

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:30PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Mayor 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, Dave Lafferty; Administrator, Joe Voytus; Borough Clerk, Fran Scordo and Deputy Clerk, Carol Manhart

**ROLL CALL:**

Councilmember Arendacs - absent

Councilmember Lane - absent

Councilmember Cudequest

Councilmember Roche

Councilmember Koelling - absent

Councilmember Russo-Vogelsang - via telephone

**PROCLAMATION: October Hindu Heritage Month****ORDINANCES:**

**INTRODUCTON OF ORDINANCE NO. 2023-1543** AN ORDINANCE REPEALING ORDINANCE NO. 2014- 394 AND CHAPTER 17 ARTICLE II OF THE BOROUGH CODE

A motion to Introduce Ordinance **2023-1543** for first reading was made by Councilmember Cudequest; seconded by Councilmember Roche; Clerk read by title only; Councilmember Roche 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

**INTRODUCTION OF ORDINANCE NO. 2023-1544** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 400, "ZONING," TO ADD PUBLIC UTILITY FACILITIES AS PERMITTED USES IN THE AH-6 ZONE  
(Public Hearing 10-24-23)

A motion to Introduce Ordinance **2023-1544** for first reading was made by Councilmember Cudequest; seconded by Councilmember Roche; Clerk read by title only; Councilmember Cudequest 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

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

Motion to open meeting to the public by Councilmember Cudequest; seconded by Councilmember Roche – all ayes

No Public Comment

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**September 26, 2023**

A motion to accept minutes by Councilmember Cudequest; seconded by Councilmember Roche - all ayes with the exception of Councilmember Russo-Vogelsang abstaining

**CLOSED/EXECUTIVE MINUTES:**

**September 26, 2023**

A motion to accept closed session minutes by Councilmember Cudequest; seconded by Councilmember Roche - all ayes with the exception of Councilmember Russo-Vogelsang abstaining

**RESOLUTIONS: (CONSENT AGENDA\*)**

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

**204-2023 Granting Tenure / Fire Sub Code Official / Thomas Dillon**

**WHEREAS**, Thomas Dillon, completed his first four year appointment as Fire Sub Code Official with the Borough of Montvale on 6/17/2023; and

**WHEREAS**, his performance has been deemed satisfactory; and

**WHEREAS**, the position of Fire Sub-Code Official is required to be tenured in the State of New Jersey and is appointed for a term of four years.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that tenure be and is hereby granted to Thomas Dillon as Fire Sub-Code Official for the Borough of Montvale, effective June 17, 2023.

**205-2023 Authorize Release of Escrow - Tina and John Koerner - 3 Flintlock Road Block 1301-24.04**

**WHEREAS**, Tina and John Koerner located at 3 Flintlock Road, Montvale, NJ 07645 have requested release of escrow posted for Block 1301, Lot 24.04; and

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

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to Tina and John Koerner in the amount of \$329.50; and

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

**206-2023 Appointment Part Time Floater- Administrative Assistant to Planning Board - Theresa DiPopolo**

**WHEREAS**, the Borough of Montvale's Administration Department is in need of hiring a part-time floater/administrative assistant; and

**WHEREAS**, Theresa DiPopolo has met the qualifications for this position and agrees to the terms and conditions of part-time employment, and has completed a satisfactory background investigation; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey the above-named individual is hereby appointed as a part-time employee, effective October 17, 2023

**207-2023 A Resolution Awarding a Contract to Dell Marketing, LP for One (1) PowerEdge T550 – 5 YR Server Pursuant to NJ State Contract M0483/19TELE00656**

**WHEREAS**, the Borough has a need to procure One (1) PowerEdge T550 – 5 YR Server for use by the Police Department to help enhance network security; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

**WHEREAS**, the Borough did solicit a quote from Dell Marketing, LP for this server under State Contract M0483/19TELE00656; and

**WHEREAS**, Dell Marketing submitted a proposal dated October 6, 2023, a copy of which is attached hereto, in the amount of \$6,159.48; and

**WHEREAS**, the Borough's IT Consultant has recommended that the Borough award this contract pursuant to the October 6, 2023 Proposal; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose.

**NOW THEREFORE BE IT RESOLVED**, as follows:

1. The Borough of Montvale does approve the attached Quote from Dell Marketing, LP, One Dell Way, Mail Stop 8129, Round Rock, Texas, 78682, for One (1) PowerEdge T550 – 5 YR Server.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Dell Marketing, LP, consistent with this resolution.
3. This resolution shall take effect immediately.

**208-202 A Resolution Awarding a Contract to Dell Marketing, LP for One (1) OptiPlex Computer and Four (4) Monitors for the Montvale Police Department Pursuant to NJ State Contract M0483/19TELE00656**

**WHEREAS**, the Borough has a need to procure One (1) OptiPlex Small Form Factor (Plus 7010) and Four (4) Dell 22 Monitors – P2222H, 54.6cm for use by the Police Department; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

**WHEREAS**, the Borough did solicit a quote from Dell Marketing, LP for this server under State Contract M0483/19TELE00656; and

**WHEREAS**, Dell Marketing submitted a proposal dated October 6, 2023, a copy of which is attached hereto, in the amount of \$1,722.95; and

**WHEREAS**, the Borough's IT Consultant has recommended that the Borough award this contract pursuant to the October 6, 2023 Proposal; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose.

**NOW THEREFORE BE IT RESOLVED**, as follows:

1. The Borough of Montvale does approve the attached Quote from Dell Marketing, LP, One Dell Way, Mail Stop 8129, Round Rock, Texas, 78682, for One (1) OptiPlex Small Form Factor (Plus 7010) and Four (4) Dell 22 Monitors – P2222H, 54.6cm.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Dell Marketing, LP, consistent with this resolution.
3. This resolution shall take effect immediately.

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

**BILLS:** Administrator read the Bill Report.

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

**REPORT OF REVENUE:** Administrator read the Report of Revenue – September

**COMMITTEE REPORTS:**

**Councilmember Russo-Vogelsang**

Will forward the reports to the clerk

**Councilmember Cudequest**

**Library**

Circulation for the month of August was 9,000 books; ESL program has 11 students, all tutors are Montvale residents.

**Board of Health**

Flu clinic is scheduled for October 19<sup>th</sup> from 10am-12pm at the senior community center.

**Councilmember Roche**

**Special Events**

Had great turnout for the Day in the Park; Halloween Carnival at Fieldstone Middle School on Friday, October 27 from 7-8:30pm. Booths and games are hosted by Fieldstone Middle School students.

**Chamber of Commerce**

Collecting donations for the Food Pantry, donations can be dropped off at Cross Country Mortgage, located at 102 Chestnut Ridge Road – Suite 200 from October 16-20<sup>th</sup>. Networking event scheduled for November 8<sup>th</sup> at Davey's at 7:30am-9am

**ENGINEER'S REPORT:**

Andrew Hipolit - absent

**Report/Update**

**ATTORNEY REPORT:**

David Lafferty, Esq.

**Report/Update**

No Report

**ADMINISTRATOR REPORT:**

Joe Voytus

**Report/Update**

Town paving program is done, municipal parking lot was completed as well. Mirco-paving has been pushed to the Spring 2024; County paving of Chestnut Ridge Road is completed; PSE&G will be done this week on Grand Ave; online services for the website are live for OPRA and Report a Concern.

**UNFINISHED BUSINESS:**

Mayor Ghassali gave an update regarding the warehouse being developed over the boarder in Chestnut Ridge, NY, the meeting has been postponed to a later date.

**NEW BUSINESS:**

None

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

Matt Solomon, 16 Pine Street

Questioned Mayor Ghassali in regards to promoting Respect For Life month on the town electronic board;

Carolee Adams

Sense respect and comradery with the governing body, thank you; requested a bench to be placed at the curb in front of senior center.

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

Motion to adjourn Public Meeting by Councilmember Cudequest; seconded by Councilmember Roche  
- all ayes

Meeting was adjourned at 7:57pm

Regular Meeting of the Mayor & Council to be held at 7:30pm on Tuesday, October 24, 2023

**Respectfully submitted, Frances Scordo, Municipal Clerk**