

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:35PM. 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.

Council President Curry read opening statement in the absence of Mayor Ghassali

**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: Borough Attorney, Phil Boggia; Borough Engineer, Andy Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Council President Curry  
Councilmember Gloeggler  
Councilmember Koelling

Councilmember Lane  
Councilmember Weaver

**SWEARING IN:** Douglas M. Arendacs- Councilmember by Honorable Roy F. McGeady, PJMC Frank Venezuela , Mayor of Rochelle Park, spoke a few minutes about Councilmember Arendacs; Councilmember Arendacs is a police officer in Rochelle Park; Mayor Venezuela stated he is proud and congratulated Doug;

**Thomas Toronto: President Bergen County's United Way:**

Update Property Site/11 East Grand Avenue/Former School #2/Former Montvale Library  
In addition to some obstacles with the interior renovations, and delays in the funding for the project through Bergen County Community Development, interior renovations have begun and the project is moving forward.

**ORDINANCES:**

**INTRODUCTION ORDINANCE NO. 2017-1427** AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 84 OF THE CODE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, IN ORDER TO REVISE THE TABLE OF ORGANIZATION OF THE POLICE DEPARTMENT TO ADD THE POSITION OF CLASS ONE AND CLASS THREE SPECIAL LAW ENFORCEMENT OFFICER  
**(Public Hearing May 30<sup>th</sup>, 2017)**

A motion to Introduce Ordinance **2017-1427** for first reading was made by Councilmember Gloeggler; 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 Ridgewood News; seconded by Councilmember Koelling - A roll call was taken – all ayes

Councilmember Weaver asked how will the position be funded; Chief Abrams explained, it would be funded by the school;

**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 Koelling – all ayes

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

April 25, 2017

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Koelling – all ayes with the exception of Councilmember Arendacs abstaining

**MINUTES CLOSED/EXECUTIVE SESSION:**

April 25, 2107

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Koelling – all ayes with the exception of Councilmember Arendacs abstaining

**RESOLUTIONS:**

**106-2017 Authorize Payment No. 10/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 May 1, 2017 which is attached to the original of this resolution; and

**WHEREAS**, Payment #10 is hereby authorized in the amount of \$156,415.40 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
Payment	\$156,559.10	Resolution 53-2017 Payment #7
Payment	\$204,912.37	Resolution 61-2017
Payment	\$56,208.60	Resolution 84-2017

Payment \$156,514.40 Resolution 106-2017  
**Total Remaining Balance \$2,499,904.27**

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

**107-2017 Authorizing Settlement Tax Appeal/Block 3304/Lot 2/US Bank Of Am Nation As Trustee CII MGMT**

**WHEREAS**, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by US Bank of Am Nation As Trustee CII Mgmt (hereinafter the "Tax Appeal"), under Docket Numbers 006360-2015 and 004237-2016, and;

**WHEREAS**, the aforesaid tax appeal involves a commercial property located at 50 Chestnut Ridge Road, which is otherwise referred to as Block 3004 Lot 2 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 Appraiser and the Borough Tax Assessor, 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, 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"**

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

2015 Appeal: \$11,477,738  
2016 Appeal: \$11,335,923

B. 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 Koelling - All ayes

**108-2017 Authorize Release of Escrow/ Block 1101/Lot 10/A. Gryszko**

**WHEREAS**, Andrew Gryszko, 60 Spring Valley Road, Block 1101/Lot 10, Montvale, NJ 07645 has requested release in escrow; and

**WHEREAS**, the Borough Engineer in an email dated April 13, 2017 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale the amount of \$132.00 is hereby released to Andrew Gryszko.

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

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

**109-2017 Authorize Release of Escrow/2801/Lot 1/The Hampshire Companies**

**WHEREAS**, The Hampshire Companies, 7 Mercedes Drive, Montvale , NJ 07645 has requested release in escrow; and

**WHEREAS**, the Borough Engineer in an email dated January 25, 2017 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale the amount of \$90,475.82 is hereby released to The Hampshire Companies, 22 Maple Street, Morristown, NJ 07960 Attn: Lesli Skirbe.

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

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

**110-2017 Authorize Release of Escrow/ 1610/Lot 15/Montvale SuperValue,**

**WHEREAS**, Montvale Super Value, LLC,12 Railroad Avenue, Montvale, NJ 07645 has requested release in escrow; and

**WHEREAS**, the Borough Engineer in an email dated April 20, 2017 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale the amount of \$9,144.43 is hereby released to The Dattilo Petroleum Group, 50 South Main Street, Suite 300, Spring Valley, NY 10977 attn: Miguel Companioni.

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

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

**111-2017 Award Contract Wireless Edge/Installation/Siren & Related Equipment/Cell Tower/12 Mercedes Drive**

**WHEREAS**, the Governing Body of the Borough of Montvale and the Montvale Fire Department deem it necessary to award a contract to Wireless Edge, 270 North Avenue, Suite 809, New Rochelle, New York 10801 for the removal of the fire siren and cabinet from the existing site on West Grand Avenue and Craig Road/Block 1902/Lot 1 which property is currently for sale; and

**WHEREAS**, Wireless Edge has an existing cell tower located at the Municipal Complex, 12 Mercedes Drive location within the Borough of Montvale; and

**WHEREAS**, a detailed proposal dated February 17, 2017 had been submitted to our Borough Engineer which is hereby attached to the original of this resolution; and

**NOW THEREFORE BE IT RESOLVED**, the Governing Body hereby awards a contact to Wireless Edge in the amount not to exceed \$28,000.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes  
Councilmember Weaver asked for clarification about if the siren goes off for every call and can it be turned off between certain hours of the evening; After a brief discussion by councilmembers, it was decided to table the resolution for further clarification;

**112-2017 Authorize Tennis Lesson Registration Refund**

**WHEREAS**, a refund is hereby authorize to the following participant due to duplicate payment made by the resident.

**WHEREAS**, the amount of the refund is \$83.56, in the name of Joanne Yanogacio; and

**BE IT FUTHER RESOLVED**, the Borough Treasurer and Recreation Director shall receive a copy of this resolution for processing.

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

**113-2017 Authorize Recycling Tonnage Grant Application**

The Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, It is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS**, The New Jersey Department of Environmental Protection has promulgated recycling regulations to Implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, The recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, A resolution authorizing this municipality to apply for such tonnage grants for 2015 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Mayor & Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, Such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

**NOW THEREFORE BE IT RESOLVED** by the Mayor & Council of the Borough of Montvale that the Borough of Montvale hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Richard Campanelli, Pascack Valley Department of Public Works Superintendent to ensure that the application is properly filed; an

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

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

**114-2017 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 \$100,000.00 from FEMA and wishes to amend its 2017 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 2017 in the sum of \$100,000.00 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:
- FEMA – Federal Emergency Management Agency:
- Municipal Building Generator Project, and

**BE IT FURTHER RESOLVED** that a like sum of \$100,000.00 be and hereby appropriated under the caption of:

- General Appropriations
- (a) Operations Excluded from "CAPS"
- Public and Private Programs Off-Set by Revenues:
- FEMA – Federal Emergency Management Agency:
- Municipal Building Generator Project

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

**115-2017 A Resolution Approving a Contract with Captain of Police Joseph Sanfilippo**

**WHEREAS**, Captain of Police Joseph Sanfilippo has requested that the Borough provide him with a contract concerning his employment with the Borough of Montvale for the years 2017 through 2019; and

**WHEREAS**, the Police Committee has engaged in negotiations with the Captain and has recommended execution of a contract that has been provided to the Mayor and Council.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Borough Clerk are hereby authorized and empowered to execute the contract with the Captain of Police, subject to approval as to form by the Borough Attorney.

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

**BILLS:** Municipal Clerk read the Bill Report

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

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

**COMMITTEE REPORTS:**

**Councilmember Lane**

Fire Department

20 calls, 2 drills and 2 extra credits

Firehouse Update

Due to some weather issues it delayed the roof from being completed; still on target for early fall completion date

**Councilmember Gloegler**

Local BOE

Attended their budget meeting , total amount \$17,725,930, increase per house assessed at 519,000 will be \$75; enrollment is 997 students;

Had the pleasure of reading to the preschoolers at AM-Tree – to celebrate the Week of the Young Child;

Thanks to the Environmental Commission for a great job in the clean up day and thanks to Wegmans for participating as well.

**Councilmember Weaver**

Planning Board

A few Use permits have been issued: 3,000sqft at 28 W Grand Ave, 13,500sqft at 25 Philips Parkway, and 2,000sqft at 85 Chestnut Ridge Road; Master Plan resolution was passed regarding the Mercedes property.

Regional BOE

Still having conversations in regards to the parking situation on Akers Ave

Economic Committee

In the process of scheduling another networking event in June;

**Police Commissioner Koelling**

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 37 calls; 493 miles; 33 crew hours

**Council President Curry**

Board of Health

Animal canvassing will start in June

Recreation

Huff playground renovations will begin May 18-19; Day in the Park June 17; camp registration ongoing; basketball courts will be repaired in August;

Construction

Looking for building inspector; renovations are ongoing;

Chamber of Commerce

June 11- street fair; brand new website and residents can now join;

Library

Circulation 9,117; 5,151 patron visits; 16 cards issued;

Mayor's Wellness walk is scheduled for May 20 beginning at the Library entrance

**ENGINEER'S REPORT:**

- a. Status 2017 Road Improvement Program/Specifications/Bidding

Bids will be advertised and work should begin in August

- b. Determination Fieldstone Field/Turf/Options/Prior to Installation/Bidding/Specifications/

Purchase Keystone Purchasing Network

After a brief discussion with councilmembers, a motion to use current quote for the rubber fill turf and continue with the bonding process by Councilmember Lane; seconded by Councilmember Koelling – all ayes

c. Update Pool Demolition  
Should be completed within the next few weeks

**ATTORNEY REPORT:**

Phillip Boggia, Esq.  
Report/Update  
No report

**UNFINISHED BUSINESS:**

Chief Miller arrived at the meeting, so it was decided to ask for clarification about the siren; again it was decided to get further information from Rockland Electric as far as the current site of the siren and their intent of the use of the property.

**NEW BUSINESS:**

- a. Request/Police Chief Abrams/Continuation of Future Hiring/Authorization To Contact NJ State Chiefs Of Police Association/Lieutenant Examination 9/17 & Hire Police Recruit 7/17 Existing List.

Chief Abrams gave an overview about the lieutenant promotion test and the need to hire an additional officer; a motion to proceed by Councilmember Koelling; seconded by Councilmember Weaver – all ayes

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

Jaret Schumacher

In regards to turf field, he encourage the council to continue to research studies of difference in cork and rubber;

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Curry - 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 9:37pm

**ADJOURNMENT:**

Special Information Meeting/Council On Affordable Housing/Litigation/Hornrock/ Tuesday May 23<sup>rd</sup>, 2017

The next Meeting of the Mayor and Council will be held May 30, 2017 at 7:30 p.m.

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