

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:33PM. Adequate notification was published in the official newspaper of the Borough of Montvale. John Wirth, Vietnam Veteran led the Pledge of Allegiance to the Flag, and roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

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

Also Present: Mayor Mike Ghassali; Borough Attorney, Phil Boggia; Borough Engineer, Andrew Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Curry - absent  
Councilmember Koelling  
Councilmember LaMonica

Councilmember Lane  
Councilmember Talarico  
Councilmember Weaver

**7:30 P.M. RECOGNITION:** James Freeman / Montvale Recreation Director

**RECOGNITION:** Robert Ludwig/Montvale Fire Official

**PROCLAMATION:** Supporting the Drive Sober or Get Pulled Over 2016 Year End Holiday Crackdown

**Presentation: Economic Development Committee**

Some of the issues that were presented to the committee from discussions with local corporations were, would like to see more restaurants, hotels, and transportation; started a website [www.montvale4business.org](http://www.montvale4business.org); would like to bring on a consultant and will further discuss with the finance committee.

**ORDINANCES:**

None

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

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

**Carole Adams**

Encouraged councilmembers to pass the resolution regarding videotaping the Board of Ed meetings; Councilmember Weaver stated that with the ongoing conversations between the Superintendent Gunderson and the Mayor, Mr. Gunderson gave assurances that the discussions between board members will continue; Ms. Adams brought up that the Mayor said he would mention in the newsletter about the deer situation. She also stated that residents should not feed the deer.

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

November 29, 2016

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

**MINUTES CLOSED/EXECUTIVE SESSION:**

November 22, 2016

A motion to accept minutes by Councilmember Talarico; seconded by Councilmember Weaver  
– all ayes with the exception of Councilmembers Lane and LaMonica abstaining

November 29, 2016

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

**RESOLUTIONS:**

**193-2016 Resolution Awarding a Contract to Caravella Demolition, Inc. for the Montvale Swim Club Building & Pool Demolition & Site Restoration Project/Receipt of Bids**

**WHEREAS**, the Borough of Montvale did publicly solicit bids for the Montvale Swim Club Building and Pool Demolition and Site Restoration Project pursuant to the *Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.*; and

**WHEREAS**, the solicitation requested prices only for a Base Bid; and

**WHEREAS**, in response to said solicitation, eleven (11) bids were received; and

**WHEREAS**, the lowest bid was submitted by Caravella Demolition, Inc. in the amount of \$150,903.79; and

**WHEREAS**, said bid is well within the Engineer's Estimate for this project; and

**WHEREAS**, the Borough Attorney has reviewed Caravella's bid for compliance with the bid specifications, and it appears that Caravella has submitted all required documentation and is therefore the lowest responsible and responsive bidder; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that a contract for the above-referenced project shall be awarded as follows:

**Bidder**

**In the amount of:**

Caravella Demolition, Inc.

40 Deforest Avenue

East Hanover, New Jersey 07936

\$150,903.79

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes  
Councilmember Weaver asked when will the work begin; engineer stated within 60 days of signing the contract the work will begin; Councilmember Weaver ask what will happen to the furniture that is still there. Can the items be donated or auctioned?

**194-2016 Authorize Payment #6/New Montvale Firehouse/Unimak, LLC**

**WHEREAS**, the Borough of Montvale awarded a contract on April 26, 2016 in connection with the New Montvale Firehouse Project; and

**WHEREAS**, the original contract amount is \$4,449,000.00 via Resolution #82-2016; and

**WHEREAS**, the Robbie Conley Architect, LLC approved said payment based on the contract as per the documentation transmittal dated December 6, 2016 which is attached to the original of this resolution; and

**WHEREAS**, Payment #6 is hereby authorized in the amount of \$273,771.34 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 076633 Franklin Avenue, Suite 170 Nutley, NJ 07110-1209; and

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

Total Contract Amount	\$4,449,000.00 Resolution #82-2016
Payment	\$207,230.80 Resolution 138-2016 Payment #1
Payment	\$125,696.76 Resolution 144-2016 Payment #2
Payment	\$188,081.60 Resolution 153-2016 Payment #3
Payment	\$219,199.20 Resolution 171-2016 Payment #4
Payment	\$357,836.56 Resolution 180-2016 Payment #5
Change Order #1	\$0 (26 additional days)
Change Order #2	Credit \$23,000.00 (due to reduction heated slab)
Change Order #2 (continued)	Credit #23,000.00 minus \$19,915.15 (Fire Pole)
	Credit amount total \$3,085.00
Balance, Including Retainage	\$3,350,955.08 as of 11/7/16
Balance w/credit Change Order #2	\$3,347,870.08 Reso.188-2016
Payment	\$273,771.34 Resolution 194-2016 Payment #6
Total Remaining Balance	\$3,074,098.74

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes

**195-2016 Tax Court Settlement / Block 1903; Lot 6, 136 Summit Ave / Montvale Summit Partners, LLC**

**WHEREAS**, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Montvale Summit Partners, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 008538-2014, 006414-2015 and 003801-2016, and;

**WHEREAS**, the aforesaid tax appeal involves a commercial property located at 136 Summit Avenue, and is otherwise referred to as Block 1903 Lot 6 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

**WHEREAS**, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

**WHEREAS**, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;

**WHEREAS**, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;

**BE IT FURTHER RESOLVED**, that with respect to same, the Mayor, Borough Administrator, Borough Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

**SCHEDULE "A"**

The terms of the aforesaid tax appeal settlement shall consist as follows:

2014 Appeal: \$3,415,720

2015 Appeal: \$3,375,140

2016 Appeal: \$3,478,370

The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall be applicable to the terms of this settlement.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes  
Councilmember Weaver ask for clarification in the amounts listed in schedule A; and asked for the amount of the refund

**BILLS:**

A motion to pay bills by Councilmember Lane; seconded by Councilmember Koelling - All ayes

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

**COMMITTEE REPORTS:**

**Police Commissioner Talarico**

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 45 calls; 639 miles; 50 hours; 45 crew hours

Local Assistance

Food Pantry in need of can goods, hot cereal, paper goods etc. Bin is located outside library

Thanked everyone for their support and respect over the last 9 years.

**Councilmember Lane gave the report on behalf of Councilmember Curry....**

BOH

Rabies clinic is scheduled for January 7<sup>th</sup> 10am-11:30 at the senior community center

Recreation

Thanked Jim Freeman and the recreation committee for their years of service to the town; a meeting is scheduled for January 4 at 7pm for the special events committee; encouraged volunteers to join.

Construction

Sharp will have full occupancy by the end of December; Shoppes at DePiero's moving forward; Woodland Heights 6 homes occupied; School #2 the construction fence has been installed;

Reminder to clear fire hydrants and sidewalks as we enter snow season.

**Council President Lane**

**Fire Dept**

22 calls; 5 extra credits; decorated center of town; half of the second floor of the firehouse is complete and the roof structure will begin in two weeks; Thanked Bob Ludwig for his years of service;

Joint Court Committee meeting is scheduled for Thursday, December 15<sup>th</sup>, will go over the budget for 2017; Encouraged the residents to come to budget meetings; Santa will be coming to town at 6PM on Christmas Eve.

**Councilmember LaMonica**

Chamber of Commerce

January will start planning for the Street Fair

Seniors

Holiday party will be next Thursday

Took a tour of the Governor's Mansion in Princeton; decorated by garden clubs throughout the state; Congratulated Jim Freeman and the rec committee for their years of service and also Bob Ludwig on his retirement; Lastly, Ms. LaMonica stated that she will miss Councilmember Talarico.

**Councilmember Koelling**

He too, will miss Councilmember Talarico

**Councilmember Weaver**

Planning Board

5 use permits issued; a CPA firm will be occupying 1,000sq feet at 28 West Grand; at 50 Chestnut Ridge Road an accounting firm will be adding an additional 1,100sq feet; additional 3,100 feet will be added to 160 Summit Ave; new ownership for 99 N Kinderkamack; new Yoga studio by Annie Sez 4,700 sq feet;

Environmental

Currently re-visiting the tree ordinance;

Regional Board of Education

Councilmember Weaver repeated his report from the last council meeting; the board presented a few options, audio recording only, live stream and video with 24 hour delay; the overall preference was the 24 hour delay; the video would be posted on the Board of Ed website; an additional cost of \$5,000 for upgrades to the existing equipment; additional stipend to a faculty member ranging from \$2500-\$5000; video will be on the website for approximately 45 days

**MAYOR**

Library

9,561 circulation; 5,464 patron visits; 21 library cards issued; Happy Holidays from the Library and Best Wishes.

Report

Several ongoing meetings regarding COAH; met with a few mayors and councilmembers of the surrounding towns to discuss issues in their towns; The Parkway ramp is finally happening; Wished everyone a Happy, Healthy and Safe Holiday;

Next televised meeting will be the Re-Org on Monday, January 2<sup>nd</sup> at 7PM

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

- a. Emergency Generator/Update FEMA Grant Funding Status of Acceptance/Report Receipt of Bids

Received bids, will have to wait on FEMA; Mayor Ghassali asked about the current generator; the engineer stated the current generator only powers the Police Department.

- b. Eagle Ridge

Recommending the borough attorney to send contractors bonding company a letter to investigate on his failure to complete the job on time; will not pay until the job is complete; gave two weeks to complete the work.

Will be setting up a pre-construction meeting for the pool demolition; Valley View Pump station had a failure, the DPW along with Rapid Pump repaired the issue; need to add to your capital budget for 2017; Wegmans intersection is complete, at next meeting would like authorization to advertise for bids; Will follow up at next meeting about moving the fire siren to the cell tower, cost would be approximately \$20,000, need to check the elevation and other issues; Congratulated Jim and Bob on their retirement; Thanked Councilmember Talarico for being his liaison for the past several years, he will be missed.

On a personal note... Mr. Hipolit stated his college roommate and his family watch all the televised council meetings and wanted to say hello to the Spadafino family and to wish Tom a Happy Birthday.

Councilmember Weaver asked if the engineer gets notified when the utility company comes to trim the trees; the engineer stated sometimes they do, sometimes DPW gets notified and sometimes the administrator gets notified. Councilmember Weaver stated he received an email and photos from a resident of how the utility company butchered their tree. A letter will be sent to the utility rep.

Mayor Ghassali asked about the lights at The Reserve regarding the complaints he received; the engineer did speak with the KHOV representative to change the lights a few months ago, he will follow up to get a timeline of when the lights will be replaced.

**ATTORNEY REPORT:**

Phil Boggia, Esq.  
Report/Update  
No Report

**UNFINISHED BUSINESS:**

a. Status/Tabled Resolution/PVRHS Board of Education/Videotape/Public Meetings

Councilmember Lane stated he was under the assumption that this was going to be acted on fairly soon; he continued to say the council should pass the resolution; Councilmember Weaver stated he was the most vocal on passing the resolution at a past council meeting; Mayor Ghassali added by saying the board was waiting for January for the new board members; it was decided to wait and see if the board will pass it at their next meeting in January;

**NEW BUSINESS:**

None

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

Persia Barile, Earle Brittan and Tony Monopoli all residents of Akers Ave

Mentioned their concerns regarding parking on Akers Ave during school events and/or sporting events; asking for the school's website to be change; parking signs; enforcement by the police department; also speeding is another concern; asking to work together with all parties involved to correct the situation.

Carole Adams

Thanked Councilmember Talarico for his years of dedicated service as a councilman and for being a very active member in the boy scouts; January 3 and 23 are the next scheduled school board meetings;

Jarret Schumacher

Mention about returning the bond deposit from the swim club from the auction of the remaining assets; Mayor Ghassali responded by saying the money from the auction would go towards the demolition of the property.

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 10:10pm

**ADJOURNMENT** The next Meeting of the Mayor and Council will be held December 27, 2016 at 7:30 p.m.

**Re-organization Meeting to be held on Monday, January 2, 2017 @ 7:00 p.m.**

**Respectfully submitted, Fran Scordo, Deputy Municipal Clerk**