

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:54pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and 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).

ROLL CALL:

Councilmember Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

Also present: Mayor Mike Ghassali; Borough Engineer, Andy Hipolit; Borough Attorney, Joe Voytus; Municipal Clerk/Administrator, Maureen Iarossi-Alwan

Swearing in of the following Special Police Officers

Michael McGee, Special Police Officer/Class IB
Roger Caron, Special Law Enforcement Officer Class III
Matthew Miller, Special Law Enforcement Officer Class III

ORDINANCES:

None

MINUTES:

August 8, 2017

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

MINUTES CLOSED/EXECUTIVE SESSION:

August 8, 2017

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Keolling - all ayes

RESOLUTIONS:

166-2107 Authorize Settlement / Tax Appeal / 301 W Grand Ave LLC / Block 1902, Lot 4

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by 301 W. Grand Avenue, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 003807-2016 and 006256-2017, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 301 W. Grand Avenue, and is otherwise referred to as Block 1902 Lot 4 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 proposed settlement would set the subject property's assessment at \$1,150,000 for both tax years, and;

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

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

167-2017 Authorize Settlement / Tax Appeal / 9 Heather Ridge Lane / Block 904, Lot 11 / Kravatz

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed on behalf of Gregg & Darlene Kravatz (hereinafter the "Tax Appeal"), under Docket Numbers 004031-2015, 001033-2016, 002384-2017, and;

WHEREAS, the aforesaid tax appeal concerns a residential property located at 9 Heather Ridge Lane, and is otherwise referred to as Block 904 Lot 11 on the tax assessment maps 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 and the Borough Tax Assessor, and;

WHEREAS, the proposed Tax Appeal settlement would reduce the assessment of the subject property from \$1,030,400 to \$950,000 for each year under appeal, and;

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

WHEREAS, it is in the best interest of the Borough 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 approved, in accordance with the terms set forth herein, and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Borough 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.

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

168-2017 Appointing Michael McGee / Special Police Officer/Class IB

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Michael McGee be and is hereby appointed as a Special Police Officer with the Borough of Montvale Police Department; and

BE IT FURTHER RESOLVED, the effective date of employment is August 28, 2017.

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

169-2017 Appointing Roger Caron / Special Law Enforcement Officer Class III

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Roger Caron be and is hereby appointed as a Special Law Enforcement Officer Class III with the Borough of Montvale Police Department; and **BE IT FURTHER RESOLVED**, the effective date of employment is August 28, 2017.

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

170-2017 Appointing Matthew Miller / Special Law Enforcement Officer Class III

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Matthew Miller be and is hereby appointed as a Special Law Enforcement Officer Class III with the Borough of Montvale Police Department; and **BE IT FURTHER RESOLVED**, the effective date of employment is August 28, 2017.

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

171-2017 Authorize Release of Escrow/ Release of Cash Bond/Block 702/Lot 37/ Alayna Townhomes

WHEREAS, Alayna Townhomes, 112-130 Kinderkamack Road, Block 702/ Lot 37, Montvale, NJ 07645 has requested release in escrow cash bond; and

WHEREAS, the Borough Engineer in an email dated July 12, 2017 attached to the original of this resolution takes no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$420.00 is hereby released to Alayna Townhomes, 112-130 N. Kinderkamack Road, Montvale, NJ ; and

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

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

172-2017 Award Lease/Purchase/ Police Vehicle/Hertrich Fleet Services / Ford Motor Credit Company/State Contract #A88729 (T2776)

WHEREAS, the Mayor and Council approved 2018 Dodge Charger Police vehicle to finance; and

WHEREAS, the Borough of Montvale authorized the execution of a Master Lease Purchase Agreement with Ford Motor Credit Company in the amount of \$24,782.80, for a term of 36 months; and

WHEREAS, payments shall be made to Ford Motor Credit Company, Municipal Finance, 1 American Road, MD7500, Dearborn, MI 48126; and

NOW, THEREFORE, BE IT RESOLVED, the Chief Financial Officer has certified that funds are available and certification is attached to the original of this resolution.

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize the Borough Administrator to execute this lease agreement with the above named vendor.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes
Councilmember Curry asked if this was included in the budget

173-2017 Award Purchase/ Three (3) Chevy Tahoes-Construction Department/Hertrich Fleet Services / State Contract #A88729

WHEREAS, the Mayor and Council approved the purchase of three (3) 2018 Chevy Tahoes for the Montvale Construction Department; and

	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
Payment	\$130,624.90 Resolution 124-2017
Payment #12	\$146,617.80 Resolution 129-2017
Change Order #3	\$44,085.25 (6" Water Service)
Change Order #4	\$31,792.00 (Cupola)
Payment #13	\$197,738.03 Resolution 162-2017
Payment #14	\$252,873.27

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

176-2017 Resolution Authorizing the Preparation of Bid Specifications for the Montvale Television Control Room to Media Consultants, LLC

WHEREAS, the Borough of Montvale awarded a contract on July 11, 2017 to engaging the services of a professional and reputable company to manage, create content and provide related services concerning the MonTVale Studio in order to better serve Borough officials and residents; and

WHEREAS, the Borough has received a proposal dated August 12, 2017 which is attached to the original of this resolution to provide the Survey, Design and bidding specification and other related services for upgrades to the television studio; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale that a proposal in the amount of \$3,000.00 is hereby approved and awarded to Media Consultants LLC; and

NOW, THEREFORE, BE IT FUTHER RESOLVED, Borough’s Chief Financial Officer has certified that funds are available for this purpose.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes
 Councilmember Curry asked for clarification as to the bid specs; Councilmember Gloeggler explained that this is to see what is needed in the studio

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER’S REPORT:

Andrew Hipolit
 Report/Update

a. NJDOT 2018 State Aid Program / Proposed Roads: Paragon Drive, Upper Saddle River Road, Fairview Ave and Edgren Way

A resolution will be prepared for next meeting

Roads and intersections should be completed in the next few weeks

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

a. Draft Ordinance Resident Parking Permit Program Akers Ave / Comments & Recommendations

A brief discussion by councilmembers for clarification of parking overnight, fee for the stickers, when will this take affect; allow to stop and drop off

b. Basketball Courts / Memorial Drive / Discussion

After a brief discussion, it was decided to post signs and designate court for adults only; motion to open discussion to public Councilmember Lane; seconded by Councilmember -- a few residents spoke with some suggestions, police patrol, more signs, designate certain courts; a motion to close discussion by Councilmember Lane; seconded by Councilmember Curry – all ayes

c. 9/11 Memorial Ceremony preparation / Update

Ceremony will be held on Memorial Drive at 7pm; a small portion of steel beam from the trade center will be honored as well as two Montvale Police officers; local and state officials have been invited; Wegmans will be donating cookies and water.

d. Digital Sign / Chamber of Commerce Update

Chamber of Commerce donated the digital sign and Unimak will be donating the stone that will go around the sign

NEW BUSINESS:

a. Certificate of Determination and Award / Information Only

b. 91 Spring Valley Road Project / Request for Street Name – Sweetbriar Lane

Motion to approve the street name by Councilmember Lane; seconded by Councilmember Curry – all ayes

c. Demarest Farm parking at KPMG

Members of Demarest Farm are looking for parking at KPMG for the next 6 weekends, in turn, Demarest Farms will donate much needed items to the Food Pantry – a motion to approve by Councilmember Lane; seconded by Councilmember Curry – all ayes

d. Proposal Landscaping Architectural Services for center of town

A motion to approve to hire architect to design plans by Councilmember Lane; seconded by Councilmember Curry – all ayes

Councilmember Weaver would like to further discuss maintenance of Memorial field and usage of the Open Space Fund at the next workshop meeting

Mayor Ghassali asked councilmembers if they would like to attend a meeting with representatives from Park Ridge Marriot and the Woodcliff Lake Hilton on Thursday, August 31st at 7pm

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.

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Curry – all ayes

Persia Barile

Mention about drop off and pick up on Akers Ave; should be at the front of the school; suggested be included in the ordinance.

A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Gloeggler – all ayes

ADJOURNMENT:

Motion to adjourn by Councilmember Lane; seconded by Councilmember Koelling – all ayes

Meeting adjourned at 9.38pm

The next Meeting of the Mayor and Council will be held September 12, 2017 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk