

PUBLIC MEETING MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:31pM. Adequate notification was published in the official newspaper of the Borough of Montvale. Mayor Ghassali 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; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs - absent	Councilmember Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling - absent	Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2022-1515 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1514 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 FOR THE YEAR 2022

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		2022 Salary Range
1.	Temporary Building Inspector (PT)	\$25 - \$50/hour

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.

The Mayor and Borough Council may by adoption of a resolution and by approved payroll advice, increase compensation (base wage adjustment or one-time merit/bonus increase) of any salaried employee in the above schedule, who has reached their maximum, up to 10% above the pay range maximum.

At each regular meeting of the Governing Body of the Borough of Montvale, the Treasurer shall submit for the approval or ratification as the case may be, the necessary payroll amounts due to the several officers and employees for compensation.

Such officers as may be determined by the Governing Body, as established by resolution, shall be authorized to sign warrants drawn in favor of the Payroll Account, upon due notice that the payrolls have been approved by the proper certifying authorities.

SECTION 6. This ordinance shall be operative as of January 1, 2022, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

SECTION 7. All other ordinances and parts of ordinances inconsistent herewith are hereby appealed.

SECTION 8. This ordinance shall take effect immediately upon publication in the manner provided by Law.

A motion Introduced for second reading **Ordinance No. 2022-1515** by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only.

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

No Public Comment

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

Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Cudequest; Clerk read by title only. - All ayes on a roll call vote

INTRODUCTION ORDINANCE NO. 2022-1516 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1515 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 FOR THE YEAR 2022

(Public Hearing 3-29-22)

A motion to Introduce Ordinance **2022-1516** for first reading was made by Councilmember Cudequest; 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 Roche - a roll call was taken – all ayes

INTRODUCTION ORDINANCE NO. 2022-1517 AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY, ALSO KNOWN AS BLOCK 1002, LOTS 3 AND 5, NOT NEEDED FOR PUBLIC USE, TO MONTVALE FAMILY APARTMENTS URBAN RENEWAL, LLC FOR THE CONSTRUCTION OF A 100% AFFORDABLE HOUSING DEVELOPMENT PURSUANT TO N.J.S.A. 40A:12-21(L)

(Public Hearing 3-29-22)

A motion to Introduce Ordinance **2022-1517** for first reading was made by Councilmember Cudequest; 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 Cudequest - a roll call was taken – all ayes
Borough attorney explained this ordinance is to transfer the two properties mentioned to the developer

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No public comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:**February 22, 2022**

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

CLOSED/EXECUTIVE MINUTES:**February 22, 2022**

A motion to accept closed session minutes by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

RESOLUTIONS: (CONSENT AGENDA*)

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

64-2022 Transfer Of 2021 Appropriation Reserves

WHEREAS, certain transfer of funds for 2021 budget appropriation reserves are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-59 provides for transfers from appropriation reserves with an excess over and above the amount deemed to be necessary to fulfill the purpose for such appropriation reserves, to those appropriation reserves deemed to be insufficient;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the transfer be made between the 2021 budget appropriation reserves as follows:

	<u>FROM</u>	<u>TO</u>
<u>CURRENT FUND</u>		
GENERAL APPROPRIATIONS		
Operations - within "CAPS"		
Legal Services and Costs:		
Other Expenses	\$5,000.00	
Administrative and Executive:		
Other Expenses		\$5,000.00
Legal Services and Costs:		
Other Expenses	15,000.00	
Public Buildings and Grounds:		
Other Expenses		<u>15,000.00</u>
	<u>\$20,000.00</u>	<u>\$20,000.00</u>

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

65-2022 Authorize Change Order & Payment #3 Cifelli & Sons / NJDOT FY 2019 Edgren Way & Ramapo Road Improvements

WHEREAS, the Borough of Montvale awarded a contract via Resolution No. 105-2020 to Cifelli & Sons, 81 Franklin Ave., Nutley, NJ 07110 for the NJDOT FY 2019 Edgren Way & Ramapo Road; and

WHEREAS, the original contract amount is \$249,858.25; and

WHEREAS, the Borough Engineer, in a letter dated December 13, 2021 which is attached to the original of this resolution recommends and authorizes said change order and payment #3 in the amount of \$2,350.84; and

Contractor

Total Contract Amount	\$ 249,858.25
Change Order #1	(33,466.23)
Adjusted Total Contract Amount	\$ 216,392.02
Total Completed to Date	\$216,392.02
Retainage	\$(4,327.84)
Release Retainage	\$4,327.84
Subtotal	\$216,392.02
Less Previous Payment	\$(168,889.47)
Less Previous Payment	\$(45,151.71)
Amount Due	\$2,350.84

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale authorize payment in the amount of \$2,350.84 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

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

66-2022 NJDCA Local recreation Improvement Grant (LRIG) Fiscal Year 2021/Fieldstone Athletic Complex

WHEREAS, the New Jersey Department of Community Affairs (NJCA) announced the Local Recreation Improvement Grant (LRIG) Fiscal Year 2021, that supports improvement and repair of public recreation facilities including local parks, municipal recreation centers, and local stadiums;

WHEREAS, the grant application deadline is May 24, 2021;

WHEREAS, the Borough of Montvale has recommended an application to be submitted for improvements to Fieldstone Athletic Complex, located at Spring Valley Road, Montvale, NJ and identified as Block 1201, Lot 10;

WHEREAS, the Borough of Montvale desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$66,582.00 to carry out a project to install mobile restroom facilities at Fieldstone Athletic Complex including site work and engineering design necessary for Installation.

BE IT FURTHER RESOLVED,

- 1) that the Borough of Montvale does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater

amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between The Borough of Montvale and the New Jersey Department of Community Affairs.

BE IT FUTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

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

Councilmember Roche asked for clarification if this is for the bathrooms

BILLS: Municipal Clerk read the Bill Report.

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

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

COMMITTEE REPORTS:

Council President Russo-Vogelsang

Construction

Projects are moving along, Thrive received approvals from Suez, Market Square started installing cabinets and tiling bathrooms, Toll Brothers have sold a few homes with occupancy and the project behind Wegmans has begun and already had inspections.

Economic Development Committee

Working on the corporate round table sometime in April

Seniors

Their St. Patrick's Day luncheon is scheduled for March 17th

Police

Monthly report included in original minutes;

Councilmember Cudequest

Library

Dedication to Rose Curry was held on February 22; plan to work on the reading garden project with repairs to some loose bricks with the help of the DPW and are hoping to have a grand-re-opening this summer; in person programs will begin in the coming weeks; they will be updating their code of conduct;

Board of Health

Tyco attended to discuss geese control, currently geese are being chased twice a week, if the borough is interested in 7 day geese control, Tyco will submit a proposal; mask mandate in schools has been lifted as of March 7th. HARP will be sending two nurses to the seniors for blood pressure testing.

Councilmember Roche

Environmental Commission

Clean-up day is scheduled for Saturday, April 23 at 9am meeting at the Red Shed. Giving out a tree to all volunteers

Special Events/Recreation

Camp Counselor applications were due March 1; Special Event committee always looking for volunteers; Tennis badges are now available;

Chamber of Commerce

Street Fair is schedule for June 12

Councilmember Lane

Fire Dept

19 fire calls; 2 drills; 1 extra credit and 1 meeting;

Finance

Completed the budget process; pretty solid budget. Introduction will be March 29 and public hearing will be April 26;

Mayor

Will have a town hall meeting on March 10th at 7pm to discuss the Magnolia Bridge project; most of the companies are bringing back their employees; the fitness challenge has started; Ramadan will be celebrated in May, more information will follow; would like to thank the finance committee and the CFO on their hard work with the budget.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Proposal Professional Engineering Services/Memorial Baseball/Softball Fields Improvements

The clerk explained that this proposal was a result of a site visit that was done with MAL, the engineer, Councilmember Roche, the Recreation Director and the municipal clerk; this proposal includes bidding, design and construction observation for the projects for a total of \$13,000; the MAL will be donating \$24,000 towards the project and the rest will be funded by the Open Space Fund; a motion to approve by Councilmember Lane; seconded by Councilmember Roche – all ayes

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Cudequest mentioned that the Board of Health is requesting a meeting with the memory care and assisted living facilities in case of a medical outbreak, the BOH and HARP would need to know in order to report it to the State; Mayor Ghassali stated they can call and request a meeting; the BOH would like to review applications that come before the Planning Board in regards to medical type businesses like nail salons for example to make sure they are following BOH protocols and following our ordinances.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Carolee Adams

Noticed 10 planes flying over and mentioned she did file a complaint; with gas prices increasing is there anything we can do to prepare;

Mr. and Mrs Solomon and Jody Sullivan spoke in regards to their disappointment with the handling of the book reading for Black History Month. Mayor Ghassali responded with slides he showed to the public in person. The slides will be included with the original set of minutes

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 Cudequest; seconded by Councilmember Lane - all ayes

Meeting was adjourned at 8:19pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on March 29th, 2022 in person.

Municipal Budget Public Hearing to be held on April 26, 2022

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk