Drive Location
- b. Discussion Memorial Fields

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Authorize Approval of Summer Camp Staffing & Salaries
- b. Environmental Commission Chairman R. Hanrahan/Proposed Community Garden
 - 1) Update Huff Pond/Status

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 on July 13th, 2021 at 7:30pm in person and on Zoom

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2021-1507**

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 10th day of June 2021, 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 29th day of June 2021 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 BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 13 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 22, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

WHEREAS, N.J.S.A. 40A:12-5 authorizes municipalities to acquire real property by way of negotiated purchase; and

WHEREAS, in order to effect such a purchase, a municipality must adopt an ordinance authorizing same; and

WHEREAS, the Governing Body of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 13 West Grand Avenue, and identified as Block 1601, Lot 22 on the Official Tax Map of the Borough (the "Property"); and

WHEREAS, the Property and the building located thereon have historic value to the Borough, and the Property is located in a valuable location for facilitating future development in the Borough's primary business district; and

WHEREAS, a valuation of the Property was completed in 2021, after which negotiations were conducted with the Owners of the Property; and

WHEREAS, the Borough subsequently issued a Letter of Intent to the Owners of the Property, which was accepted by the Seller and its attorney; and

WHEREAS, the funding for the purchase of the Property shall come from a Bond Ordinance to be adopted by the Borough, and the purchase shall be conditioned upon the Borough receiving funding from said Ordinance; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for the purposes set forth herein.

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

Section 1. The Mayor, Borough Clerk and all other appropriate officials, consultants, agents and employees of the Borough are hereby directed, authorized and empowered to execute all documents, and to take all steps necessary and appropriate to acquire, by way of negotiated purchase, the real property known as 13 West Grand Avenue, Montvale, New Jersey, identified as Block 1601, Lot 22 on the Official Tax Map of the Borough, consistent with the terms of the Letter of Intent for Purchase of Real Property dated April 16, 2021 to John and Doris Sutich from the Borough Attorney's office.

Section 1. The Mayor, Borough Clerk and all other appropriate officials, consultants, agents and employees of the Borough are hereby directed, authorized and empowered to execute all documents, and to take all steps necessary and appropriate to acquire, by way of negotiated purchase, the real property known as 13 West Grand Avenue, Montvale, New Jersey, identified as Block 1601, Lot 22 on the Official Tax Map of the Borough, consistent with the terms of the Letter of Intent for Purchase of Real Property dated April 16, 2021 to John and Doris Sutich from the Borough Attorney's office.

Section 2. The Borough Council hereby confirms its approval of the fair market value of the Property of \$825,000.00 as of the date of the adoption of this Ordinance.

Section 3. This purchase is authorized by the provisions of the Local Lands and Buildings Law, and specifically N.J.S.A. 40A:12-5, which permits a municipality, by ordinance, to purchase any real property.

Section 4. 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 5. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Municipal Clerk

INTRODUCED: 6-10-2021

Councilmember	Yes	No
Arendacs	✓	
Curry - <i>absent</i>		
Koelling	✓	
Lane	✓	
Roche	✓	
Russo-Vogelsang	✓	

ADOPTED: 6-29-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2021-1508**

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 10th day of June 2021, 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 29th day of June 2021 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 TO AMEND ORDINANCE NUMBERS 2021-1498 & ORDINANCE NO. 2021-1504 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

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

SECTION 1. Each of the offices and positions of employment hereinafter named that are not established or created by virtue of any statutes or of any ordinance, resolution, or other lawful authority heretofore exercised by the Borough of Montvale, is hereby established, created, ratified and confirmed.

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment.

Title		2021 Salary Range		
1.	Recreation Assistant (PT)	\$20	-	\$25 Per hour
1.	Various Summer Camp Counsellors Stipends	\$600-\$5,250		

SECTION 5. The Borough Treasurer shall present semi-monthly or as established by Resolution to the Governing Body for approval warrants drawn to the order of the Borough of Montvale Payroll Account and the Borough of Montvale Salary Account.

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom. Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held virtually by Zoom and also held in Council Chambers and called to order at 7:33PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant 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 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; Borough Engineer, Andrew Hipolit; Administrator/Municipal Clerk, Maureen Jarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Councilmember Curry - absent
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2021-1505 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 400 OF THE BOROUGH CODE TO PROHIBIT THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make

deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, Section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in Section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, Section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Mayor and Council of the Borough of Montvale have determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Borough of Montvale in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Borough of Montvale’s residents and members of the public who visit, travel, or conduct business in the Borough, to amend the Borough of Montvale’s zoning regulations to prohibit all manner of cannabis-related land use and development within the geographic boundaries of the Borough of Montvale at the present time; and

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that the many factors weigh against allowing cannabis establishments without further information and clarification from the State of New Jersey; and

WHEREAS, these organizations have urged that the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act’s 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts; and

WHEREAS, the Mayor and Council have solicited comments from the public and have held a publicly-advertised “Town Hall” in which the Act was the primary subject of discussion; and

WHEREAS comments, question and concerns were expressed in person, via zoom, and via written submission, from a variety of residents and employees; and

WHEREAS, after careful consideration of the feedback received and the questions raised, the Mayor and Council have determined that the following factors weigh against granting permission for the operation of any cannabis establishments in the Borough at the present time would be imprudent due to numerous factors, including but not limited to the following:

The complexity and novelty of the Act;

The many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality;

The relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions;

The uncertain state of the regulatory scheme governing cannabis establishments that has not yet been proposed or adopted by the Cannabis Regulatory Commission;

The projected significant traffic impact on local roadways that would result from cannabis establishments, specifically including for retail and warehouse/distribution businesses, and including the potential for a large influx of out-of-state residents visiting retail establishments;

The fact that the Borough would be unable to "opt out" for a period of 5 years if action is not taken by August 22, 2021, but yet the Borough would be able to "opt in" to allowing cannabis establishments at any time if an initial decision not to permit cannabis establishments is made at this time

WHEREAS, prohibiting such cannabis establishments at the present time would not preclude the Borough from amending this ordinance to permit one or more classes of cannabis establishments at a later time if it were to be determined to be in the best interests of the Borough of Montvale to do so.

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

Section 1. Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Borough of Montvale, except for the delivery of cannabis items and related supplies by a delivery service.

Section 2. Chapter 400, "Zoning," Section 87 shall be renamed, "Certain uses related to cannabis prohibited; definitions," and is hereby repealed and replaced as follows:

§400-87 Certain uses related to cannabis prohibited; definitions.

A. Wherever used in this Chapter, the following terms shall have the meaning indicated:

HEMP - A cannabis plant containing less than 0.3% THC, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds. This definition shall include cannabinoids (CBDs) derived from hemp.

CANNABIS - All or parts of the plant genus cannabis, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds (except those containing only resin extracted from the plant). Notwithstanding the foregoing, this definition shall not be deemed to include hemp, as such term is defined herein.

CANNABIS ESTABLISHMENT - All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service. This definition shall also include businesses where the sale and/or distribution of cannabis paraphernalia takes place. This definition shall not include legally authorized medical care, pharmaceutical research or clinical trials performed or conducted by or under the direction and supervision of a licensed physician, medical research facility, hospital or pharmaceutical company.

CANNABIS PARAPHERNALIA - Any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing,

vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing cannabis into the human body.

B. In all zoning districts in the Borough of Montvale, the following uses shall be prohibited: Cannabis establishments. This prohibition shall not include premises regularly in the business of selling and/or dispensing medical marijuana under a license issued by the State of New Jersey, and having been prescribed by a licensed physician and dispensed in accordance with applicable law.

Signs, billboards or other similar structures or devices that advertise or promote cannabis or cannabis establishments.

Section 3. Upon adoption of this Ordinance on first reading, it shall be referred to the Montvale Planning Board in accordance with N.J.S.A. 40:55D-64.

Section 4. Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 6. This ordinance shall take effect upon its passage and publication and filing with the Bergen County Planning Board, and as otherwise provided for by law.

A motion Introduced for second reading **Ordinance No. 2021-1505** by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only.

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

Some concerned residents supported the ordinance of not having the sale of cannabis in Montvale and some stated that Medical marijuana helps those individuals that are suffering with cancer and other health issues and added it would create revenue for the town.

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

Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Koelling; Clerk read by title only. - All ayes on a roll call vote Councilmembers all agreed to adopt this ordinance and wait to see what the regulations from the State require and then re-visit at a later date.

WITHDRAW ORDINANCE NO. 2021-1506 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING THE BOROUGH CODE TO ADD A NEW CHAPTER 250 ENTITLED "LIGHTING" TO REGULATE OUTDOOR LIGHTING IN THE BOROUGH OF MONTVALE

A motion withdraw **Ordinance No. 2021-1506** by Councilmember Lane ; seconded by Councilmember Roche; - a roll call was taken - all ayes

The Borough Attorney, Joe Voytus, stated that the Planning Board has some concerns and would like to further review with the Borough Planner and Engineer.

INTRODUCTION ORDINANCE NO. 2021-1507 AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 13 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 22, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

(public hearing 6/29/21)

A motion to Introduce Ordinance **2021-1507** for first reading was made by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes
Mayor Ghassali gave a brief explanation stating that this is the Octagon House and the borough is purchasing it for Historical reasons. A committee will be created to see what to use it for.

INTRODUCTION ORDINANCE NO. 2021-1508 AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1498 & ORDINANCE NO. 2021-1504 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY
(public hearing 6/29/21)

A motion to Introduce Ordinance **2021-1508** for first reading was made by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes

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 Russo-Vogelsang – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 25, 2021

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

CLOSED/EXECUTIVE MINUTES:

None

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.

105-2021 Resolution Authorizing The Municipal Tax Collector To Prepare And Mail Estimated Tax Bills In Accordance With P.L. 1994, C. 72

WHEREAS, the Bergen County Board of Taxation has not certified the tax rate and the Municipal Tax Collector will be unable to mail the tax bills on a timely basis; and

WHEREAS, the Municipal Tax Collector in consultation with the Municipal Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies: and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Montvale in the County of Bergen and the State of New Jersey on this 10th day of June, 2021, as follows:

1. The Municipal Tax Collector is hereby authorized, if determined necessary, to prepare and issue estimated tax bills for the Borough of Montvale for the third installment of 2021 taxes. The Tax Collector shall proceed and take such actions as permitted and required by P.L. 1994 c. 72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire estimated tax levy for 2021 is hereby set at \$51,232,147.42
3. In accordance with law, the third installment of 2021 taxes shall not be subject to interest until the later of August 10, 2021 or the twenty-fifth calendar day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

106-2021 Special Item Of Revenue And Appropriation - Chapter 159 - 2021 Open Space Stewardship Project

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

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

WHEREAS, the Borough of Montvale has been awarded \$1,500.00 from the Association of New Jersey Environmental Commissions and wishes to amend its 2021 budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$1,500.00 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

Association of New Jersey Environmental Commissions:

2021 Open Space Stewardship Project, and

BE IT FURTHER RESOLVED that a like sum of \$1,500.00 be and hereby appropriated under the caption

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

Association of New Jersey Environmental Commissions:

2021 Open Space Stewardship Project

107-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Drunk Driving Enforcement Fund

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

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

WHEREAS, the Borough of Montvale has been awarded \$4,266.74 from the State of New Jersey – Division of Motor Vehicles and wishes to amend its 2021 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$4,266.74 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

State of New Jersey – Division of Motor Vehicles:
Drunk Driving Enforcement Fund, and

BE IT FURTHER RESOLVED that a like sum of \$4,266.74 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

State of New Jersey – Division of Motor Vehicles:
Drunk Driving Enforcement Fund

108-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Park Improvement Program Bocce Ball Courts

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

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

WHEREAS, the Borough of Montvale has been awarded \$45,000.00 from the County of Bergen and wishes to amend its 2021 budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$45,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

County of Bergen – Open Space Trust Fund:

Park Improvement Program – Bocce Ball Courts, and
BE IT FURTHER RESOLVED that a like sum of \$45,000.00 be and hereby appropriated under the caption of:

- General Appropriations
- (a) Operations Excluded from "CAPS"
- Public and Private Programs Off-Set by Revenues:
- County of Bergen – Open Space Trust Fund:
- Park Improvement Program – Bocce Ball Courts

109-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Park Improvement Program La Trenta Field

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

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

WHEREAS, the Borough of Montvale has been awarded \$96,309.00 from the County of Bergen and wishes to amend its 2021 budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$96,309.00 which is now available as a revenue from:

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

- Public and Private Revenues Off-Set with Appropriations:
- County of Bergen – Open Space Trust Fund:
- Park Improvement Program – La Trenta Field, and

BE IT FURTHER RESOLVED that a like sum of \$96,309.00 be and hereby appropriated under the caption of:

- General Appropriations
- (a) Operations Excluded from "CAPS"
- Public and Private Programs Off-Set by Revenues:
- County of Bergen – Open Space Trust Fund:
- Park Improvement Program – La Trenta Field

110-2021 Special Item Of Revenue And Appropriation - Chapter 159 - Donation: Police – Other Expenses

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

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

WHEREAS, the Borough of Montvale has been awarded \$7,500.00 from Wegmans Food Markets, Inc. and wishes to amend its 2021 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the

insertion of an item of revenue in the budget of the year 2021 in the sum of \$7,500.00 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

Donation: Police – Other Expenses, and

BE IT FURTHER RESOLVED that a like sum of \$7,500.00 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

Donation: Police – Other Expenses

111-2021 Authorize Change Order No. 1 / NJDOT FY 2018/ A.J.M Contractors, Inc.

WHEREAS, the Borough of Montvale awarded a contract via Resolution No. 222-2018 to A.J.M. Contractors, 300 Kuller Road, Clifton, NJ 07011 for the NJDOT FY 2018 Upper Saddle River Road milling and paving; and

WHEREAS, the original contract amount is \$172,237.00; and

WHEREAS, the Borough Engineer, in a letter dated December 2, 2020 which is attached to the original of this resolution monitored the project and recommends in detail Change Order #1 in the amount of (\$42,442.59); and

Contractor

Total Contract Amount	\$ 172,237.00
Change Order #1	(42,442.59)
Adjusted Total Contract Amount	\$ 129,794.41

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale authorize Change Order #1 in the amount of \$42,442.59 and final payment in the amount of \$1,314.70 is hereby approved; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Montvale that the above reference Change Order #1 is hereby approved.

112-2021 Amending Resolution No. 82-2021 To Establish Additional Recreational Fees for Year 2021/Pickleball Courts

WHEREAS, The Recreation Department hereby establishes the programs, times and fees for various programs; and

WHEREAS, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

TIME SCHEDULE FOR SKATING RINK:

Weekdays:

8:00AM - 2:00PM Pickleball
2:00PM - Dusk Roller/Street Hockey

Weekends:

8:00AM - 10:00AM Pickleball

10:00AM - 2:00PM Roller/Street Hockey
 2:00PM - 5:00PM Pickleball
 5:00PM - Dusk Roller/Street Hockey

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
Adult Soccer	10 weeks	\$15	\$20
Golf Instruction- TGA	6 weeks	\$105	\$125
Pickleball Clinic	3 weeks	\$50	\$65
Pickleball Clinic Drop In Fee	1 class	\$20	\$25
Pickleball Program	January-May	\$50	\$75
Summer Camp: Grades 1-5	4 weeks	\$348 per child \$1044 family max	\$408 per child \$1224 family max
Adventure Camp: Grades 6-7	4 weeks	\$450 per child	\$510 per child
Summer Camp Resident/Non-Resident	<p>\$30 Additional Fee after Registration Period. \$25 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale.</p>		
<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Extended Day Multisport Camp by TGA During Summer Camp Weeks Only	1 week (2:30-6:30pm)	\$220	\$250
Multisport Camp by TGA After Summer Camp Weeks Conclude and/or During School Breaks	1 week (Half Day)	\$245	\$255
	1 week (Full Day)	\$295	\$305
	1 week (Full Day + After Care)	\$375	\$395

TaeKwon-Do	8 weeks (@ 2 classes per week)	\$120	\$180
Tai Chi	8 weeks	\$80	\$100
Montvale Senior Club Tai Chi Discount:	8 weeks	\$40	\$40
Tennis Lessons	6 weeks	\$80	\$120
	5 weeks	\$65	\$100
Tennis Badges			
Adult (Ages 18-61)	March-December	\$30	\$60
Child (Ages 17 & Younger)	March-December	\$10	\$20
Family Max	March-December	\$50	\$100
Seniors (Ages 62 & Up)	March-December	Free	\$10
		\$10 Fee for Replacement Tennis Badge	
Basketball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Pickleball Badge	
Ultimate Frisbee by TGA	6 weeks	\$60	\$80
Volleyball- Adult	January-May	\$50	\$80
Volleyball- Girls	8 weeks	\$80	\$75
Yoga	8 weeks	\$80	\$100
Yoga Mini Session	4 weeks	\$40	\$100
Youth Theater	September-December	\$10	\$50

WHEREAS, Borough Owned Recreational Fields and Facilities shall be scheduled by the Borough of Montvale Field Coordinator; and

WHEREAS, Montvale Athletic League ("MAL"), Montvale Recreation and Pascack Hills High School shall have first priority field scheduling use and shall provide a schedule to the Field Coordinator no later than February 1 and June 1 for the respective Spring and Fall seasons.

WHEREAS, MAL, Recreation, Pascack Hills High School and churches are exempt from payment of fees relating to field use.

<u>Facilities</u>	<u>Fee</u>	<u>Resident Team/Corporation</u>	<u>Non-Resident Team/Corporation</u>
Ballfields: Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
Turf Fields: Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)
Basketball Courts: (Memorial)	Per Hour: Court #2 Only	\$25	\$50
Tennis Court Group Reservation (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Day	\$25	\$50
Corporation Event Field Reservation (1 scheduled day plus 2 rain dates)	Per Day	\$200	\$400

Field and Facility Permit Regulations

MAL endorsed programs in sports that are not offered by MAL, and which have Montvale residents participating, shall be charged the resident fee for field use.

Resident Corporation: Any company that owns or leases commercial within the borough.

Non-Resident Corporation: Any company that does not own or lease commercial space within the borough.

Residential Team: Any athletic team comprised of at least 75% of its roster with Montvale residents.

Non-Residential Team: Any team not having at least 75% of its roster filled with Montvale residents.

Time Slot: An uninterrupted 1 or 2 hour time period or any part thereof, that a field/facility is being used by an approved team.

Corporate Fees: Corporate fees paid to the borough for field use, whether Resident Corporation or Non-Resident Corporation, will entitle the user to 1 field reservation time slot and up to 2 additional time slots that are designated as "rain dates".

Season: Spring season will begin March 1 and end July 31. Fall season will begin August 1 and end December 31.

Field/Facility users who provide 7 days or more notice of changes in their scheduled use can receive a time credit if the scheduled hours are decreased. Any changes in field schedules without 7-day notice will not receive a time credit for unused field time. Time credits are only valid for the existing season and the following season.

Field/facility users applying for 50 or more field hours per season will be billed by their total sum of hours.

Payment is required prior to use on all fields or no field use will be granted.

Once field use requests are received in full by February 1st for Spring season and June 1st for Fall season, field use will be established with the following order of preference:

1. Montvale Athletic League, Recreation and Pascack Hills High School
2. Resident: Not-For-Profit Entity
3. Resident: For Profit Entity
4. Non-Resident: Not-For-Profit Entity
5. Non-Resident: For-Profit Entity

WHEREAS, it is the Borough of Montvale’s intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

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

113-2021 A Resolution Authorizing the Payment of a Deposit Towards the Purchase of Certain Real Property Known as 13 West Grand Avenue, Montvale, New Jersey

WHEREAS, N.J.S.A. 40A:12-5 authorizes municipalities to acquire real property by way of negotiated purchase; and

WHEREAS, in order to effect such a purchase, a municipality must adopt an ordinance authorizing same; and

WHEREAS, the Governing Body of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 13 West Grand Avenue, and identified as Block 1601, Lot 22 on the Official Tax Map of the Borough (the “Property”); and

WHEREAS, the Property and the building located thereon have historic value to the Borough, and the Property is located in a valuable location for facilitating future development in the Borough’s primary business district; and

WHEREAS, a valuation of the Property was completed in 2021, after which negotiations were conducted with the Owners of the Property; and

WHEREAS, the Borough subsequently issued a Letter of Intent to the Owners of the Property, which was accepted by the Seller and its attorney; and

WHEREAS, the funding for the purchase of the Property shall come from a Bond Ordinance to be adopted by the Borough, and the purchase shall be conditioned upon the Borough receiving funding from said Ordinance; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for the purposes set forth herein; and

WHEREAS, by separate instrument, the Borough shall adopt the necessary authorizing Ordinance for acquisition of the Property; and

WHEREAS, the Borough is desirous of authorizing the Borough Clerk to deposit with the Seller’s attorney the amount forty-one thousand two hundred fifty dollars (\$41,250), representing 5% of the Purchase Price, in accordance with the provisions of the Contract of Sale, which Deposit shall be fully refundable until the expiration of the Investigation Period.

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is hereby authorized to pay a deposit for the acquisition of the Property in the amount of \$41,250 to the attorney trust account of the Seller's attorney, Lilia A. Munoz, Esq.

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

BILLS: Municipal Clerk read the Bill Report.

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

REPORT OF REVENUE: Municipal Clerk read the Report of Revenue - May

COMMITTEE REPORTS:

Council President Lane

Fire Dept

22 fire calls; 2 drills; 5 extra credits and 1 meeting; total for this year 101 fires, 10 drills, 18 extra credits and 5 meetings. Would like to see more volunteers.

Councilmember Lane mentioned an action taken by Woodcliff Lake in regards to a school study. We did not budget for this study and recommended not moving forward with this.

Councilmember Arendacs

Engineering

Construction will begin in a few weeks on the bocce ball courts; would like to commend the borough engineer on a job well done regarding the drainage issue at LaTrenta field

Councilmember Koelling

Police

Monthly report included in original minutes;

Board of Health

Currently we have no cases of COVID in Montvale; Flu clinic is scheduled for Oct 2nd; Rabies clinic is scheduled for Nov 6 at the DPW; camp counsellors will need CPR training.

Happy Pride month

Councilmember Russo-Vogelsang

Construction

81 permits; 74 Miscellaneous permits; 21 property maintenance violations; construction on the major sites continue to move along despite material issues.

Local BOE

Message from the Superintendent, excited about the year-end activities including the 4th grade picnic, the 4th grade clap-out and the 8th grade graduation; Best wishes for a great summer to the Mayor, Council and all the residents of Montvale.

Councilmember Roche
Chamber of Commerce

Street Fair is scheduled for October 17;

Regional BOE

Thanked Dr. Gundersen for his years of service he will be leaving at the end of this month; Daniel Fishbein will be the temporary Superintendent

Special Events/Recreation

Pickle Ball badges will be ordered asap and issued before July 1st. Park monitor has been hired.

Summer Camp

Still have some openings for 7th graders

MAYOR

Happy to see people without masks; restaurants are full; spoke with about 15 companies in town and their employees are slowly coming back to the office; received word from the Governor's office that 63% of Montvale are vaccinated and about 70% have at least the first dose. Hoping in the next few weeks the numbers will be at 70%; Park Ridge Pharmacy will come to your house if you are homebound; Working on the water tower issue with Suez, the borough engineer and Fire Chief; Chief Gibbons mentioned of the ongoing issues with water pressure on the west side of town; Suez wants to install an additional tank and change the existing one. Would like to invite the residents to a town hall meeting that are in the area of the water tank. Mayor Ghassali mentioned the Pride Event on Sunday, June 13 from 5-7pm

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

Construction of the bocce ball courts will begin in the next few weeks; Would like authorization to apply for NJDOT grant application for Summit Ave; a motion to authorize, the borough engineer to apply for the NJDOT grant by Councilmember Lane; seconded by Councilmember Arendacs – all ayes. In regards to the signal on West Grand Ave, the county is aware of the long wait time and stated to have patience, it will be adjusted; Speed bump on Mercedes will be fixed in the coming weeks;

Magnolia Bridge Update

The county should receive bids in the next few weeks; it is a long process, probably would not start until Spring 2022; the project will take approximately 18 months to complete once it gets started; Once the road is closed the light on Woodland will be placed.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Municipal Parking Lot Railroad Avenue Parking Permits/Determine To Reinstate Permit Fees

The clerk mentioned that due to COVID, councilmembers waived the fees last year; asking council if it can be re-instated; Councilmember Lane made a motion to re-instate the permit fees; seconded by Councilmember Roche – all ayes

COMMUNICATION CORRESPONDENCE:

Received a letter from Memorial Sloan in support of the water towers;

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 Roche - all ayes

Lillian Crowley

Wanted to address the article in the Bergen Record on June 9 about Montvale Basketball Courts, she was not happy with the article.

Brian Rosenblum

In referencing the noise ordinance that was recently passed, currently, this meeting has violated indoor decibel readings; the borough attorney stated it doesn't apply to human voices; did you consult an audio engineer? Mayor Ghassali ask Mr. Rosenblum to email his concerns to the borough attorney and himself.

Carolee Adams

Mentioned that the Borough of Montvale was awarded \$18,119.32 from the State grants for reducing litter; Reminder, Monday, June 14 is Flag day, can you put it on the digital board; Would like to honor all the Veterans in town with their pictures to be placed on a banner; Mayor Ghassali stated that he will be forming a committee for Veteran Affairs.

Jarret Schumacher

Suggested that you can bring your old flags to River Vale, check their website; wanted to know how will the borough pay for the Park monitor, from revenue?? Mayor Ghassali stated not from revenue of the sale of badges; Councilmember Lane added that the Park Monitor was hired to monitor all fields in addition to the basketball courts.

Edward, From Sativa Cross.org, Advocate for disabled rights and cannabis rights

Asked if the council will continue with zoom meetings; in the past year many disabled people were able to participate in online classes, online churches, online council meetings, etc. Now a lot of towns are doing away with online access. It is important for towns to continue with online access for people that cannot physically attend.

John Rotante

There is a large group with over 300 members that play pickleball throughout Bergen County; the app shows Montvale is scheduled everyday; it does not leave room for Montvale residents to play; will residents have to schedule court time; regarding the bocce courts is there any thought about putting up some kind of shelter to cover the courts because there is no shade there.

Carolee Adams

Mentioned Father's day on June 20

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Motion to adjourn Public Meeting by Councilmember Lane; seconded by Councilmember Roche
- all ayes
Meeting was adjourned at 9:36pm

Next Meeting of the Mayor & Council will be on June 29, 2021 at 7:30pm in person only.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 114-2021**

RE: Special Item Of Revenue And Appropriation - Chapter 159

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

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

WHEREAS, the Borough of Montvale has been awarded \$18,119.32 from the State of New Jersey - Solid Waste Administration and wishes to amend its 2021 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$18,119.32 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

State of New Jersey - Solid Waste Administration:

Clean Communities Program, and

BE IT FURTHER RESOLVED that a like sum of \$18,119.32 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

State of New Jersey - Solid Waste Administration:

Clean Communities Program

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 115-2021**

Re: Special Item Of Revenue And Appropriation - Chapter 159

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

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

WHEREAS, the Borough of Montvale has been awarded \$15,584.07 from the State of New Jersey - Solid Waste Administration and wishes to amend its 2021 budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$15,584.07 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

State of New Jersey - Solid Waste Administration:

Recycling Tonnage Grant, and

BE IT FURTHER RESOLVED that a like sum of \$15,584.07 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

State of New Jersey - Solid Waste Administration:

Recycling Tonnage Grant

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 116-2021**

RE: Authorize Hiring / Part Time on Call / Crossing Guard / Thomas Ritger

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

WHEREAS, Thomas Ritger 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 June 15, 2021.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 117-2021**

RE: RESOLUTION PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES OF GENERAL IMPROVEMENT BONDS, SERIES 2021 OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY INTO A SINGLE ISSUE OF BONDS AGGREGATING \$6,465,000 IN PRINCIPAL AMOUNT.

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY AS FOLLOWS:

Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") authorized pursuant to the bond ordinances of the Borough heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of General Improvement Bonds, Series 2021, in the principal amount of \$6,465,000 (the "Bonds").

The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

Bond Ordinance Number	Principal Amount of Bonds	Description of Improvement and Date of Adoption of Bond Ordinance	Useful Life
#2019-1470	\$2,348,435	Various capital improvements, finally adopted May 28, 2019.	11.46 years
#2020-1482	\$1,954,665	Various capital improvements, finally adopted May 12, 2020.	9.56 years
#2020-1497	\$2,161,900	Various capital improvements, finally adopted April 13, 2021.	21.49 years
TOTAL	\$6,465,000		14.23 years

The following matters are hereby determined with respect to the combined issue of Bonds:

The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average period of usefulness therein determined, is not less than 14.23 years.

The Bonds of the combined issue shall be designated "General Improvement Bonds, Series 2021" and shall mature within the average period of usefulness herein determined.

The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and the issuance of bonds authorized by a single bond ordinance and accordingly may be sold with other issues of bonds.

The following additional matters are hereby determined, declared, recited and stated:

None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

This resolution shall take effect immediately.

The foregoing resolution was adopted by the following vote:

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 118-2021**

**RE RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF
\$6,465,000 GENERAL IMPROVEMENT BONDS, SERIES 2021 OF THE
BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY,
AND PROVIDING FOR THEIR SALE.**

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE,
IN THE COUNTY OF BERGEN, NEW JERSEY, AS FOLLOWS:

Section 1. (a) The \$6,465,000 General Improvement Bonds, Series 2021 of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), referred to and described in a resolution of the Borough duly adopted on June 29, 2021, and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2021 of the Borough of Montvale, in the County of Bergen, New Jersey, Into a Single Issue of Bonds Aggregating \$6,465,000 in Principal Amount" and in the bond ordinances referred to therein, each in all respects duly approved and published as required by law, shall be issued as "General Improvement Bonds, Series 2021" (the "Bonds").

(b) The Bonds shall mature in the principal amounts on August 15 as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2022	\$375,000	2027	\$700,000
2023	550,000	2028	730,000
2024	575,000	2029	750,000
2025	620,000	2030	750,000
2026	665,000	2031	750,000

(c) The actual principal amounts may be adjusted by the Borough, at its option, in accordance with N.J.S.A. 40A:2-26(g). Any such adjustment shall not exceed 10% of the principal for any maturity with the aggregate adjustment to maturity not to exceed 10% of the principal for the overall issue.

(d) At the discretion of the Borough's Chief Financial Officer, to the extent an original issue premium is received as part of the bid, it may be applied to any purpose permitted under

the Internal Revenue Code of 1986, as amended (the "Code"), including the costs of other capital projects previously authorized.

(e) The Bonds shall not be subject to redemption prior to their stated maturities.

(f) The Bonds shall be ten in number, with one certificate being issued for each year of maturity, and shall be numbered GIB-1 to GIB-10, inclusive.

(g) The Bonds shall be dated their date of issuance and shall bear interest payable semiannually on the fifteenth day of February and August in each year until maturity, commencing on February 15, 2022, at a rate or rates per annum, expressed in a multiple of 1/8 or 1/20 of 1%, proposed by the successful bidder in accordance with the Full Notice of Sale.

(h) The Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under the official seal (or facsimile thereof) affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Borough Clerk.

Section 2. (a) The Bonds will be issued in fully registered form. One certificate shall be issued for the aggregate principal amount of the Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, which will act as securities depository (the "Securities Depository"). The certificates will be on deposit with the Securities Depository. The Securities Depository will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records recording the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases may be made in the principal amount of \$5,000 or any integral multiple in excess thereof (or any integral multiple thereof, where applicable) through book-entries made on the books and records of the Securities Depository and its participants.

(b) The principal of and interest on the Bonds will be paid to the Securities Depository by the Borough on the respective maturity dates and due dates and will be credited on the respective maturity dates and due dates to the participants of the Securities Depository as listed on the records of the Securities Depository as of each next preceding February 1 and August 1 (the "Record Dates" for the Bonds).

Section 3. The Bonds shall be substantially in the following form with such additions, deletions and omissions as may be necessary for the Borough to market the Bonds, including in accordance with the requirements of the Securities Depository:

[Form of Bond begins on next page]

REGISTERED
NUMBER GIB- __

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF NEW JERSEY
COUNTY OF BERGEN

BOROUGH OF MONTVALE

GENERAL IMPROVEMENT BOND, SERIES 2021

REGISTERED OWNER:

PRINCIPAL AMOUNT:

DATED DATE:

MATURITY DATE:

RATE OF INTEREST PER ANNUM:

INTEREST PAYMENT DATES:

INITIAL INTEREST PAYMENT DATE:

RECORD DATES:

CUSIP NUMBER:

BOROUGH OF MONTVALE, a public body corporate and politic of the State of New Jersey (the "Borough"), hereby acknowledges itself indebted and for value received promises to pay to the REGISTERED OWNER, or registered assigns, on the MATURITY DATE, upon presentation and surrender of this bond, the PRINCIPAL AMOUNT, and to pay interest on such sum from the DATED DATE until it matures at the RATE OF INTEREST PER ANNUM specified above semiannually on the INTEREST PAYMENT DATES in each year until maturity, commencing on the INITIAL INTEREST PAYMENT DATE. Principal of and interest due on this bond will be paid to the REGISTERED OWNER by the Borough or its designated paying agent and will be credited to the participants of The Depository Trust Company as listed on the records of The Depository Trust Company as of the RECORD DATES next preceding the respective INTEREST PAYMENT DATES. The principal of and interest on this bond are payable in lawful money of the United States of America.

This bond is not transferable as to principal or interest except to an authorized nominee of The Depository Trust Company. The Depository Trust Company shall be responsible for maintaining the book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants are responsible for maintaining records regarding the beneficial ownership interests in the bonds on behalf of individual purchasers.

The bonds of this issue are not subject to redemption prior to their stated maturities.

So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the Borough shall send redemption notices only to Cede & Co.

This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey, a resolution of the Borough duly adopted on June 29, 2021, and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2021 of the Borough of Montvale, in the County of Bergen, New Jersey, Into a Single Issue of Bonds Aggregating \$6,465,000 in Principal Amount" and the bond ordinances referred to therein, each in all respects duly approved and published as required by law.

The full faith and credit of the Borough are hereby irrevocably pledged for the punctual payment of the principal of and interest on this bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this bond exist, have happened and have been performed, and that the issue of bonds of which this is one, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by such Constitution or statutes.

IN WITNESS WHEREOF, the BOROUGH OF MONTVALE has caused this bond to be executed in its name by the manual or facsimile signatures of its Mayor and its Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this bond and the seal to be attested by the manual signature of its Borough Clerk, and this bond to be dated the DATED DATE as specified above.

BOROUGH OF MONTVALE

[SEAL]

By: [executed upon issuance]
Mayor

ATTEST:

By: [executed upon issuance]
Clerk

By: [executed upon issuance]
Chief Financial Officer

[End of Form of Bond]\

Section 4. (a) The Bonds shall be sold on July 28, 2021, or such other date as may be determined by the Chief Financial Officer, via the "PARITY Electronic Bid System" ("PARITY") upon the terms and conditions set forth and described in the Full Notice of Sale. The Full Notice of Sale shall be posted on MuniHub.

(b) Pursuant to N.J.S.A. 40A:2-34, the Borough hereby designates the Chief Financial Officer to sell and award the Bonds in accordance with the Full Notice of Sale with such changes as to date or the terms as deemed advisable or necessary by Phoenix Advisors, LLC, the Borough's Municipal Advisor, and McManimon, Scotland & Baumann, LLC, the Borough's Bond Counsel, to access effectively the market for the sale of the Bonds, and such Chief Financial Officer shall report in writing the results of the sale to this Borough Council as required by law. The Chief Financial Officer is hereby authorized and directed, consistent with the terms of the Full Notice of Sale, to retain the good faith deposit of the successful bidder and to return immediately such good faith deposits, whether by wire or check, to the unsuccessful bidders.

Section 5. The Full Notice of Sale shall be substantially in the form attached hereto as Exhibit A with such additions, deletions and omissions as may be necessary for the Borough to market the Bonds, including in accordance with the requirements of the Securities Depository and PARITY. The Short Notice of Sale shall be substantially in the form attached hereto as Exhibit B with such additions, deletions and omissions as may be necessary for the Borough to market the Bonds, including in accordance with the requirements of the Securities Depository and PARITY. The Summary Notice of Sale shall be substantially in the form attached hereto as Exhibit C with such additions, deletions and omissions as may be necessary for the Borough to market the Bonds, including in accordance with the requirements of the Securities Depository and PARITY. The Borough Clerk is hereby directed to arrange for the publication of the Short Notice of Sale authorized in Exhibit B in the form provided herein in The Record or such other authorized newspaper of the Borough and any actions taken by the Clerk prior to the date of adoption of this resolution in connection with the publication of the Short Notice of Sale are hereby ratified, confirmed and approved. McManimon, Scotland & Baumann, LLC is hereby directed to arrange for the publication of the Summary Notice of Sale authorized in Exhibit C in the form provided herein in The Bond Buyer, a financial newspaper published and circulating in the City of New York, New York, such publication to be not less than seven days prior to the date of sale.

Section 6. The Bonds shall have printed thereon a copy of the written opinion with respect to the Bonds that is to be rendered by the law firm of McManimon, Scotland & Baumann, LLC, complete except for omission of its date.

Section 7. The law firm of McManimon, Scotland & Baumann, LLC is hereby authorized to arrange for the printing of the Bonds and the Official Statement to be prepared by McManimon, Scotland & Baumann, LLC and Borough officials. The Mayor and the Chief Financial Officer are hereby authorized to execute any certificates necessary in connection with the distribution of the Official Statement. Such Official Statement may be distributed in preliminary form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission on behalf of the Borough by the Mayor or by the Chief Financial Officer. Final Official Statements shall be delivered to the purchaser of the Bonds within the earlier of seven business days following the sale of the Bonds or to accompany the purchaser's confirmations that request payment for the Bonds.

Section 8. The Borough hereby covenants that it will comply with any conditions subsequently imposed by the Code, in order to preserve the exemption from taxation of interest on the Bonds, including the requirement to rebate all net investment earnings on the gross proceeds above the yield on the Bonds, if necessary.

Section 9. (a) The Chief Financial Officer is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with the Securities Depository as may be necessary in order to provide that the Bonds will be eligible for deposit with the Securities Depository and to satisfy any obligation undertaken in connection therewith.

(b) In the event that the Securities Depository may determine to discontinue providing its service with respect to the Bonds or is removed by the Borough and if no successor securities depository is appointed, the Bonds that were previously issued in book-entry form shall be converted to registered Bonds in denominations of \$5,000 or any integral multiple in excess

thereof (or any integral multiple thereof, where applicable). The beneficial owner under the book-entry system, upon registration of the Bonds held in the beneficial owner's name, will become the registered owner of the registered Bonds. The Borough shall be obligated to provide for the execution and delivery of the registered Bonds in certificated form.

Section 10. Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Bonds are not exempt from the Rule and provided that the Bonds are not exempt from the following requirements in accordance with paragraph (d) of the Rule, for so long as the Bonds remain outstanding (unless the Bonds have been wholly defeased), the Borough shall provide for the benefit of the holders of the Bonds and the beneficial owners thereof:

(a) On or prior to September 30 of each year, beginning September 30, 2022, electronically to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system or such other repository designated by the Securities and Exchange Commission to be an authorized repository for filing secondary market disclosure information, if any, annual financial information with respect to the Borough consisting of the audited financial statements (or unaudited financial statements if audited financial statements are not then available, which audited financial statements will be delivered when and if available) of the Borough and certain financial information and operating data consisting of (i) the Borough indebtedness, (ii) property valuation information and (iii) tax rate, levy and collection data. The audited financial information will be prepared in accordance with generally accepted accounting principles as modified by governmental accounting standards as may be required by New Jersey law.

(b) If any of the following events occur regarding the Bonds, a timely notice not in excess of ten business days after the occurrence of such event sent to EMMA:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;

- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to the rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the Borough;
- (13) The consummation of a merger, consolidation or acquisition involving the Borough or the sale of all or substantially all of the assets of the Borough, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation of the Borough, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation, any of which affect holders of the Bonds, if material; and
- (16) Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the Borough, if any such event reflects financial difficulties.

The term "Financial Obligation" as used in subparagraphs (b)(15) and (b)(16) above means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation or (iii) guarantee of (i) or (ii); *provided, however*, that the term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

(c) Notice of failure of the Borough to provide required annual financial information on or before the date specified in this resolution shall be sent in a timely manner to EMMA.

(d) If all or any part of the Rule ceases to be in effect for any reason, then the information required to be provided under this resolution, insofar as the provisions of the Rule no longer in effect required the provision of such information, shall no longer be required to be provided.

(e) The Chief Financial Officer shall determine, in consultation with Bond Counsel, the application of the Rule or the exemption from the Rule for each issue of obligations of the Borough prior to their offering. Such Chief Financial Officer is hereby authorized to enter into additional written contracts or undertakings to implement the Rule and is further authorized to amend such contracts or undertakings or the undertakings set forth in this resolution, provided such amendment is, in the opinion of nationally recognized bond counsel, in compliance with the Rule.

(f) In the event that the Borough fails to comply with the Rule requirements or the written contracts or undertakings specified in this resolution, the Borough shall not be liable for monetary damages. The sole remedy is hereby specifically limited to specific performance of the Rule requirements or the written contracts or undertakings therefor.

Section 11. This resolution shall take effect immediately.

The foregoing resolution was adopted by the following vote:

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 119-2021**

**RE: ANNUAL APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO
BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE
FY 2021 - 2022 Covering Period July 1, 2021 through June 30, 2022**

WHEREAS, the Municipality of Borough of Montvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2021-2022 term starting July 1, 2021 and ending on June 30, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Maureen Iarossi-Alwan as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his/her representative and Douglas Arendacs as his/her alternate to serve on the Community Development Regional Committee for FY 2021-2022; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us as soon as possible and no later than Friday, July 30, 2021.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 120-2021**

RE: Renewal Liquor License Establishments 2021/2022/License Term Effective July 1, 2021 – June 30, 2022

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that renewal Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses and Club License be granted to the following, said Licenses to be effective July 1, 2021 and to terminate June 30, 2022.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificates for each establishment for this renewal period.

0236-33-004-009 ERA Hospitality, LLC (This Plenary Retail Consumption License is currently approved to be a "Pocket License")

0236-33-005-008 The Waterfall, Inc., t/a Hearth & Tap for the premises at 125 Kinderkamack Road, Montvale, New Jersey.

0236-33-006-003 Montvale Recreation, Inc., t/a Montvale Recreation Inc. for premises at 14 West Grand Avenue, Montvale, New Jersey.

0236-33-007-004 TPC, Inc., t/a Davey's Locker, for premises at 5 Park Street, Montvale, New Jersey.

0236-31-009-001 Montvale Engine Co. #1, Inc., t/a Montvale Fire Department, for premises at 35 West Grand Avenue, Montvale, New Jersey.

0236-44-001-006 Mo & Sy Corp. t/a Montvale Wine & Spirits, Inc. for premises at 18 South Kinderkamack Road, Montvale, New Jersey

0236-44-002-011 BPO Wine Corporation, t/a Wegmans, 100 Farm View, Montvale, New Jersey

0236-36-012-003 South City Prime Montvale, LLC t/a Fire & Oak for premises at 100 Chestnut Ridge Road, Montvale, New Jersey

BE IT RESOLVED, that the Municipal Clerk be and is hereby directed to issue said licenses

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 121-2021**

RE: Award Professional Service Contract /Construction Administration Services/Colliers Engineering & Design

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services for construction administration services for the Memorial Drive Synthetic Turf Bocce Ball Courts/Bergen County Open Space Fund 2019 Municipal Park Improvement; 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, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated June 9, 2021 to provide the engineering administrative services which are detailed and 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 engineering administrative services is attached to this resolution which is made part of this resolution shall be awarded to Colliers Engineering & Design
- 2) That the following be provided: Construction Administrative Services
 - 1) Construction/Observation Administration \$9,000.00
- 3) The cost not to exceed shall be \$9,000.00. 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.

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.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

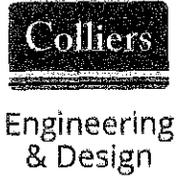
ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road
Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772



June 9, 2021

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

Re: Proposal for Construction Administration Services
Bergen County Open Space Fund 2019
Municipal Program Park Improvement Application
Memorial Drive Synthetic Turf Bocce Ball Courts
Colliers Engineering & Design Project No. MVB-003

Dear Ms. Iarossi-Alwan,

Colliers Engineering & Design (CED) is pleased to submit this proposal for Construction Management Services associated with the installation of two (2) Synthetic Turf Bocce Ball Courts off of Memorial Drive.

Scope of Services

Task 1.0 Construction Administration Services

The Contract for this work in the amount of \$94,037.35 was awarded by the Mayor & Council on May 25, 2021 to Grade Construction, 110 Pennsylvania Avenue, Paterson, New Jersey (Resolution 102-2021). As noted below, we are scheduling this construction project to avoid conflict with summer camp operations which we understand will run from June 28 to July 23, 2021.

CED will provide Construction Management Services for the installation of the two (2) Bocce Ball Courts. CED will monitor the Contractor's performance and enforce compliance with the court design specifications, the Manufacturer's installation specifications for the synthetic turf, as well as the project schedule.

CED will provide the Borough with part-time, on-site observation services for the project. CED will coordinate a preconstruction meeting for the project and maintain observation reports. CED will review and prepare Contractor payment recommendations, as well as change orders (as necessary). If the Contractor supplies unacceptable work or material, CED will take an immediate course of corrective action on behalf of the Borough.

Maser Consulting is now Colliers Engineering & Design

Accelerating success.



Engineering
& Design

CED will review all submittals for the project provided by the Manufacturer and the Contractor. Prior to completion, CED will provide the Borough with a final punch list as created by the Inspector. The punch list will detail any open items along with the anticipated completion deadlines. Upon completion of the punch list items, a final site observation will be scheduled with the Contractor to close out the project. CED will prepare the paperwork for project close out and final payment to the Contractor.

Task 1.0 Construction Administration Services	\$9,000.00
TOTAL FEE NOT TO EXCEED	\$9,000.00

The above-referenced fee for Construction Management Services will be billed on an hourly basis in accordance with the hourly rates set with the Borough, and in accordance with Colliers Engineering & Design, Borough Engineering contract.

The following is the estimated schedule for this project:

Construction Services (anticipated) July 26 – August 31, 2021

If you find this proposal acceptable, please forward a copy of the Resolution of Approval for this proposal to this office. This will constitute approval of the proposed work.

Should you have any questions regarding this proposal, please feel free to contact me.

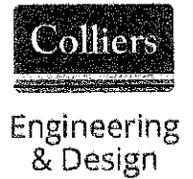
Sincerely,

Colliers Engineering & Design

Andrew Hipolit, PE, PP, CME, CFM, CPWM
Borough Engineer - Discipline Leader

cc: Mayor and Council (via Clerk)
Christine Kalafut, Borough Treasurer (ckalafut@montvaleboro.org)
Chris Dour, Project Manager (chris.dour@colliersengineering.com)

400 Valley Road
Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772



June 9, 2021

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

Re: Proposal for Construction Administration Services
Bergen County Open Space Fund 2019
Municipal Program Park Improvement Application
Memorial Drive Synthetic Turf Bocce Ball Courts
Colliers Engineering & Design Project No. MVB-003

Dear Ms. Iarossi-Alwan,

Colliers Engineering & Design (CED) is pleased to submit this proposal for Construction Management Services associated with the installation of two (2) Synthetic Turf Bocce Ball Courts off of Memorial Drive.

Scope of Services

Task 1.0 Construction Administration Services

The Contract for this work in the amount of \$94,037.35 was awarded by the Mayor & Council on May 25, 2021 to Grade Construction, 110 Pennsylvania Avenue, Paterson, New Jersey (Resolution 102-2021). As noted below, we are scheduling this construction project to avoid conflict with summer camp operations which we understand will run from June 28 to July 23, 2021.

CED will provide Construction Management Services for the installation of the two (2) Bocce Ball Courts. CED will monitor the Contractor's performance and enforce compliance with the court design specifications, the Manufacturer's installation specifications for the synthetic turf, as well as the project schedule.

CED will provide the Borough with part-time, on-site observation services for the project. CED will coordinate a preconstruction meeting for the project and maintain observation reports. CED will review and prepare Contractor payment recommendations, as well as change orders (as necessary). If the Contractor supplies unacceptable work or material, CED will take an immediate course of corrective action on behalf of the Borough.

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Engineering
& Design

CED will review all submittals for the project provided by the Manufacturer and the Contractor. Prior to completion, CED will provide the Borough with a final punch list as created by the Inspector. The punch list will detail any open items along with the anticipated completion deadlines. Upon completion of the punch list items, a final site observation will be scheduled with the Contractor to close out the project. CED will prepare the paperwork for project close out and final payment to the Contractor.

Task 1.0 Construction Administration Services	\$9,000.00
TOTAL FEE NOT TO EXCEED	\$9,000.00

The above-referenced fee for Construction Management Services will be billed on an hourly basis in accordance with the hourly rates set with the Borough, and in accordance with Colliers Engineering & Design, Borough Engineering contract.

The following is the estimated schedule for this project:

Construction Services (anticipated) July 26 – August 31, 2021

If you find this proposal acceptable, please forward a copy of the Resolution of Approval for this proposal to this office. This will constitute approval of the proposed work.

Should you have any questions regarding this proposal, please feel free to contact me.

Sincerely,

Colliers Engineering & Design

Andrew Hipolit, PE, PP, CME, CFM, CPWM
Borough Engineer - Discipline Leader

cc: Mayor and Council (via Clerk)
Christine Kalafut, Borough Treasurer (ckalafut@montvaleboro.org)
Chris Dour, Project Manager (chris.dour@colliersengineering.com)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 122-2021**

RE: A RESOLUTION ADOPTING AN AMENDED "SCHEDULE A" PURSUANT TO BOROUGH CODE SECTION 350-9 AND THE MUNICIPAL LAND USE LAW

Whereas, municipalities may, by resolution, adopt a schedule of fees required to be paid by applicants seeking development approvals pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.; and

Whereas, the Borough of Montvale did previously approve such fees as Schedule A pursuant to Borough Code §350-9; and

Whereas, the Borough of Montvale is desirous of amending Schedule A and revising the fees applicable for development applications in the Borough of Montvale.

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Montvale that Borough Code §350-9, Schedule A, is hereby replaced with a new Schedule A, a copy of which is attached hereto and expressly made a part hereof.

Be It Further Resolved that a copy of Schedule A shall be kept on file with the Borough of Montvale Planning Board Secretary and available upon request. A copy of Schedule A shall further be posted on the municipal website.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

June 29, 2021

ATTEST:

APPROVED:

Maureen Tarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 123-2021**

RE: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Summit Avenue Roadway Project.

NOW, THEREFORE, BE IT RESOLVED that Council of Montvale formally approves the grant application for the above-stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2022- Summit Avenue Roadway Project- 00560 to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Montvale, that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: June 29, 2021

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

Certified as a true copy of the Resolution adopted by the Council
On this 29th day of June, 2021

Municipal Clerk



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700
Ex: 201-391-9317

Planning Board Memo

June 16, 2021

To: Mayor Ghassali and Council

CC: Maureen Larossi-Alwan, Administrator

From: R. Lorraine Hutter, Land Use Administrator

RE: Land Use Application and Escrow Fee Schedule 2021

Attached is a revised Fee Schedule that the Planning Board approved last evening. We would like this fee schedule adopted by the Mayor and Council. We are lowering some of the fees for Variances for homeowners and increasing the escrow needed for professionals to review plans. The fees highlighted in yellow are the new numbers to be adopted. Our last fee schedule was adopted in 2014. Please let me know if you have any questions. Thank you.

vrh

Enc.

LAND USE APPLICATION & ESCROW FEE SCHEDULE 2021

6/15/2021 revised

Form	Subdivision			Site Plan			Use Permit	Major Soil Movement	ZBA not involving a variance	ZBA Residential w/One Variance	ZBA Class D Use Variance	Site Plan Review Committee Informal Review
	Minor	Major		Minor	Major		All Zones	All Zones			All Zones	
	1	Prelim 2	Final 3	4	Prelim 5	Final 6	7	8	9	10	11	12
Application Fee-Footnote 1 & 2	\$1,000	\$1,500	\$1,000	\$800	\$1,100	\$800	\$225	\$375	\$150	\$150	\$800	\$100
Plus Additional Fee	\$300 per lot	\$300 per lot	\$300 per lot	.02 per sq. ft. of total site*NOT TO EXCEED \$2000	.04 per sq.ft. of total site*NOT TO EXCEED \$2000	.02 per sq.ft. of total site*NOT TO EXCEED \$1000	.	.10 per cubic yard		\$150 per additional variance	See Footnote # 3	
Escrow Deposit	\$2000 per lot	\$2000 per lot	\$2000 per lot	.03 per sq.ft. of total site	\$3000 Escrow Dep. For the first 40,000 sq. ft. of land or part thereof included within the site development.** \$150 per 1,000 sq. ft. of land or part thereof in excess of 1 acre. **\$60 per 100 sq. ft. of the first 30,000 sq. ft. of bldg. floor area or part thereof included within the site development plan. ** \$30 per 100 sq. ft. for each sq. ft. of building floor area in excess of 30,000 sq. ft.	\$3000 Escrow Dep. For the first 40,000 sq. ft. of land or part thereof included within the site development.** \$150 per 1,000 sq. ft. of land or part thereof in excess of 1 acre **\$60 per 100 sq. ft. of the first 30,000 sq. ft. of bldg. floor area or part thereof included within the site development plan. ** \$30 per 100 sq. ft. for each sq. ft. of building floor area in excess of 30,000 sq. ft.		\$2,200	\$1,000	\$1,600	\$8,000	\$500
Plus Additional Escrow	\$1500 per new variance	\$1000 per new variance	\$1000 per new variance	\$1000 per new variance	\$2000 per new variance	\$1000 per new variance					See Footnote #3	
Signing of Plat, Mylar or Deed	\$100 per lot		\$100 per lot	.01 per sq.ft. of total site		.01 per sq.ft. of total site					See Footnote #3	
Environmental Impact Statement Submission Fee		\$250			\$250						See Footnote #3	
Property Owners List		The greater of \$10 per Block or .25 per name			The greater of \$10 per Block or .25 per name					The greater of \$10 per Block or .25 per name	The greater of \$10 per Block or .25 per name	
Taxmap Changes-Footnote 5	\$250 per new lot		\$250 per new lot			.01 per sq. ft. of total site					See Footnote #3	

Footnote 1 For combined Preliminary and Final Major Site Plan Approval, applicant must submit total fees and escrows posted above in columns # 5 & # 6

Footnote 2 For combined Preliminary and Final Major Subdivision Approval, applicant must submit total fees and escrows posted above in columns # 2 & # 3

Footnote 3 For combined Class D variance application and Subdivision or Site Plan applications, the fees in all applicable columns will apply.

Footnote 4 All informal review fees will be credited to the application fee when a formal application is submitted.

Footnote 5 The fee for tax map changes for an approved final site plan shall apply only to condo and townhouses

Footnote 6 The fees for application and escrows are to be determined by applicants attorney, engineer or architect. A written break down is subject to confirmation by the Borough Land use Administrator and Borough Engineer.

* \$1000 escrow payable after approval when board requires memorialization of a resolution.

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	\$217,421.33	Bill List Wire 6/29/2021
	<u>334,539.38</u>	Wires/Manual Checks
Current TOTAL	551,960.71	
Escrow	18,814.50	Bill List Wire 6/29/2021
Housing Trust	1,120.50	Bill List Wire 6/29/2021
General Trust	1,884.93	Bill List Wire 6/29/2021
Recreation Trust	1,220.00	Bill List Wire 6/29/2021
Dog Trust	21.00	Bill List Wire 6/29/2021

This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 6/29/21

Introduced by: _____

Approved: 6/29/21

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
June 29, 2021

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		6/11/21	Payroll Account-Current	184,394.11
WIRE		6/11/21	Salary Deduction Account	108,865.27
WIRE		6/11/21	FSA Account	30.00
19423	21-00768-01	6/16/21	Boggia, Boggia, Betesh & Voytus	41,250.00
Total				<u>334,539.38</u>

P.O. Type: All
Range: First to Last
Format: Condensed

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	Status	Amount	Void Amount	Contract	PO Type
00055	FOLEY, ALISHA	21-00728	06/03/21	REIMB CLOTHING ALLOWANCE	Open	303.75	0.00		
00064	MUNNOS ITALIAN DELI	21-00749	06/08/21	LUNCH FOR POLL WORKERS	Open	321.90	0.00		
		21-00795	06/21/21	LUNCH FOR SENIOR CLUB LADIES	Open	161.80	0.00		
						483.70			
00071	SUEZ WATER NEW JERSEY	21-00743	06/07/21	10003825412222 SUEZ -JUNE 2021	Open	15,402.88	0.00		
00095	HANRAHAN, ROBERT	21-00701	05/26/21	WEBEX - ENVIRONMENTAL COMM.	Open	47.82	0.00		
00097	CABLEVISION	21-00694	05/24/21	07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
		21-00730	06/03/21	07873-240495-01-5 CABLEVISION	Open	101.23	0.00		
		21-00731	06/03/21	07873-218840-01-0 CABLEVISION	Open	13.22	0.00		
		21-00757	06/10/21	07873-109890-01-7 CABLEVISION	Open	146.13	0.00		
		21-00771	06/15/21	07873-204461-01-0 CABLEVISION	Open	135.45	0.00		
		21-00781	06/15/21	07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
						785.95			
00108	MONTVALE HARDWARE & SUPPLY	21-00655	05/18/21	PD HARDWARE SUPPLIES	Open	19.25	0.00		
00111	AACOM BUSINESS SOLUTIONS	21-00555	04/28/21	NETWORK VIDEO RECORDERS	Open	4,691.26	0.00		
00116	VERIZON	21-00715	06/01/21	651-285-414-0001-73 VERIZON	Open	289.72	0.00		
00125	NORTHWEST BERGEN REGIONAL	21-00251	02/11/21	2021 HEALTH SERVICES	Open	5,083.34	0.00		B
00128	ARROW TREE SERVICE INC.	21-00693	05/24/21	TREE PRUNING	Open	1,200.00	0.00		
00146	PSE&G CO.	21-00744	06/07/21	PSE&G - MAY 2021	Open	230.73	0.00		
		21-00772	06/15/21	PSE&G - MARCH 2021	Open	1,985.24	0.00		
						2,215.97			
00159	AMADO, HERMINIO	21-00763	06/10/21	REIMB CLOTHING ALLOWANCE	Open	499.02	0.00		
00173	NEWELL, JOHN	21-00704	05/27/21	REIMB CLOTHING ALLOWANCE	Open	508.40	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00215	TOWNSHIP OF RIVER VALE	21-00803	06/21/21	REFUND FOR SALT OVERPAYMENT	Open	1,528.93	0.00		
00250	FIRE AND SAFETY SERVICES LTD	20-01386	11/05/20	ANNUAL SERVICE M-2 FIRE TRUCK	Open	2,250.00	0.00		
00258	ROCKLAND ELECTRIC COMPANY	21-00745	06/07/21	ROCKLAND ELECTRIC CO -MAY 2021	Open	12,587.45	0.00		
00292	HIGHWAY TRAFFIC SUPPLY	21-00600	05/06/21	BASKETBALL COURT SIGNAGE	Open	155.32	0.00		
00313	DONNA LYNN J. ARNOLD, C.C.R.	21-00513	04/16/21	TRANSCRIPTION SERVICES	Open	745.20	0.00		
00329	NJ STATE DEPT. OF HEALTH	21-00713	06/01/21	STATE DOG LICENSE FEE	Open	21.00	0.00		
00332	ZAGAJA, MACIEJ	21-00788	06/17/21	REIMB CLOTHING ALLOWANCE	Open	150.00	0.00		
00375	BOROUGH OF PARK RIDGE	21-00679	05/21/21	TRI-BORO FUEL - APRIL 2021	Open	3,964.19	0.00		
00400	FAIRFIELD MAINTENANCE, INC.	21-00410	03/24/21	CRACKED LID TO SUMP UST TANK	Open	395.00	0.00		
00406	RUTGERS, STATE UNIVERSITY NJ	21-00539	04/22/21	PLANNING & ZONING CONFERENCE	Open	270.00	0.00		
		21-00716	06/01/21	PLANNING AND ZONING COURSE	Open	135.00	0.00		
		21-00760	06/10/21	EDUCATIONAL CLASS	Open	135.00	0.00		
						<u>540.00</u>			
00497	LEVITZKI, ANN	21-00149	01/20/21	2021 COURT - CELL PHONE	Open	62.40	0.00		B
00554	BERGEN MUNI.EMPL.BENEFITS FUND	21-00176	01/25/21	2021 HEALTH BENEFITS	Open	58,272.00	0.00		B
00730	BOGGIA, BOGGIA, BETESH & VOYTUS	21-00717	06/02/21	LEGAL SERVICES RENDERED	Open	15.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	20-01073	09/02/20	AFFORDABLE HOUSING 2020 SVCS	Open	802.00	0.00		B
		20-01285	10/19/20	TIER A STORMWATER REPORTING	Open	801.00	0.00		B
		21-00272	02/17/21	2021 GENERAL ENGINEERING	Open	7,832.00	0.00		B
		21-00657	05/18/21	MUNICIPAL ENGINEERING REVIEW	Open	1,059.00	0.00		
		21-00661	05/18/21	2021 NJDCA LOCAL RECREATION	Open	4,822.00	0.00		B
		21-00664	05/18/21	2021 BC PARK IMPROVEMENT GRANT	Open	2,010.00	0.00		B
		21-00703	05/27/21	MUNICIPAL ENGINEERING REVIEW	Open	2,492.00	0.00		
		21-00707	05/27/21	MUNICIPAL ENGINEERING REVIEW	Open	5,795.00	0.00		
		21-00708	05/27/21	MUNICIPAL ENGINEERING REVIEW	Open	356.00	0.00		
		21-00738	06/04/21	GENERAL WORK	Open	174.00	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description				
00731	COLLIER'S ENGINEERING & DESIGN	Continued				
21-00739	06/04/21	MUNICIPAL PLANNING REIVEW	Open	217.50	0.00	
21-00740	06/04/21	MUNICIPAL PLANNING REIVEW	Open	1,000.50	0.00	
21-00750	06/08/21	MUNICIPAL ENGINEERING REVIEW	Open	2,848.00	0.00	
21-00752	06/08/21	MUNICIPAL PLANNING REVIEW	Open	1,134.00	0.00	
21-00756	06/10/21	MUNICIPAL PLANNING REVIEW	Open	313.50	0.00	
				<u>31,656.50</u>		
00756	HAERTSCH AND COMPANY					
21-00695	05/25/21	EMERGENCY TANK REPLACEMENT	Open	2,101.00	0.00	
00762	HARBORTOUCH					
21-00663	05/18/21	COURT CREDIT CARD PROCESSING	Open	54.73	0.00	
00769	URBAN AUTO SPA					
21-00742	06/07/21	CAR WASH AND OIL CHANGE SRVC.	Open	78.00	0.00	
00776	SESHOLTZ, KENNETH					
21-00807	06/21/21	ANNUAL MEMBERSHIP DUES - 2021	Open	257.00	0.00	
00801	WESTPHAL WASTE SERVICES, INC.					
21-00180	01/25/21	2021 GARBAGE COLLECTION	Open	65,833.33	0.00	B
00891	RIDGEMONT PIZZA & RESTAURANT					
21-00725	06/02/21	SPECIAL EVENTS COMM. MEETING	Open	51.85	0.00	
00999	AMAZON.COM SERVICES, INC.					
21-00691	05/24/21	FUJITSU DOCUMENT SCANNER	Open	565.99	0.00	
21-00719	06/02/21	2 EPSON SCANNERS for COURT	Open	596.00	0.00	
				<u>1,161.99</u>		
01007	WESTWOOD CAR WASH					
21-00652	05/17/21	PD CAR WASH	Open	240.00	0.00	
01032	HAWTHORNE AUTOMOBILE SALES					
21-00662	05/18/21	KEYS FOR CODE CAR #2	Open	348.00	0.00	
01036	PODS LANDSCAPING LLC					
21-00692	05/24/21	YARD CLEANUP	Open	1,730.00	0.00	
01058	KURZ, JOHN T.					
21-00777	06/15/21	BACKGROUND CHECK REIMBURSEMENT	Open	56.05	0.00	
01059	KURZ, MORGAN L.					
21-00778	06/15/21	BACKGROUND CHECK REIMBURSEMENT	Open	56.05	0.00	
01063	SUMMIT RIDGE CONDOMINIUM					
21-00684	05/21/21	HOMEOWNER ASSOC FEE ASSISTANCE	Open	50.00	0.00	
01132	COOPERATIVE COMMUNICATIONS, INC					
21-00175	01/25/21	2021 BORO PHONE 201-391-5700	Open	2,041.14	0.00	B

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01156	DIRECT ENERGY BUSINESS								
		21-00755	06/09/21	DIRECT ENERGY BUSINESS - MAY	Open	601.25	0.00		
		21-00766	06/11/21	DIRECT ENERGY BUSINESS - MAY	Open	184.47	0.00		
						<u>785.72</u>			
01238	PASSAIC COUNTY POLICE ACADEMY								
		21-00590	05/06/21	RADAR INST CLASS 133 136	Open	350.00	0.00		
01241	PIZZA INC.								
		21-00665	05/18/21	SITE PLAN REVIEW MTG. 5-18-21	Open	100.27	0.00		
		21-00775	06/15/21	SITE PLAN REVIEW DINNER	Open	94.95	0.00		
						<u>195.22</u>			
01330	GHASSALI, MICHAEL								
		21-00774	06/15/21	MAILCHIMP	Open	51.99	0.00		B
01349	OTIS ELEVATOR COMPANY								
		21-00676	05/21/21	HOISTWAY DOOR UNLOCKING DEVICE	Open	300.00	0.00		
01355	NJPSAC								
		21-00712	06/01/21	2020 NJPSAC MEMBERSHIP DUES	Open	300.00	0.00		
01368	ROBALINO, ERIC								
		21-00764	06/10/21	REIMB CLOTHING & RECERT	Open	173.23	0.00		
01431	THE SIGNTIST								
		21-00317	03/03/21	PD LETTERING 361	Open	500.00	0.00		
01453	STEIN'S FRESH BAGEL INC.								
		21-00653	05/18/21	PD ACCRED APPRECIATION LUNCH	Open	94.80	0.00		
01462	MARSICO, WALTER								
		21-00727	06/03/21	REIMB CLOTHING ALLOWANCE	Open	149.74	0.00		
01542	WICKERSHEIM & SONS								
		21-00623	05/11/21	ADA WOMENS ROOM TOILET REPAIR	Open	588.49	0.00		
01558	GPANJ, INC								
		21-00672	05/20/21	GPANJ MEMBERSHIP -C.KALAFUT	Open	100.00	0.00		
01760	UNITED PARCEL SERVICE								
		21-00721	06/02/21	F047X6 UPS - MAY 2021	Open	88.06	0.00		
01767	VERIZON								
		21-00709	05/27/21	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
01828	CGP&H, LLC								
		20-00680	06/18/20	PROFESSIONAL HOUSING REHAB SVC	Open	253.50	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)								
		21-00761	06/10/21	PD PETTY CASH REIMB	Open	241.11	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01856	MONTVALE FLORIST								
		21-00634	05/12/21	PD MEMORIAL DAY WREATH	Open	50.00	0.00		
		21-00636	05/12/21	MEMORIAL DAY WREATH	Open	<u>50.00</u>	0.00		
						100.00			
01882	PRESTIGE BUSINESS PRODUCTS, INC								
		21-00649	05/17/21	TONER - COURT	Open	235.00	0.00		
01886	MCGEE, HEATHER								
		21-00789	06/17/21	REIMB SYMPATHY PLANT MCDOWELL	Open	105.95	0.00		
01895	INSTITUTE FOR PROFESSIONAL DEV								
		21-00806	06/21/21	WEBINARS - JUNE/JULY	Open	100.00	0.00		
01903	DARIO, ALBERT, METZ & EYERMAN								
		21-00129	01/14/21	2021 MUNICIPAL PROSECUTOR	Open	6,750.00	0.00		B
01908	BOUNDLESS ADVENTURES								
		21-00609	05/07/21	2021 ADVENTURE CAMP TRIP	Open	420.00	0.00		
01910	TURTLEBACK ZOO								
		21-00605	05/07/21	2021 ADVENTURE CAMP TRIP	Open	200.00	0.00		
		21-00606	05/07/21	2021 ADVENTURE CAMP TRIP	Open	200.00	0.00		
		21-00607	05/07/21	2021 ADVENTURE CAMP TRIP	Open	200.00	0.00		
		21-00608	05/07/21	2021 ADVENTURE CAMP TRIP	Open	<u>200.00</u>	0.00		
						800.00			
01919	DESIGN-N-STITCH								
		21-00710	05/27/21	FIELD MONITOR SHIRTS	Open	145.00	0.00		
01949	AT&T MOBILITY								
		21-00726	06/03/21	PD PATROL PHONES	Open	757.92	0.00		
02141	REGAN, ROBERT T., ESQ.								
		21-00656	05/18/21	ESCROW PAYMENTS	Open	3,955.00	0.00		
02426	VERIZON WIRELESS								
		21-00759	06/10/21	242317487-00001 VERIZON	Open	491.88	0.00		
02559	INS. DESIGN ADMINSTRATORS								
		21-00031	01/05/21	2021 BOROUGH VISION PLAN	Open	273.00	0.00		B
03060	TRI-STATE TECHNICAL SERVICES								
		21-00117	01/13/21	2021 COMPUTER MAINTENANCE	Open	754.17	0.00		B
		21-00136	01/14/21	2021 MICROSOFT WEB EXCHANGE	Open	424.00	0.00		B
		21-00163	01/21/21	2021 ADOBE SOFTWARE / DROPBOX	Open	36.38	0.00		B
		21-00690	05/24/21	ZOOM MONTHLY COURT - JUNE 2021	Open	17.05	0.00		
		21-00732	06/03/21	FAB SETUP - TENNIS COURTS	Open	<u>720.00</u>	0.00		
						1,951.60			
03084	WESLEY SICOMAC DAIRY								
		21-00104	01/12/21	2021 MILK DELIVERY	Open	34.00	0.00		B

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
03215	UNUM LIFE INSURANCE	21-00036	01/05/21	2021 LIFE INSURANCE	Open	242.55	0.00		B	
03682	CRUISE, E. K.	21-00702	05/27/21	REIMB CLOTHING ALLOWANCE	Open	159.88	0.00			
		21-00705	05/27/21	REIMB CLOTHING ALLOWANCE	Open	486.95	0.00			
						<u>646.83</u>				
03683	PIERRI, JASON	21-00762	06/10/21	REIMB CLOTHING ALLOWANCE	Open	362.47	0.00			
03727	STAPLES INC.	21-00722	06/02/21	OFFICE SUPPLIES	Open	51.89	0.00			
		21-00758	06/10/21	OFFICE SUPPLIES	Open	85.27	0.00			
						<u>137.16</u>				
03987	MAZZEO, NICHOLAS	21-00791	06/17/21	REIMB PD EQUIP	Open	216.62	0.00			
03991	MALESZEWSKI, KRYSYAN	21-00790	06/17/21	REIMB MALESZEWSKI PD EQUIP	Open	216.62	0.00			
04008	GASTON, SCOTT	21-00706	05/27/21	REIMB CLOTHING ALLOW BOOTS	Open	84.99	0.00			
		21-00729	06/03/21	REIMB CLOTHING ALLOWANCE	Open	179.98	0.00			
						<u>264.97</u>				
<hr/>										
Total Purchase Orders:		115	Total P.O. Line Items:		0	Total List Amount:		240,482.26	Total Void Amount:	0.00

Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description	Fund						
CURRENT FUND 2020	0-01	3,351.00	0.00	3,351.00	0.00	0.00	3,351.00
CURRENT FUND 2021	1-01	214,070.33	0.00	214,070.33	0.00	0.00	214,070.33
BOA ESCROW ACCOUN	E-08	18,814.50	0.00	18,814.50	0.00	0.00	18,814.50
OTHER TRUST ACCOU	T-03	3,005.43	0.00	3,005.43	0.00	0.00	3,005.43
DOG TRUST ACCOUNT	T-12	21.00	0.00	21.00	0.00	0.00	21.00
RECREATION TRUST	T-19	1,220.00	0.00	1,220.00	0.00	0.00	1,220.00
Year Total:		4,246.43	0.00	4,246.43	0.00	0.00	4,246.43
Total of All Funds:		240,482.26	0.00	240,482.26	0.00	0.00	240,482.26

MONTVALE SENIOR
COMMUNITY CENTER

EXISTING BOCCE
BALL COURT TO REMAIN

PROPOSED SYNTHETIC
TURF BOCCE BALL COURT (TYP)



IMAGE SOURCE: GOOGLE EARTH, 2021

NOTES:

1. LOCATION OF THE TWO (2) BOCCE BALL COURTS IS SUBJECT TO FINAL FIELD LAYOUT.
2. GRADING SHALL DIRECT WATER AWAY FROM COURTS.

M:\MVB003P\Engineering\Exhibits\C-EXBT.dwg\C-XX-EXHIBIT By: NIMULHERN



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Doing Business as 

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REV	DATE	DRAWN BY	DESCRIPTION
1	6/17/21	NM	BOCCE COURTS RELOCATED PER BOROUGH.

LOCATION PLAN
FOR
**MEMORIAL DRIVE
SYNTHETIC TURF
BOCCE BALL COURTS**

BLOCK 2305 LOT 13
BOROUGH OF MONTVALE
BERGEN COUNTY
NEW JERSEY



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE.

Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



MT. ARLINGTON
400 Valley Road,
Suite 304
Mt. Arlington, NJ 07856
Phone: 973.398.3110
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

2019 BERGEN COUNTY OPEN SPACE
GRANT APPLICATION

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/30/19	NM	CD
PROJECT NUMBER:		DRAWING NAME:	
MVB-003P		C-EXBT	

SHEET TITLE:
**BOCCE BALL COURT
LOCATION PLAN**

SHEET NUMBER:
1 of 1

Maureen Iarossi

From: Andrew Hipolit <andrew.hipolit@colliersengineering.com>
Sent: Wednesday, June 02, 2021 2:53 PM
To: Chris Roche
Cc: Maureen Iarossi
Subject: Memorial Fields

Chris,

As discussed, below is a summary of recommendations (based on our site visit) for the refurbishment of the 6 infields on Memorial Drive.

- Two of the infields (MAL Majors and the infield near the red shed) are on Borough Property. I suggest applying for a Bergen County Open Space Grant to install synthetic Turf on these infields similar to LaTrenta. Estimated cost is \$300,000. The grant would be in 2022.
- The four infields on BOE property need to be reconditioned. One of the four is in good shape and will need about \$5,000 on work (this is the northern most field). The other three need \$25,000 each for full reconstruction. This includes new or supplemented clay, Conditioner, regrading, and a new sod transition area.
- The sprinklers for all fields should be checked and repaired and reset as needed.
- The MAL Majors field needs remote on/off switch for the sports lighting. Estimated cost \$5,000.

I suggest placing this on the June Mayor and Council work session for discussion.

Let me know if you have any questions.

Andy

Andrew Hipolit, PE, PP, CME, CFM, CPWM
Discipline Leader | Municipal
Senior Principal
andrew.hipolit@colliersengineering.com
Main: 877 627 3772 | Direct: 973 810 0006 | Mobile: 201 572 9877
400 Valley Road Suite 304 | Mt. Arlington, New Jersey 07856



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Maser Consulting is now Colliers Engineering & Design

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Summer Camp

Camp Directors- \$5250 each

Kevin LoPresti
Kathryn LoPresti
Adam LoPresti

Art Director -\$2508

Martina Grambone

Staff Supervisor- \$2508

Olivia Manhart

Group Leaders- \$1200 each

Caitlin O'Sullivan
Jenna Dos Santos
Samantha Saoud
Michael Reineke
Sean Manole
Anna Kostoreva
Jake Bellmer
Morgan Kurz
John Kurz

First Year Head Counselors- \$750 each

Victoria Jovanoska
Stephanie Ye
Kelly Buquicchio
Scott Seickel
Guiliana Balboni
Kylir Alexander
Ava Kelly
Justin Ohnikian
Sophia Pettaris

1st Year Assistant Counselors- \$600 each

Kate Sneath
Anthony DiFiore
Avery Marques
Jagjit Ramakrishnan
Leah Tomaselli
Ishaan Makhija
Grace Zak
Behnoosh Hoshmand
Brianna Arendacs
Peter Priestner

Counselors-In-Training (Volunteer)

Olivia Kubicka
TJ Carvelli
Nadine Vesey
Emily Grynkviv
Nicolette Giammanco

Chris Fontana
Christina Reineke
Michael Weaver
Reese Hughes
Ryane Kelly
Dylan Freitag
Jocelyn Adereth
Connor Ohnikian

Adventure Camp

Camp Director- \$5250

Candice Carlisle

Assistant Camp Director- \$4000

Kayse Daniel

Group Leaders- \$1300 each

Amelia Kavashansky
Mattheos Celikel

Returning Head Counselors- \$1,100 each

John Pieratos

1st Year Head Counselors- \$1000 each

Libby Wikfors
Tim Sneath
Gina Totera

1st Year Assistant Counselors- \$750 each

Rily Alexander
Dylan DiRese
Marina Dinero
Camilo Ramirez

Counselors-In-Training (Volunteer)

Lily Kelly
Brynn Casey