

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
December 30, 2019
Budget Meeting to Commence at 5:30 P.M.
Regular Meeting to Commence 7:30 P.M.
(No Closed Executive Session)

ROLL CALL:

Councilmember Arendacs
Councilmember Curry
Councilmember Gloeggler

Councilmember Koelling
Councilmember Lane
Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2019-1476 AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF MONTVALE BY ADDING A NEW CHAPTER 102, "SHORT TERM RENTALS," TO PROHIBIT SHORT TERM RENTALS IN THE BOROUGH

MINUTES:

December 10, 2019

MINUTES CLOSED/EXECUTIVE SESSION:

December 10, 2019

RESOLUTIONS:

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.

- 219-2019 Authorize Hiring Part-Time Montvale TV Access Station Technician/Katherine Gray
- 220-2019 Amending Reso.#192-2018 To Rescind Award To Willdan Energy & Award To PSE&G
- 221-2019 Cancellation of Tax and Excess Sewer Overpayments or Delinquent Amounts Less than \$10.00
- 222-2019 A Resolution Awarding a Contract to Dakota Excavating Contractor Inc. for the LaTrenta Field Improvements Project Base Bid plus Alternates A and B
- 223-2019 A Resolution Approving A Contract With Fieldturf Usa Inc. Pursuant To A Cooperative Purchasing Agreement With The Educational Services Commission Of New Jersey For Purchase And Installation Of Artificial Turf At LaTrenta Field
- 224-2019 A Resolution Authorizing The Borough Of Montvale To Enter Into A Cooperative Pricing Agreement With The Educational Services Commission Of New Jersey
- 225-2019 A Resolution Amending Reso #148-2015 Authorizing Execution of An Amendment To The Developers Agreement With Montvale Development Associates/Snow Storage

BILLS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None

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.

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

The Re-Organization Meeting of the Mayor & Council will be held on January 1, 2019 at 7:00 p.m.
The next Meeting of the Mayor and Council will be held Tuesday, January 14th at 7:30 p.m.

Budget Meeting Dates/Times:

Monday, December 30th, 2019 @ 5:30 p.m.

January 14, 2020 @ 6:00 p.m.

February 11, 2020 @ 6:00 p.m.

Final Budget Review Meeting February 25th @ 6:00 p.m.

*****Disclaimer***** All M & C Meeting Are Subject To Additions, Deletions and Amendments

Monday, December 30th @ 5:30 p.m.

- | | |
|---|-------------|
| 1. General Administration/M. Iarossi-Aiwan | 5:30 – 6:00 |
| 2. Capital Budget Requests & Buildings & Grounds
J./Fette and A. Hipolit | 6:00 – 6:45 |
| Montvale Police Department/Chief Sanfilippo | 6:45 – 7:30 |

**BOROUGH OF MONTVALE
ORDINANCE NO. 2019-1476**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 10th day of December 2019, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 30th day of December, 2019 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF MONTVALE BY ADDING A NEW CHAPTER 102, "SHORT TERM RENTALS," TO PROHIBIT SHORT TERM RENTALS IN THE BOROUGH

WHEREAS, the New Jersey Legislature has, pursuant to *N.J.S.A. 40:52-1(d)* and (n), authorized municipalities to regulate "furnished and unfurnished rented housing or living units and all other places and buildings used for sleeping and lodging purposes, and the occupancy thereof," as well as the "rental of real property for a term of less than one hundred seventy-five (175) consecutive days for residential purposes by a person having a permanent place of residence elsewhere"; and

WHEREAS, in recent years, there has been a marked increase in the advertisement of short-term rental of dwelling units for periods from one (1) to one hundred seventy-five (175) days ("Short Term Rentals") within the Borough and neighboring municipalities; and

WHEREAS, the Borough has determined that Short Term Rentals frequently result in a deterioration of the neighborhood character, public nuisance, noise complaints, overcrowding and illegal parking within the residential neighborhoods in the Borough, and the effective conversion of residential Dwelling Units into de-facto hotels, motels, or similar facilities, in violation of the Borough Code, Zoning Ordinances, and other State laws, rules and regulations; and

WHEREAS, the Borough therefore wishes to prohibit short-term rentals in order to: 1) ensure that traditional residential neighborhoods are not turned into tourist areas to the detriment of long-time residents; 2) eliminate property uses that may negatively affect property value; 3) minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department; and 4) prohibit the unlawful creation of commercial enterprises in both single-family and multi-family Dwelling Units in violation of Borough Zoning Ordinances and public nuisance ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, as follows:

Section 1. The Code of the Borough of Montvale is hereby amended and supplemented by adding a new Chapter 102, "Short Term Rentals," as follows:

CHAPTER 102 – SHORT TERM RENTALS

§102-1	Findings and purpose.
§102-2	Definitions.
§102-3	Short-Term Rentals prohibited.
§102-4	Permitted Uses.
§102-5	Advertising prohibited; Hosting Platform prohibitions.
§102-6	Violations, penalties and enforcement.

§102-1 Findings and purpose.

The Borough of Montvale does hereby find as follows:

- A. The New Jersey Legislature has, pursuant to *N.J.S.A. 40:52-1(d)* and (n), authorized municipalities to regulate "furnished and unfurnished rented housing or living units and all other places and buildings used for sleeping and lodging purposes, and the occupancy thereof," as well as the "rental of real property for a term of less than one hundred seventy-five (175) consecutive days for residential purposes by a person having a permanent place of residence elsewhere."
- B. In recent years, there has been a marked increase in the advertisement of short-term rental of dwelling units for periods from one (1) to one hundred seventy-five (175) days ("Short Term Rentals") within the Borough and neighboring municipalities.
- C. The Borough has determined that Short Term Rentals frequently result in a deterioration of the neighborhood character, public nuisance, noise complaints, overcrowding and illegal parking within the residential neighborhoods in the Borough, and the effective conversion of residential Dwelling Units into de-facto hotels, motels, or similar facilities, in violation of the Borough Code, Zoning Ordinances, and other State laws, rules and regulations.
- D. The Borough therefore wishes to prohibit short-term rentals in order to: 1) ensure that traditional residential neighborhoods are not turned into tourist areas to the detriment of long-time residents; 2) eliminate property uses that may negatively affect property value; 3) minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department; and 4) prohibit the unlawful creation of commercial enterprises in both single-family and multi-family Dwelling Units in violation of Borough Zoning Ordinances and public nuisance ordinances.

§102-2 Definitions.

ADVERTISE OR ADVERTISING

Any form of solicitation, promotion, and communication for marketing, used to solicit, encourage, persuade, or manipulate viewers, readers, or listeners into contracting for goods and/or services in violation of this chapter, as same may be viewed through various media including but not limited to, signs, newspapers, magazines, flyers, handbills, pamphlets, commercials, radio, direct mail, internet websites, or text or other electronic messages for the purpose of establishing occupancies or uses of rental property, for consideration, which are prohibited by this chapter.

CONSIDERATION

Soliciting, charging, demanding, receiving or accepting any legally recognized form of consideration including a promise or benefit, a quid-pro-quo, rent, fees, other form of payment, or thing of value.

DWELLING UNIT

Any structure, or portion thereof, whether furnished or unfurnished, which is occupied in whole or in part, or intended, arranged or designed to be occupied, for sleeping, dwelling, cooking, gathering and/or entertaining, as a residential occupancy, by one or more persons. This definition includes an apartment, condominium, building, single-family home, cooperative, converted space, or portions thereof, that is offered to be used, made available for use, or is actually used for accommodations, lodging, cooking, sleeping, gathering and/or entertaining of occupants and/or guest(s), for consideration.

HOSTING PLATFORM

A website or marketplace in whatever form, whether online or not, which facilitates Short-Term Rentals through advertising, searching, match-making or any other means, using any medium of facilitation and from which the operator of the Hosting Platform derives revenues, including but not limited to booking fees or advertising revenues, from providing or maintaining the website or marketplace.

HOUSEKEEPING UNIT

Constitutes a family-type situation, involving one or more persons, living together that exhibit the kind of stability, permanency and functional lifestyle equivalent to that of a traditional family unit, as further described in the applicable reported and unreported decisions of the New Jersey Superior Court.

OCCUPANT

Any individual using, inhabiting, living, gathering, entertaining, being entertained as a guest, or sleeping in a Dwelling Unit, or portion thereof, or having other permission or possessory right(s) within a Dwelling Unit.

OWNER

Any Person(s) who legally use, possess, own, lease, sub-lease or license (including an operator, principal, shareholder, director, agent, or employee, individually or collectively) one or more Dwelling Units, or who have charge, care, control, or who participates in the expenses and/or profit of a Dwelling Unit pursuant to a written or unwritten agreement, rental, lease, license, use, occupancy agreement or any other agreement.

PERSON

An individual, firm, corporation, association, partnership, limited liability company, association, entity, and any person(s) and/or entity(ies) acting in concert or any combination therewith.

RESIDENTIAL OCCUPANCY

The use of a Dwelling Unit by an Occupant(s).

SHORT-TERM RENTAL

A Residential Occupancy for a period of less than one hundred seventy-five (175) days.

§102-3 Short-Term Rentals prohibited.

- A. Notwithstanding anything to the contrary contained in the Borough Code, it shall be unlawful for a Person or Owner to receive or obtain actual or anticipated Consideration for using, authorizing, permitting, or failing to discontinue the use of any Dwelling Unit as a Short-Term Rental, as defined herein.
- B. Nothing in this Chapter will prevent formation of an otherwise lawful Residential Occupancy of a Dwelling Unit for a rental period of one hundred seventy-five (175) days or more.
- C. Nothing in this Chapter shall be deemed to prohibit the lawful operation of any hotel as that term is defined in the New Jersey Hotel and Multiple Dwelling Law, *N.J.S.A. 55:13-1, et seq.*

§102-4 Permitted uses.

The Residential Occupancy of an otherwise lawful and lawfully-occupied Dwelling Unit for a period of one hundred seventy-five (175) days or more by any Person who is a member of the Housekeeping Unit of the Owner, without consideration, such as house guests, is permitted.

§102-5 Advertising prohibited; Hosting Platform prohibitions.

- A. It shall be unlawful for any Person to Advertise by any means all actions, or failures to act, that would be in violation of the provisions of this Chapter.
- B. It shall be unlawful for any Hosting Platform to undertake, maintain, authorize, aid, facilitate or Advertise any Short-Term Rentals in violation of this Chapter.

§102-6 Violations, penalties and enforcement.

- A. The provisions of this Chapter shall be enforced by the Construction Official, Zoning Official, Health Department, other Subcode or Code Official, as their jurisdiction may arise, including legal counsel for the Borough or other persons designated by the Borough Council, to issue municipal civil infractions directing alleged violators of this Chapter and/or to appear in court or file civil complaints.

- B. A violation of this Chapter is hereby declared to be a public nuisance, a nuisance per se, and is hereby further found and declared to be offensive to the public health, safety and welfare.
- C. Any Person found to have violated any provision of this chapter, without regard to intent or knowledge, shall be liable for the maximum civil penalty, upon adjudicated violation or admission, of a fine not exceeding \$1,250. Each day of such violation shall be a new and separate violation of this Chapter.
- D. The penalty imposed herein shall be in addition to any and all other remedies that may accrue under any other law, including, but not limited to, eviction proceedings and/or injunction, reasonable attorney's fees or other fees and costs, in the Borough's Municipal Court or the Superior Court of New Jersey in the vicinage of Bergen County, or in such other Court or tribunal of competent jurisdiction, by either summary disposition or by Zoning or Construction Code municipal proceeding.

Section 2. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 3. Effective date.

This Ordinance shall take effect after adoption and publication according to law, but in no event prior to January 1, 2020.

Section 4. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSIALWAN, RMC
Municipal Clerk

INTRODUCED: 12-10-2019

Councilmember	Yes	No
Arendacs	✓	
Curry	✓	
Gloeggler	✓	
Koelling	✓	
Lane - <i>absent</i>		
Russo-Vogelsang	✓	

ADOPTED: 12-30-2019

Councilmember	Yes	No
Arendacs		
Curry		
Gloeggler		
Koelling		
Lane		
Russo-Vogelsang		

PLANNING BOARD MEMO

To: Mayor Ghassali and Council

From: R. Lorraine Hutter, Land Use Administrator

Date: November 26, 2019

Subject: Ordinance amending and Supplementing The Code of the Borough of Montvale by Adding a New Chapter 102, "Short Term Rentals" to Prohibit Short Term Rentals in the Borough

The Montvale Planning Board held their meeting last evening and discussed the above Ordinance.

It is the recommendation of the board members to proceed with the passing of this Ordinance.

The passage of this ordinance will ensure the integrity and intent of our codes.

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:30p.m. 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.

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, Joe Voytus; Borough Engineer, Andrew Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Fran Scordo, Deputy Municipal Clerk;

ROLL CALL:

Councilmember Arendacs
Councilmember Curry
Councilmember Gloeggler

Councilmember Koelling
Councilmember Lane - absent
Councilmember Russo-Vogelsang

RECOGNITIONS:

Montvale Snow Angels
Undeclared Girls Fieldstone Soccer Team

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2019-1476 AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF MONTVALE BY ADDING A NEW CHAPTER 102, "SHORT TERM RENTALS," TO PROHIBIT SHORT TERM RENTALS IN THE BOROUGH

(Public Hearing 12-30-19)
Planning Board Recommendation Letter Dated 11-26-2019

A motion to Introduce Ordinance **2019-1476** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Koelling; Clerk read by title only; Councilmember Koelling made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Arendacs - a roll call was taken – all ayes

Councilmember Gloeggler asked for clarification regarding hotels and motels; the borough attorney stated they are excluded, they will be protected.

MEETING OPEN TO PUBLIC:

Agenda Items Only
Motion to open meeting to the public by Councilmember Koelling; seconded by Councilmember Curry - all ayes

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Koelling; seconded by Councilmember Curry - all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

November 26, 2019

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

MINUTES CLOSED/EXECUTIVE SESSION:

November 26, 2019

A motion to accept the minutes by Councilmember Gloeggler; seconded by Councilmember Koelling - 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.

216-2019 Resolution Authorizing Person-To-Person Transfer/Plenary Retail Consumption License/Paulter, Inc./T/A Aldo & Gianni Ristorante To: ERA Hospitality, LLC

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0236-33-004-008, heretofore issued to Paulter, Inc., currently a Pocket License; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the licensed business and all additional financing obtained in connection with the license business;

NOW, THEREFORE BE IT RESOLVED, that the Borough of Montvale Governing Body does hereby approve, effective December 10, 2019 the transfer of the aforesaid Plenary Retail Consumption License to ERA Hospitality, LLC, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to ERA Hospitality, LLC, effective December 10, 2019."

217-2019 Authorize Execution of Agreement with Alayna Townhome Association / Municipal Service Agreement

WHEREAS, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and

WHEREAS, an agreement has been negotiated between the Borough of Montvale and Alayna Townhome Association to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and

WHEREAS, this agreement shall remain in effect for a five-year period to commence on January 1, 2020 and terminating on December 31, 2024; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

2017-2019

Introduced by Councilmember Koelling; seconded by Councilmember Curry - all ayes

218-2019 Rejecting All Bids & Authorizing Re-Bid For The Installation And Construction Of A Salt Shed

WHEREAS, On December 4, 2019 the Borough of Montvale received bids for the Salt Shed Installation and Construction which the Mayor and Council previously authorized for a Salt Shed to be located at One Memorial Drive for the Pascack Valley DPW; and

WHEREAS, the Municipal Clerk did duly advertise on November 8, 2019; and

WHEREAS, two (2) bids were received; and

WHEREAS, in connection with the two (2) bids Maser Consulting Borough Engineers is recommending that the bids be rejected for the Salt Shed project since the bids exceed the estimate for installation and construction.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the bids received are hereby rejected; and

BE IT FURHTER RESOLVED, the Mayor and Council authorize to re-advertise for the receipt of bids for the Salt Shed for a date to be determined.

Introduced by Councilmember Curry; seconded by Councilmember Koelling - all ayes
The engineer recommended rejecting the bids received because they came in very high; asked for approval to bid again; Councilmembers approved to re-bid.

BILLS: Municipal Clerk read the Bill Report

Motion to pay bills by Councilmember Koelling; seconded by Councilmember Russo-Vogelsang - all ayes

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

COMMITTEE REPORTS:

Councilmember President Gloeggler

TV Access

Shot final My Montvale and Montvale in Motion for 2019; thank Kara Robinson and Robert Hassimi for all their hard work with both shows. December 12 the TV team will be providing training with community leaders on how to use the emergency system including the Police and Schools.

Regional BOE

Winter sports are under way; 8th grade orientation; the fall play, "Under Pressure" , was written and performed by the students

Congratulated the girls scouts for winning the tree competition at Winter Wonderland at Van Saun Park, they made a produce display that wowed the judges.

Councilmember Curry

Board of Health

Rabies clinic will be held January 4 at the DPW garage from 10am-11:30

Seniors

Membership has been increasing

Planning Board

Five new businesses are coming into town using space in existing buildings; Valley View Terrace was approved for a sub-division;

Construction

4 property maintenance violations were issued; new door will be installed at the train station shortly;

Thanked Elizabeth Gloeggler for all the work she has done for the town; looking forward to having more conversations in the near future.

Councilmember Arendacs

DPW

They are prepared for the upcoming snow event; attended the quarterly meeting with RiverVale in regards to the DPW, it went well.

Thanked Elizabeth for working with the community and commended her for all her hard work and efforts.

Councilmember Koelling

Police

Monthly report included in original minutes

Thanked Elizabeth for an amazing job and hope to see her in Public service again, she will be missed

Councilmember Russo-Vogelsang

Special Events

Looking for volunteers, call Lisa Dent; The Holiday House Decorating contest judging will begin December 9 through 13 between 6-8pm; the Menorah lighting will take place on Monday, December 23 at 6pm in the center of town near the train station.

Mirror the sentiments of her colleagues, Elizabeth, you will be missed.

MAYOR

Santa is coming to town on December 24th.

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

a. Reject Bids for Salt Shed

Will re-bid for better prices.

b. Senior Center Bathroom Renovations

Currently working on the bid specifications, will go out for bid by end of December, hoping to award a contract in January. It will take up to 60 days for completion.

c. LaTrenta Turf field Project

Preparing bid specifications for the installation portion of the turf. Possible installation will be late Spring early summer.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

Mentioned to councilmembers that he is preparing the trash collection bids; he asked councilmembers if they would like to include an alternate bid for twice a week pickup in the summer months; councilmembers would like to add another alternate for weekly recycle pickup.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Koelling mentioned his neighbors have been receiving the wrong mail, is there something we can do; Councilmember Arendacs mentioned on Fox Hill Road has been receiving wrong mail and packages as well as emergency services because of part of the street is in New York. Can we place a welcome to Montvale Sign to determine the state line.

COMMUNICATION CORRESPONDENCE:

Receive grant for NJDOT \$220,000 for various streets

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 Koelling; seconded by Councilmember Curry
- all ayes

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Koelling; seconded by Councilmember Curry
- all ayes

A motion to go into closed session by Councilmember Koelling; seconded by Councilmember Arendacs

No action was taken, therefore,

ADJOURNMENT

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

Meeting was adjourned at 8:30pm

Budget Meeting will be held Monday, December 30, 2019 at 5:30pm

The next Meeting of the Mayor and Council will be held Monday, December 30, 2019 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 219- 2019**

RE: Authorize Hiring Part-Time Montvale TV Access Station Technician/Katherine Gray

WHEREAS, the Borough of Montvale is desirous in filling a vacancy and hiring a Montvale TV Access Station Technician for the Montvale Studio; and

WHEREAS, the position currently exists and a recommendation was made by the Committee members for the hiring of Ms. Katherine Gray; and

NOW THEREFORE BE IT RESOLVED, by the Borough of Montvale the above listed individuals is hereby appointed Montvale TV Access Station Technicians effective November 13, 2019. The rate of pay for these positions are \$15.75 per hour and other conditions are outlined in his letter of employment.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 220- 2019**

RE: A Resolution Rescinding Resolution No. 192-2018 Awarding a Contract to Willdan Energy Solutions and Awarding The Contract to PSE&G For the Incentive Program Energy Upgrades To The Montvale Senior Community Center

WHEREAS, the Borough required energy efficiency upgrades in our Senior Community Center; and

WHEREAS, PSE&G Direct Install, For Government and Non-Profit Facilities which is offered by the PSE&G provides incentives for local governments that reduce the capital cost of investing in energy efficiency upgrades; and,

WHEREAS, the Borough has successfully completed Direct Install projects in the past, and a recent investigation of Borough owned buildings by Willdan Energy Solutions identified areas that are eligible for lighting and HVAC upgrades; and,

WHEREAS, Willdan Energy Solutions is the Direct Install contractor for Bergen County, therefore no bidding process is required; and,

WHEREAS, Willdan Energy Solutions provided proposals including a Direct Install Application, project summary form, scope of work, and not-to-exceed price is hereby attached to this resolution; and,

WHEREAS, the Administration and Borough Engineer determined that the proposals submitted by Willdan Energy Solutions are advantageous to the Borough, cost and other factors considered; and,

WHEREAS, Willdan Energy Solutions has completed and submitted the Direct Install Applications to PSE&G Energy Program, and purchase and install the energy efficiency upgrades in the Senior Community Center; and,

WHEREAS, the Administration recommends authorizing Willdan Energy Solutions to Submit the Direct Install Applications to PSE&G Energy Program; and,

WHEREAS, the Administration recommends awarding a contract to PSE&G for completing the energy efficiency upgrades in the municipal complex in the amount of \$13,540.56 and \$6,880.00 to PSE&G; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, that a contract is awarded to PSE&G in the amount not to exceed \$20,420.56 and the work to be done by Willdan Energy Solutions.

The Council hereby authorizes the Borough Administrator to execute any and all documents and take any all actions necessary to complete and realize the intent and purpose of this resolution.

Account #C-04-55-413-C00

Amount \$6,880.00

Account#C-04-55-470-E00

Amount \$13, 540.00

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 221-2019**

RE: Cancellation of Tax and Excess Sewer Overpayments or Delinquent Amounts Less than \$10.00

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax and excess sewer overpayments or delinquent amounts in the amount of less than \$10.00; and

WHEREAS, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax and excess sewer overpayments or delinquencies of less than \$10.00

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax and excess sewer amounts as deemed necessary.

BE IT FURTHER RESOLVED, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance Officer.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 222- 2019**

RE: A Resolution Awarding a Contract to Dakota Excavating Contractor Inc. for the La Trenta Field Improvements Project Base Bid plus Alternates A and B

WHEREAS, the Borough has the need to procure goods and services to install certain synthetic turf and make other improvements at La Trenta Field; and

WHEREAS, the Borough did publicly solicit bids for this project pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, in response to said solicitation, four (4) bids were received; and

WHEREAS, the Borough Attorney has reviewed the two lowest bids for compliance with the bid specifications; and

WHEREAS, after review of these bids, it was determined that the lowest responsive and responsible bidder appears to be Dakota Excavating Contractor Inc.; and

WHEREAS, Dakota's bid is within the Engineer's estimate for this work; and

WHEREAS, 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

Dakota Excavating Contractor Inc.
481 Hackensack Avenue
Hackensack, New Jersey 07601

In the amount of:

Base Bid: \$282,410.00
Alternate A: \$ 50,349.00
Alternate B: \$ 18,530.00
TOTAL: \$351,289.00

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

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

Account # C-04-55-470-C00 - \$349,000.00 / Account #9-01-43-323-029 - \$2,289.00

Total Amount = \$351,289.00

ATTEST:

APPROVED:

Maureen Tarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 223-2019**

A RESOLUTION APPROVING A CONTRACT WITH FIELDTURF USA INC. PURSUANT TO A COOPERATIVE PURCHASING AGREEMENT WITH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY FOR PURCHASE AND INSTALLATION OF ARTIFICIAL TURF AT LATRENTA FIELD

WHEREAS, the Borough of Montvale is subject to the provisions of the Local Public Contracts Law ("LPCL"), *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, pursuant to Section 11 of the LPCL, *N.J.S.A. 40A:11-11*, the Borough is a member of a cooperative pricing system for the provision of goods and services with the Educational Services Commission of New Jersey ("ESCNJ"), formerly known as the Middlesex County Educational Services Commission; and

WHEREAS, the Borough is desirous of entering into a contract through ESCNJ with FieldTurf USA, Inc. for the provision and installation of a Synthetic Turf Field at LaTrenta Field, as set forth in the proposal attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Borough seeks to approve the bid amount of \$171,000.00, plus Alternate 1 for Performance and Payment Bonds in the amount of \$2,565.00, in satisfaction of the requirements of *N.J.S.A. 40A:11-22*, for a total contract amount of \$173,565.00; and

WHEREAS, to the extent required by the provisions of *N.J.S.A. 19:44A-20.4 et seq.*, FieldTurf shall complete and submit a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract will prohibit same from making any reportable contributions through the term of the contract, pursuant to *N.J.S.A. 19:44A-20.5 et seq.*, which shall remain on file for 10 days prior to entering into a contract with the entity; and

WHEREAS, any and all contracts entered into pursuant to this resolution shall require that any and all public work to be completed under the contract be subject to the Prevailing Wage Act, *N.J.S.A. 34:11-56.25 et seq.*; and

WHEREAS, any and all contracts entered into pursuant to this resolution shall remain subject to review and approval as to form by the Borough Attorney; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the following contract, consistent with the foregoing:

Procurement	Cooperative Contract No.	Vendor	Contract Amount
LaTrenta Field	ESCNJ 18/19-55	Fieldturf USA, Inc.	\$173,565.00

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all other appropriate officials, officers and employees are hereby directed, authorized and empowered to take all steps necessary to effectuate the provisions and purposes of this resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

Account # 9-01-43-323-029 / Amount \$173,565.00

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



Engineers
 Planners
 Surveyors
 Landscape Architects
 Environmental Scientists

400 Valley Road, Suite 304
 Mount Arlington, NJ 07856
 T: 973.398.3110
 F: 973.398.3199
 www.maserconsulting.com

~~December 18, 2019~~ REVISED December 23, 2019

VIA EMAIL

Maureen Iarossi-Alwan
 Municipal Clerk/Administrator
 Borough of Montvale
 12 Mercedes Drive
 Montvale, NJ 07645

Re: **Synthetic Turf Supply and Installation Services**
 La Trenta Field Improvements
 Chestnut Ridge Road
 Borough of Montvale, Bergen County, NJ
MC Project No. MVB-004

Dear Ms. Iarossi-Alwan:

Our November 21, 2019 letter (attached) recommended award of the La Trenta synthetic turf field site preparation to Dakota Excavating in the amount of \$351,289.00, which also includes installation of outfield underdrains and dugout upgrades as Alternate Bids.

Separately, under the ESCNJ (The Educational Services Commission Cooperative Contract #ESCNJ 18/19-55), FieldTurf has provided the following proposal dated December 11, 2019 (attached) for the purchase of the synthetic turf material and installation of the synthetic turf and infill material on the prepared surface:

Total - Installation	\$ 71,720.00
Total - GroomRight (infill)	\$ 5,000.00
Total - Materials & Freight	<u>\$ 94,280.00</u>
Sub-Total - Material Supply & Install	\$171,000.00
Performance & Payment Bonds (1.5% of Total)	<u>\$ 2,565.00</u>
Grand- Total	\$173,565.00

Based on our review of referenced proposal, we recommend that the Borough issue a Purchase Order for the Synthetic Turf/Material supply and installation through the ESCNJ in the amount of **\$173,565.00** to FieldTurf USA, Inc., subject to review and approval by the Borough Attorney and the Mayor and Council and certification of funds by the Borough.





If you have any questions on this matter, please feel free to contact me.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Andrew R. Hipolit', written over a horizontal line.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd/ljb

Attachments: Maser Letter 11/21/19 and FieldTurf Proposal 12/11/19

cc: Mayor and Council (via Clerk/Administrator)
Christine Kalafut, Treasurer (ckalafut@montvaleboro.org)
Joseph W. Voytus, Esq., Attorney (jwvoytus@hoggialaw.com)
Rich Campanelli, DPW (dpw@rivervaleni.org)
Lisa Dent, Recreation Director (ldent@montvaleboro.org)

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alwan_tarentafieldimprovements_mvb004_turf&instalrecommendation_rev1.docx



Engineers
 Planners
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 Landscape Architects
 Environmental Scientists

400 Valley Road, Suite 304
 Mount Arlington, NJ 07856
 T: 973.398.3110
 F: 973.398.3199
 www.maserconsulting.com

November 21, 2019

VIA EMAIL

Maureen Iarossi-Alwan
 Municipal Clerk/Administrator
 Borough of Montvale
 12 Mercedes Drive
 Montvale, NJ 07645

Re: La Trenta Field Improvements
 Chestnut Ridge Road
 Borough of Montvale, Bergen County, NJ
MC Project No. MVB-004

Dear Ms. Iarossi-Alwan:

As you are aware, the bid opening for the above-referenced project was held on Wednesday, November 20, 2019 at 11:00 a.m. in the Council Chambers. There were four (4) bids received for this project as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate 'A'</u>	<u>Alternate 'B'</u>	<u>Total</u>
Dakota Excavating Contractor, Inc.	\$282,410.00	\$50,349.00	\$18,530.00	\$351,289.00
Your Way Construction	\$283,844.64	\$60,301.60	\$14,800.70	\$358,946.94
Applied Landscape Technologies	\$328,879.00	\$66,153.00	\$12,163.00	\$407,195.00
Alimi Builders, Inc.	\$402,858.20	\$34,307.90	\$12,574.00	\$449,740.10

Dakota Excavating Contractors, Inc., 481 Hackensack Avenue, Hackensack, NJ appears to have submitted all necessary documents as required by the specifications, pending any comments by the Borough Attorney.

After analyzing the bids received, this office recommends the award of the Base Bid as well as Alternates A & B for a total project amount of **\$351,289.00** to Dakota Excavating Contractor, Inc. at the Mayor and Council meeting scheduled for November 26, 2019. A copy of the bid summary is attached.

Our recommendation is subject to the approval of bid documents by the Borough Attorney and the Mayor and Council and certification of funds by the Borough.





Maureen Iarossi-Alwan
MC Project No. MVB-004
November 21, 2019
Page 2 of 2

If you have any questions on this matter, please feel free to contact me.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'A. Hipolit', written over a horizontal line.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd/ljb

Attachment: Bid Tabulation

cc: Mayor and Council (via Clerk/Administrator)
Christine Kalafut, Treasurer (ckalafut@montvaleboro.org)
Joseph W. Voytus, Esq., Attorney (jwvoytus@boggialaw.com)
Rich Campanelli, DPW (dpw@rivervalenj.org)
Lisa Dent, Recreation Director (ldent@montvaleboro.org)

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alwan_latentiafieldimprovements_mv004_awardrecommendation.docx



THE ULTIMATE
SURFACE EXPERIENCE

Date: Wednesday, December 11, 2019
To: LA TRENTA INFIELDS 1 & 2
From: Perry DiPiazza, NE Regional Vice-President of Sales
Phone: 201-776-7767
Email: Perry.DiPiazza@external.fieldturf.com
Subject: La Trenta Infield 1 & 2

FieldTurf USA, Inc. is pleased to present the following proposal. Prices are based on the Educational Services Commission of New Jersey (ESCNJ) program. ESCNJ is a New Jersey State Purchasing Cooperative which secures multi-member agency volume purchasing contracts for the use of schools, municipalities and other government agencies. ESCNJ provides member schools with pre-determined preferential pricing by approved vendors. Since the product has already been bid at the State level, individual schools do not have to duplicate the formal bid process. Contract #[ESCNJ 18/19-55](#)

LA TRENTA INFIELDS 1 AND 2	LUMP SUM
FieldTurf Classic HD (3-layer, 2.25", Field 1 approx. 22,942 sf, Field 2 approx. 9,968 sf) <ul style="list-style-type: none"> • Installation of new artificial turf upon a suitable base • (1) x Mobilization • (2) X Inlaid Baseball Marks; • 1 X Groomright • An (5) year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface; with exception on the home plate area, base paths and pitcher's mound which shall be 2 years instead of 8 years and there is no third party insurance. 	
Total Installation	\$71,720
Total GroomRight	\$5,000
Total Materials and Freight	\$94,280
Total Project	\$171,000
Voluntary Alternate 1 <ul style="list-style-type: none"> • Performance and payment bonds 	ADD of 1.5% to total contract value
Voluntary Alternate 2 <ul style="list-style-type: none"> • Additional mobilization for Infield 2 	\$ 10,000

Price does not include:

- a) The base upon which the FieldTurf field will be placed. FieldTurf shall not be responsible for the planarity, the stability, the porosity, nor the approval of the base upon which the FieldTurf

surface will be installed, the drainage system, nor any construction or modification of existing installations around the fields.

- b) Any costs associated with necessary changes relating to delineation of the field.
- c) The supply or installation of the field edging.
- d) Unless otherwise specified, does not include any G-max testing.
- e) The supply of manholes or clean-outs or grates, or supply of the manhole covers.
- f) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- g) Site security.
- h) Small vehicle to tow FieldTurf maintenance equipment.
- i) All applicable taxes, Tax exemption certificate to be provided by owner.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction.

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.
- b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) remaining balance upon substantial completion of FieldTurf's obligations
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.
- d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and *force majeure*.
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punchlist items.
- h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.

Wednesday, December 11, 2019

- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.

Please contact Eric Fisher if you have any questions or require additional information regarding FieldTurf's SmartBuy Program by phone at 888-209-0065 ext. 246 or via e-mail at Eric.Fisher@fieldturf.com. Be sure to visit our website at www.fieldturf.com.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 224-2019**

A RESOLUTION AUTHORIZING THE BOROUGH OF MONTVALE TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and
WHEREAS, the Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;
WHEREAS, the governing body of the Borough of Montvale, County of Bergen, State of New Jersey, is desirous of participating in a Cooperative Pricing System with the Lead Agency for the provision and performance of goods and services;
NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Montvale.

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Mayor is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor

CERTIFICATION

I hereby, certify that the above resolution was adopted by the Mayor and Council of the Borough of Montvale at a meeting of said governing body held on December 30, 2019.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 225-2019**

A RESOLUTION AMENDING RESOLUTION NO. 148-2015 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE DEVELOPERS AGREEMENT WITH MONTVALE DEVELOPMENT ASSOCIATES, LLC/SNOW STORAGE

WHEREAS, On October 13, 2015 the Governing Body approved a Developer’s Agreement which sough various approvals pertaining to Block 1002, Lots 3 & 5 and

WHEREAS, the parties wish to amend and memorialize an Amended Agreement pertaining to snow storage on the property; and

WHEREAS, the Montvale Planning Board Attorney prepared an approving resolution for the Snow Storage Plan to be implemented and be in effect for the 2019-2020 snow season. Conditions during the snow season will be monitored to determine if the Snow Storage Plan is appropriate and functional for the property. Prior to the 2020-2021 snow season, the Borough Engineer will review and determine whether the Snow Storage Plan is functional and may continue for the such season and future seasons.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale, that the Mayor and Municipal Clerk are hereby authorized and empowered to execute is Amendment to the Developer’s Agreement with Montvale Development Associates, LLC c/o The S. Hekemian Group.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Gloeggler							
Koelling							
Lane							
Russo-Vogelsang							

Adopted: December 30, 2019

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

ROBERT T. REGAN

A Professional Corporation
ATTORNEY AT LAW
STURBRIDGE COMMONS
345 KINDERKAMACK ROAD
P.O. BOX 214
WESTWOOD, NEW JERSEY 07675

MEMBER NEW JERSEY &
NEW YORK BARS

TEL: (201) 664-3344
FAX: (201) 664-3836
rtregan@rtreganlaw.com

December 23, 2019

R. Lorraine Hutter, Land Use Administrator
Montvale Planning Board
Municipal Building
12 Mercedes Drive
Montvale, New Jersey 07645

**RE: Amendment To First Developer's Agreement
Montvale Development Associates,
LLC c/o The S. Hekemian Group**

BOROUGH OF MONTVALE

2019 DEC 26 PM 2:10

Dear Lorraine:

Kindly find enclosed herewith four original sets of the Amendment To First Developer's Agreement in connection with the above-captioned matter which have been signed by Peter Hekemian on behalf of Montvale Development Associates, LLC.

It would be appreciated if you would have the Amendment signed by Borough officials and return three fully executed copies to me.

In the event you have any questions, please do not hesitate to contact me.

Very truly yours,



ROBERT T. REGAN

RTR;pnc
encls.

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$212,363.90	Bill List Wire 12/30/2019
	<u>333,430.65</u>	Wires/Manual Checks
Current TOTAL	545,794.55	
Escrow - Trust	3,735.53	Bill List Wire 12/30/2019
General Trust	1,532.40	Bill List Wire 12/30/2019
Dog Trust	2.40	Bill List Wire 12/30/2019
Housing Trust	764.60	Bill List Wire 12/30/2019
Capital	236.00	Bill List Wire 12/30/2019

This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 12/30/19

Introduced by: _____

Approved: 12/30/19

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
December 30, 2019

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		12/11/19	Payroll Account	222,618.75
WIRE		12/11/19	Salary Deduction Account	110,594.40
WIRE		12/11/19	FSA Account	217.50
Total				<u>333,430.65</u>

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc
00125 NORTHWEST BERGEN REGIONAL														
	19-00079	01/10/19	HEALTH SERVICES 2019		B									
	13		HEALTH SERVICES DECEMBER 2019	4,730.21	9-01-27-785-029			B OTHER CONTRACTUAL ITEMS	R	05/02/19	12/23/19		19-0219	N
	Vendor Total:			4,730.21										
00127 BPO WINE CORPORATION														
	19-01589	11/05/19	RELEASE OF ESCROW											
	1		BPO WINE CORP (2802/2)	259.50	E-08-00-217-27A			B BPO WINE CORP (2802/2)	R	11/05/19	12/23/19		ESCROW RELEASE	N
	Vendor Total:			259.50										
00139 SCORDO, FRANCES														
	19-01766	12/16/19	PETTY CASH FOR DECEMBER											
	1		PETTY CASH FOR DECEMBER	84.00	9-01-20-704-042			B EDUCATION/TRAINING/SEMINARS	R	12/16/19	12/23/19		PETTY CASH REIM	N
	2		PETTY CASH FOR DECEMBER	81.81	9-01-28-795-068			B SPECIAL EVENTS	R	12/16/19	12/23/19		PETTY CASH REIM	N
	3		PETTY CASH FOR DECEMBER	41.58	9-01-20-703-036			B OFFICE SUPPLIES	R	12/16/19	12/23/19		PETTY CASH REIM	N
	4		PETTY CASH FOR DECEMBER	22.00	9-01-20-701-036			B OFFICE SUPPLIES	R	12/16/19	12/23/19		PETTY CASH REIM	N
	5		PETTY CASH FOR DECEMBER	7.73	9-01-21-720-041			B MEAL REIMBURSEMENT	R	12/16/19	12/23/19		PETTY CASH REIM	N
	6		PETTY CASH FOR DECEMBER	21.92	9-01-28-795-045			B TRAVEL	R	12/16/19	12/23/19		PETTY CASH REIM	N
	7		PETTY CASH FOR DECEMBER	42.62	9-01-20-704-058			B OTHER EQUIPMENT & SUPPLIES	R	12/16/19	12/23/19		PETTY CASH REIM	N
	8		PETTY CASH FOR DECEMBER	25.00	9-01-27-785-042			B EDUCATION/TRAINING/SEMINARS	R	12/16/19	12/23/19		PETTY CASH REIM	N
				326.66										
	Vendor Total:			326.66										
00146 PSE&G CO.														
	19-01749	12/12/19	73 646 781 07 PSE&G FIREHOUSE											
	1		73 646 781 07 PSE&G FIREHOUSE	972.55	9-01-31-829-070			B NATURAL GAS	R	12/12/19	12/23/19		NOVEMBER 2019	N
	19-01751	12/12/19	PSE&G NOVEMBER 2019											
	1		67 032 626 08 43 HUFF TERRACE	19.62	9-01-31-829-070			B NATURAL GAS	R	12/12/19	12/23/19		NOVEMBER 2019	N
	19-01757	12/13/19	PSE&G OCTOBER 2019											
	1		67 022 433 08 FIELD HOUSE	170.77	9-01-31-829-070			B NATURAL GAS	R	12/13/19	12/23/19		OCTOBER 2019	N
	2		66 731 920 03 GARAGE (DPW)	325.57	9-01-31-829-070			B NATURAL GAS	R	12/13/19	12/23/19		OCTOBER 2019	N
	3		66 001 922 08 VLY VIEW TER	17.26	9-01-31-829-070			B NATURAL GAS	R	12/13/19	12/23/19		OCTOBER 2019	N
	4		65 327 010 09 CHESTNUT RDG TS	157.59	9-01-31-829-070			B NATURAL GAS	R	12/13/19	12/23/19		OCTOBER 2019	N

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type Acct Type Description	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00146 PSE&G CO.			Continued									
	19-01757	12/13/19	PSE&G OCTOBER 2019			Continued						
	5 65 300 255 02		RECREATION -	73.96	9-01-31-829-070	B NATURAL GAS	R	12/13/19	12/23/19		OCTOBER 2019	N
	6 67 725 256 04 12		MERCEDES DR.	829.59	9-01-31-829-078	B NATURAL GAS - 12 MERCEDES	R	12/13/19	12/23/19		OCTOBER 2019	N
				1,574.74								
			Vendor Total:	2,566.91								
00186 PRIMEPAY, LLC												
	19-00137	01/17/19	FSA FEES 2019			B						
	12		FSA FEES NOVEMBER 2019	115.50	9-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	06/06/19	12/23/19		54669905	N
			Vendor Total:	115.50								
00258 ROCKLAND ELECTRIC COMPANY												
	19-01588	11/05/19	RELEASE OF ESCROW									
	1		ROCKLAND ELECTRIC 1102/2.02	999.62	E-08-00-208-37A	B ROCKLAND ELECTRIC 1102/2.02	R	11/05/19	12/23/19		ESCROW RELEASE	N
	2		ROCKLAND ELECTRIC - INTEREST	4.41	E-08-00-208-37B	B ROCKLAND ELECTRIC - INTEREST (1102/2.02)	R	11/05/19	12/23/19		ESCROW RELEASE	N
				1,004.03								
	19-01724	12/06/19	PSE&G DECEMBER 2019									
	1		95558-48004 BORO STREET LIGHTS	8,802.21	9-01-31-826-075	B STREET LIGHTING	R	12/06/19	12/23/19		DECEMBER 2019	N
	19-01753	12/12/19	ROCKLAND ELECTRIC - NOVEMBER									
	1		06119-33003 MEMORIAL DPW	488.21	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	2		19080-79006 MEMORIAL GATE TRFC	14.41	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	3		08971-37012 MEMORIAL LITE FLD	56.21	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	4		14519-33002 1 MEMORIAL SHED	16.37	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	5		07589-33005 1 MEMORIAL SHED 1	12.26	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	6		07169-33005 MEMORIAL TENNIS CT	62.27	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	7		06749-33003 1 MEMORIAL DRIVE -	610.47	9-01-31-825-086	B ELECTRICITY - 1 MEMORIAL	R	12/12/19	12/23/19		NOVEMBER 2019	N
	8		94949-34001 S MIDLLTWN SWR LFT	382.10	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	9		97679-32024 CHESTNUT RIDGE TFL	41.04	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	10		01289-33004 KINDERKAMACK RD.	171.94	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	11		01570-26009 1 MEMORIAL LITE	38.97	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	12		06539-33003 GRAND OTHR MTLBX	84.48	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	13		07871-27002 GRAND SO PK 75/77	29.05	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N
	14		24131-58015 13 W. GRAND AVE.	10.70	9-01-31-825-071	B ELECTRICITY	R	12/12/19	12/23/19		NOVEMBER 2019	N

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00331 DARE/ADVOCACY FOR DRUG												
	19-01674	11/22/19	PD DARE TRAINING CLASS									
	1		PD DARE TRAINING CLASS	500.00	9-01-25-745-042	B EDUCATION/TRAINING/SEMINARS	R	11/22/19	12/23/19		198	N
	Vendor Total:			500.00								
00373 GREATER BERGEN REALTORS												
	19-01769	12/16/19	REALTOR MEMBERSHIP 2020									
	1		REALTOR MEMBERSHIP 2020	535.00	9-01-20-710-044	B PROFESSIONAL ASSOCIATION DUES	R	12/16/19	12/23/19		1129447	N
	Vendor Total:			535.00								
00497 LEVITZKI, ANN												
	19-01762	12/16/19	November Cell Phone									
	1		CELL PHONE - NOVEMBER 2019	24.83	9-01-42-855-029	B OTHER CONTRACTUAL ITEMS	R	12/16/19	12/23/19		EXP. REIMB.	N
	2		CELL PHONE - NOVEMBER 2019	25.85	9-01-41-250-029	B OTHER CONTRACTUAL ITEMS	R	12/16/19	12/23/19		EXP. REIMB.	N
				50.68								
	Vendor Total:			50.68								
00635 CDW GOVERNMENT												
	19-01560	10/31/19	LASERJET PRO PRINTER - CFO									
	1		HP LASERJET PRO M404DN PRINTER	210.95	9-01-20-701-059	B COMPUTER SERVICES AND EQUIPMENT	R	10/31/19	12/23/19		VPD8753	N
	19-01620	11/08/19	COUNCIL MEMBER - IPADS									
	1		COUNCIL MEMBER - IPADS	2,059.20	9-01-20-703-059	B COMPUTER EQUIPMENT S/W & SUPPL	R	11/08/19	12/23/19		VTL9946	N
	2		COUNCIL MEMBER - KEYBOARD AND	739.35	9-01-20-703-059	B COMPUTER EQUIPMENT S/W & SUPPL	R	11/08/19	12/23/19		VTL9946	N
				2,798.55								
	Vendor Total:			3,009.50								
00730 BOGGIA & BOGGIA, ESQS												
	18-00134	01/18/18	LEGAL RETAINER 2018			B						
	8		LEGAL RETAINER 4TH QTR 2018	10,000.00	8-01-20-712-027	B LEGAL SERVICES - CONTRACTUAL	R	04/26/18	12/23/19		4TH QTR. 2018	N
	9		CLOSED SESSION 4TH QTR 2018	1,250.00	8-01-20-712-027	B LEGAL SERVICES - CONTRACTUAL	R	04/26/18	12/23/19		4TH QTR. 2018	N
				11,250.00								

Vendor # Name	PO #	PO Date	Description	Amount	Contract	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc
00730 BOGGIA & BOGGIA, ESQS			Continued										
19-00143	01/17/19	LEGAL FEES 2019				B							
203		GENERAL MATTERS - 2019	2,806.45	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30241	N
204		LIBOCK V. BEAR-BAN BUILDERS	45.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30243	N
205		MERCEDES REDEVELOPMENT	30.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30244	N
206		25 W. GRAND AVENUE	60.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30245	N
207		32 WAVERLY PLACE	1,380.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30246	N
208		BOROUGH OF MONTVALE V. CULHANE	30.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30247	N
209		DPW-TERMINATION OF SHARED	75.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30248	N
210		ALEXANDRIA REAL ESTATE	150.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30249	N
211		SALE OF 22 RAILROAD AVENUE	960.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30250	N
212		127 SUMMIT AVENUE	225.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30251	N
213		43 WEST GRAND AVENUE	90.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30252	N
214		AFFORDABLE HOUSING MIDPOINT	1,080.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30253	N
215		SALE OF MONTVALE AVE. PROPERTY	630.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30254	N
216		BERGEN COUNTY TAX APPEALS 2019	1,095.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30255	N
217		MONTVALE - SUMMIT PLAZA, INC.	570.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30256	N
218		HORNROCK PROPERTIES-TAX APPEAL	120.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30257	N
219		JD MONTVALE 2017 - TAX APPEAL	223.20	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30258	N
220		JOSEPH CARRETTA - 2018 TAX	360.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30259	N
221		FRANCESCO CAMPANA - TAX APPEAL	60.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30260	N
222		LSREF4 - TAX APPEAL	570.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30261	N
223		20 CRAIG ROAD-2018 TAX APPEAL	435.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30262	N
224		EVAN STEELE - TAX APPEAL	90.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30263	N
225		ROGER RAJ - TAX APPEAL	180.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30264	N
226		CACH INVESTMENTS 2019 - TAX	120.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30265	N
227		AMRIK SIKAND - TAX APPEAL	60.00	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30266	N
228		1 PARAGON DRIVE - TAX APPEAL	337.10	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30267	N
229		FAISAL SADRULAH - TAX APPEAL	924.05	9-01-20-712-028		B OTHER PROF/CONSULTANT SERVICES	R	09/05/19	12/23/19			30268	N
			12,705.80										
19-01683	11/26/19	2015 AFFORDABLE HOUSING LITIG.											
1		TRUST - RESERVE FOR HOUSING	30.00	T-03-56-286-006		B TRUST - RESERVE FOR HOUSING	R	11/26/19	12/23/19			30242	N
Vendor Total:			23,985.80										

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Exc1
00790 D & L PAVING CONTRACTORS, INC.													
19-01764 12/16/19 ROADWAY MAINTENANCE PAYMENT #2													
	1		ROADWAY MAINTENANCE PAYMENT #2	23,675.45	9-01-26-765-029	B OTHER CONTRACTUAL ITEMS	R	12/16/19	12/23/19		PAYMENT #2		N
Vendor Total:				23,675.45									
00896 GIAMMARINO, MICHAEL													
19-00233 02/05/19 INTERPRETER SERVICES 2019													
	43		INTERPRETER SERVICES 2019	73.50	9-01-42-855-028	B OTHER PROF/CONSULTANT SERVICES	R	08/08/19	12/23/19		12-11-19	COURT	N
	44		INTERPRETER SERVICES 2019	76.50	9-01-41-250-028	B OTHER PROFESSIONAL/CONSULTING SERVICES	R	08/08/19	12/23/19		12-11-19	COURT	N
	45		INTERPRETER SERVICES 2019	73.50	9-01-42-855-028	B OTHER PROF/CONSULTANT SERVICES	R	08/08/19	12/23/19		12-11-19	COURT	N
	46		INTERPRETER SERVICES 2019	76.50	9-01-41-250-028	B OTHER PROFESSIONAL/CONSULTING SERVICES	R	08/08/19	12/23/19		12-11-19	COURT	N
				300.00									
Vendor Total:				300.00									
01120 GTBM, INC.													
19-01629 11/13/19 INFO COP LICENSE													
	1		INFO COP LICENSE RENEWAL	800.00	9-01-44-819-000	B ACQUISITION OF EQUIPMENT - POLICE	R	11/13/19	12/23/19		0000022092		N
Vendor Total:				800.00									
01132 COOPERATIVE COMMUNICATIONS, INC.													
19-01710 12/03/19 201-391-5700 BORO PHONE LINES													
	1		201-391-5700 BORO PHONE LINES	2,011.83	9-01-31-827-076	B TELEPHONE CHARGES	R	12/03/19	12/23/19		NOVEMBER 2019		N
Vendor Total:				2,011.83									
01134 RESERVE ACCOUNT													
19-01672 11/22/19 POSTAGE MACHINE REFILL - DEC.													
	1		POSTAGE MACHINE REFILL - DEC.	75.00	9-01-20-704-022	B POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	2		POSTAGE MACHINE REFILL - DEC.	75.00	9-01-20-705-022	B POSTAGE AND EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	3		POSTAGE MACHINE REFILL - DEC.	50.00	9-01-20-708-022	B POSTAGE AND EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	4		POSTAGE MACHINE REFILL - DEC.	100.00	9-01-20-710-022	B POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	5		POSTAGE MACHINE REFILL - DEC.	100.00	9-01-21-720-022	B POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	6		POSTAGE MACHINE REFILL - DEC.	200.00	9-01-22-725-022	B POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	7		POSTAGE MACHINE REFILL - DEC.	25.00	9-01-25-745-022	B POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N
	8		POSTAGE MACHINE REFILL - DEC.	50.00	9-01-25-753-022	B POSTAGE AND EXPRESS CHARGES	R	11/22/19	12/23/19		DECEMBER 2019		N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
01134	RESERVE ACCOUNT		Continued									
	19-01672	11/22/19	POSTAGE MACHINE REFILL - DEC.	Continued								
	9		POSTAGE MACHINE REFILL - DEC.	80.00	9-01-27-785-022	B	POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19	DECEMBER 2019	N
	10		POSTAGE MACHINE REFILL - DEC.	20.00	9-01-27-790-022	B	POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19	DECEMBER 2019	N
	11		POSTAGE MACHINE REFILL - DEC.	25.00	9-01-25-752-022	B	POSTAGE & EXPRESS CHARGES	R	11/22/19	12/23/19	DECEMBER 2019	N
				800.00								
	Vendor Total:			800.00								
01210	GOOSETOWN COMMUNICATIONS											
	19-01666	11/20/19	PD PORTABLE RADIO REPAIR									
	1		PD PORTABLE RADIO REPAIR	262.50	9-01-25-745-079	B	COMMUNICATION EQUIP MAINT/REPR	R	11/20/19	12/23/19	124950	N
	Vendor Total:			262.50								
01227	PIAZZA & ASSOCIATES, INC.											
	19-00080	01/10/19	AFFORDABLE HOUSING SVS 2019		B							
	16		AFFORDABLE HOUSING SVS 2019	300.00	T-03-56-286-006	B	TRUST - RESERVE FOR HOUSING	R	05/10/19	12/23/19	1909-10	N
	17		AFFORDABLE HOUSING SVS 2019	300.00	T-03-56-286-006	B	TRUST - RESERVE FOR HOUSING	R	05/10/19	12/23/19	1909-10	N
	18		AFFORDABLE HOUSING SVS 2019	23.65	T-03-56-286-006	B	TRUST - RESERVE FOR HOUSING	R	05/10/19	12/23/19	1909-10	N
	19		AFFORDABLE HOUSING SVS 2019	26.95	T-03-56-286-006	B	TRUST - RESERVE FOR HOUSING	R	05/10/19	12/23/19	1909-10	N
				650.60								
	Vendor Total:			650.60								
01359	BSN SPORTS											
	19-01507	10/22/19	REC CENTER GAMES									
	1		GIANT UP 4 IT	367.99	9-01-28-795-065	B	RECREATION EQUIPMENT/SUPPLIES	R	10/22/19	12/23/19	907008867	N
	2		GIANT TOWER	188.99	9-01-28-795-065	B	RECREATION EQUIPMENT/SUPPLIES	R	10/22/19	12/23/19	907008867	N
	3		ATOMIC BLAZER 7' HOCKEY TABLE	734.99	9-01-28-795-065	B	RECREATION EQUIPMENT/SUPPLIES	R	10/22/19	12/23/19	907008867	N
	4		FREIGHT	219.64	9-01-28-795-065	B	RECREATION EQUIPMENT/SUPPLIES	R	10/22/19	12/23/19	907008867	N
				1,511.61								
	Vendor Total:			1,511.61								

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
01706 SCLAFANI, SALVADOR S ESQ												
	19-01676	11/22/19	Alt Public Defender S-2019-154									
	1		Alt Public Defender S-2019-154	98.00	9-01-42-855-029	B OTHER CONTRACTUAL ITEMS	R	11/22/19	12/23/19		11-22-2019	N
	2		Alt Public Defender S-2019-154	102.00	9-01-41-250-029	B OTHER CONTRACTUAL ITEMS	R	11/22/19	12/23/19		11-22-2019	N
				200.00								
			Vendor Total:	200.00								
01732 PICKLEBALL CENTRAL												
	19-01602	11/07/19	Pickleball Court Lines									
	1		Indoor Pickleball Court Lines	131.96	9-01-28-795-063	B SENIOR ACTIVITIES	R	11/07/19	12/23/19		317613	N
			Vendor Total:	131.96								
01741 GAYED, NEVENE												
	19-01719	12/06/19	5 Holiday Party Baskets 2019									
	1		5 Holiday Party Baskets 2019	146.57	9-01-20-703-091	B AWARDS/TROPHIES	R	12/06/19	12/23/19		EXP. REIMB.	N
	19-01781	12/16/19	HOLIDAY PARTY 2019 - DESSERTS									
	1		HOLIDAY PARTY 2019 - DESSERTS	64.39	9-01-20-703-125	B MAYORS EXPENSES	R	12/16/19	12/23/19		EXP. REIMB.	N
			Vendor Total:	210.96								
01752 DILAURI, RUSSELL												
	19-01772	12/16/19	CLOTHING REIMBURSEMENT									
	1		CLOTHING REIMBURSEMENT	90.77	9-01-25-745-269	B DILAURI RUSSELL - CLOTHING	R	12/16/19	12/23/19		CLOTHING REIMB.	N
			Vendor Total:	90.77								
01788 TIGHE, RAYMOND												
	19-01746	12/11/19	REAL ESTATE APPRAISER RENEWAL									
	1		REAL ESTATE APPRAISER RENEWAL	630.00	9-01-20-710-044	B PROFESSIONAL ASSOCIATION DUES	R	12/11/19	12/23/19		LICENSE REIMB.	N
	19-01748	12/11/19	NJ LEAGUE OF MUNI. REIMB.									
	1		NJ LEAGUE OF MUNI. MEAL REIMB.	164.41	9-01-20-710-041	B MEAL REIMBURSEMENT	R	12/11/19	12/23/19		MEAL REIMB.	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/void Date	Invoice	1099 Excl
01879 RESERVE @ MONTVALE														
	19-01650	11/15/19	ESCROW REFUND											
	1		RESERVE AT MONTVALE (302/1)	458.00	E-08-00-219-08A		B RESERVE AT MONTVALE (302/1)	R		11/15/19	12/23/19		ESCROW REFUND	N
	Vendor Total:			458.00										
01886 MCGEE, HEATHER														
	19-01727	12/09/19	REIMB FLOWERS											
	1		REIMB FLOWERS	95.60	9-01-25-745-104		B COMMUNITY SERVICES PROGRAM	R		12/09/19	12/23/19		EXP. REIMB.	N
	Vendor Total:			95.60										
01903 DARIO, ALBERT, METZ & EYERMAN														
	19-00320	02/26/19	MUNICIPAL PROSECUTOR 2019		B									
	11		MUNICIPAL PROSECUTOR 2019	3,442.50	9-01-41-251-028		B OTHER PROFESSIONAL/CONSULTANT SERVICES	R		05/02/19	12/23/19		4TH QTR. 2019	N
	12		MUNICIPAL PROSECUTOR 2019	3,307.50	9-01-20-713-028		B OTHER PROF/CONSULTANT SERVICES	R		05/02/19	12/23/19		4TH QTR. 2019	N
				6,750.00										
	Vendor Total:			6,750.00										
01918 KARA MAYER ROBINSON LLC														
	19-00463	03/28/19	TV SHOW BOOKINGS		B									
	13		TV SHOW BOOKINGS NOV. 2019	200.00	9-01-20-716-028		B OTHER PROF/CONSULTANT SERVICES	R		03/28/19	12/23/19		INVOICE #10	N
	14		TV SHOW BOOKINGS DEC. 2019	200.00	9-01-20-716-028		B OTHER PROF/CONSULTANT SERVICES	R		11/22/19	12/23/19		INVOICE #10	N
				400.00										
	Vendor Total:			400.00										
01949 AT&T MOBILITY														
	19-01732	12/10/19	PD PATROL PHONES											
	1		PD PATROL PHONES	598.21	9-01-25-745-029		B OTHER CONTRACTUAL ITEMS	R		12/10/19	12/23/19		287291161590x11	N
	Vendor Total:			598.21										
02141 REGAN, ROBERT T., ESQ.														
	19-00154	01/18/19	RETAINER 2019		B									
	4		RETAINER 2019 - 3RD QUARTER	3,750.00	9-01-21-720-028		B OTHER PROF/CONSULTANT SERVICES	R		05/03/19	12/23/19		16060	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/void	1099
Item Description	Amount	Charge Account	Acct Type Description	Stat/chk	Enc Date	Date	Date	Invoice	ExcI
02141 REGAN, ROBERT T., ESQ. Continued									
19-01698 12/02/19 ESCROW PAYMENTS									
1 RIDGECREST REALTY ASSOCIATES	17.50	E-08-00-218-19A	B RIDGECREST REALTY ASSOCIATES INC 3201/4	R	12/02/19	12/23/19		16058	N
2 WAYPOINT RESIDENTIAL LLC	385.00	E-08-00-219-11A	B WAYPOINT RESIDENTIAL LLC (1002/7)	R	12/02/19	12/23/19		16028	N
3 PREMIER DEVELOPERS (160 SVR)	440.00	E-08-00-217-11A	B Premier Developers (160 SVR) 301/2&3	R	12/02/19	12/23/19		16027	N
4 ARV MONTVALE AT GRAND - 1902/5	32.00	E-08-00-207-02A	B ARV Montvale at Grand - 1902/5	R	12/02/19	12/23/19		16030	N
5 TSL PIKE PREDEVELOPMENT	227.50	E-08-00-218-02A	B TSL PIKE PREDEVELOPMENT (1102/2)	R	12/02/19	12/23/19		16031	N
	1,102.00								
Vendor Total:	4,852.00								
02408 MCDOWELL, DOUGLAS									
19-01743 12/11/19 REIMB STALKER RADAR PART									
1 REIMB STALKER RADAR PART	67.00	9-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	12/11/19	12/23/19		EXP. REIMB.	N
Vendor Total:	67.00								
02426 VERIZON WIRELESS									
19-01736 12/10/19 242317487-00001 VERIZON - DEC.									
1 242317487-00001 VERIZON - DEC.	551.13	9-01-31-827-076	B TELEPHONE CHARGES	R	12/10/19	12/23/19		9843232289	N
2 242317487-00001 VERIZON - DEC.	699.99	9-01-20-703-028	B OTHER PROF/CONSULTANT SERVICES	R	12/10/19	12/23/19		9843232289	N
	1,251.12								
Vendor Total:	1,251.12								
02757 TYCO ANIMAL CONTROL SERVICES									
19-00043 01/07/19 ANIMAL CONTROL - 2019									
18 ANIMAL CONTROL - NOVEMBER 2019	850.00	9-01-27-788-029	B OTHER CONTRACTUAL ITEMS	R	06/03/19	12/23/19		NOVEMBER 2019	N
Vendor Total:	850.00								
03060 TRI-STATE TECHNICAL SERVICES									
19-00073 01/10/19 2019 COMPUTER MAINTENANCE									
15 2019 COMPUTER MAINTENANCE	726.25	9-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	05/02/19	12/23/19		28111	N
19-00074 01/10/19 2019 ACCESS/SPECIAL MICROSOFT									
13 2019 ACCESS/SPECIAL MICROSOFT	400.00	9-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	01/10/19	12/23/19		27330	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
03060 TRI-STATE TECHNICAL SERVICES Continued											
19-00075 01/10/19 CABLE TV ADOBE SOFTW.LEASE2019				B							
13 CABLE TV ADOBE SOFTW.LEASE2019	23.39		9-01-20-716-061	B	LEASED EQUIPMENT & SOFTWARE	R	05/02/19	12/23/19		27215	N
19-01523 10/24/19 PD COMPUTER SET UP DB OFFICE											
1 PD COMPUTER SET UP DB OFFICE	520.00		9-01-25-745-060	B	COMPUTER EQUIP - MAINT/REPAIR	R	10/24/19	12/23/19		29500	N
Vendor Total:	1,669.64										
03084 WESLEY SICOMAC DAIRY											
19-00136 01/17/19 2019 MILK DELIVERY				B							
12 2019 MILK DELIVERY - NOVEMBER	52.50		9-01-20-701-041	B	MEAL REIMBURSEMENT	R	05/07/19	12/23/19		NOVEMBER 2019	N
Vendor Total:	52.50										
03215 UNUM LIFE INSURANCE											
19-00141 01/17/19 2019 LIFE INSURANCE				B							
12 2019 LIFE INSURANCE NOVEMBER	227.70		9-01-23-735-029	B	OTHER CONTRACTUAL ITEMS	R	05/28/19	12/23/19		NOVEMBER 2019	N
Vendor Total:	227.70										
03590 NATIONAL BUSINESS FURNITURE											
19-01459 10/16/19 DESKS FOR FIRE PREVENTION											
1 DESKS FOR FIRE PREVENTION	1,360.40		T-03-56-286-015	B	TRUST - RESERVE FOR UNIFORM FIRE SAFETY	R	10/16/19	12/23/19		ZK070210-OFM	N
Vendor Total:	1,360.40										
03727 STAPLES INC											
19-01623 11/12/19 OFFICE SUPPLIES											
1 plates	15.38		9-01-20-701-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3431384236	N
2 cups	7.29		9-01-20-701-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3431384238	N
3 rent receipts	79.50		9-01-22-725-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
4 sanitizer	1.99		9-01-20-701-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
5 paper towels	25.49		9-01-20-701-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
6 highlighters	10.81		9-01-22-725-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
7 labels	5.88		9-01-22-725-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
8 post its	39.78		9-01-22-725-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N
9 plastic dividers	13.42		9-01-22-725-036	B	OFFICE SUPPLIES	R	11/12/19	12/23/19		3430893819	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
03727 STAPLES INC				Continued										
19-01623	11/12/19		OFFICE SUPPLIES	Continued										
	10		Labels	9-01-22-725-036	B OFFICE SUPPLIES	10.00			R	11/12/19	12/23/19		3430893819	N
	11		Ledger sign in book	9-01-20-701-036	B OFFICE SUPPLIES	65.99			R	11/12/19	12/23/19		3430893819	N
	12		tabs	9-01-20-701-036	B OFFICE SUPPLIES	17.16			R	11/12/19	12/23/19		3430893819	N
	13		PLATES	9-01-20-701-036	B OFFICE SUPPLIES	44.97			R	12/05/19	12/23/19		3431384237	N
						337.66								
19-01637	11/14/19		OFFICE SUPPLIES											
	1		DVD PLAYER WITH HDMI	9-01-27-791-063	B SENIOR ACTIVITIES	50.99			R	11/14/19	12/23/19		3431547511	N
	2		MEDIA TOWER - 5 TIER	9-01-27-791-063	B SENIOR ACTIVITIES	56.89			R	11/14/19	12/23/19		3431547510	N
	3		UNI PAINT MARKER	9-01-20-701-036	B OFFICE SUPPLIES	1.98			R	11/14/19	12/23/19		3431062727	N
	4		SHARPIE PAINT MARKER	9-01-20-701-036	B OFFICE SUPPLIES	3.79			R	11/14/19	12/23/19		3431062727	N
	5		SHARPIER METALLIC PERM. MARKER	9-01-20-701-036	B OFFICE SUPPLIES	6.17			R	11/14/19	12/23/19		3431062727	N
	6		2020 WEEKLY PLANNER	9-01-20-701-036	B OFFICE SUPPLIES	10.19			R	11/14/19	12/23/19		3431062727	N
	7		7-COMPARTMENT MESH HOLDER	9-01-20-701-036	B OFFICE SUPPLIES	3.08			R	11/14/19	12/23/19		3431062727	N
	8		2020 WALL CALENDAR	9-01-20-701-036	B OFFICE SUPPLIES	7.99			R	11/14/19	12/23/19		3431547507	N
	9		2020 WALL CALENDAR	9-01-21-720-036	B OFFICE SUPPLIES	7.99			R	11/14/19	12/23/19		3431547508	N
	10		STICKY NOTE HOLDER	9-01-20-701-036	B OFFICE SUPPLIES	10.99			R	11/14/19	12/23/19		3431547509	N
	11		COMPARTMENT STORAGE	9-01-20-701-036	B OFFICE SUPPLIES	3.61			R	11/14/19	12/23/19		3431062727	N
	12		PENCIL HOLDER	9-01-20-701-036	B OFFICE SUPPLIES	1.26			R	11/14/19	12/23/19		3431062728	N
	13		KEY HOLDER	9-01-20-701-036	B OFFICE SUPPLIES	7.99			R	11/14/19	12/23/19		3431547506	N
	14		RAFFLE TICKET ROLLS	9-01-20-703-036	B OFFICE SUPPLIES	10.49			R	11/14/19	12/23/19		3431062727	N
						183.41								
19-01643	11/15/19		PD OFFICE SUPPLIES											
	1		HANGING FOLDERS - LEGAL	9-01-25-745-036	B OFFICE SUPPLIES	50.69			R	11/15/19	12/23/19		3431304052	N
	2		9 X 11 MONTHLY PLANNER	9-01-25-745-036	B OFFICE SUPPLIES	10.80			R	11/15/19	12/23/19		3431304050	N
	3		2020 AT-A-GLANCE DESK CALENDAR	9-01-25-745-036	B OFFICE SUPPLIES	22.60			R	11/15/19	12/23/19		3431304050	N
	4		FILE FOLDERS - LETTER	9-01-25-745-036	B OFFICE SUPPLIES	27.09			R	11/15/19	12/23/19		3431304050	N
	5		FILE FOLDERS	9-01-25-745-036	B OFFICE SUPPLIES	29.19			R	11/15/19	12/23/19		3431304050	N
	6		FILE FOLDERS - LEGAL	9-01-25-745-036	B OFFICE SUPPLIES	97.18			R	11/15/19	12/23/19		3431304050	N
	7		FILE FOLDERS - LEGAL	9-01-25-745-036	B OFFICE SUPPLIES	74.18			R	11/15/19	12/23/19		3431304050	N
	8		BINDER CLIPS - SMALL	9-01-25-745-036	B OFFICE SUPPLIES	1.80			R	11/15/19	12/23/19		3431304050	N
	9		BINDER CLIPS - MEDIUM	9-01-25-745-036	B OFFICE SUPPLIES	4.96			R	11/15/19	12/23/19		3431304050	N
	10		BINDER CLIPS - 2"	9-01-25-745-036	B OFFICE SUPPLIES	0.96			R	11/15/19	12/23/19		3431304050	N
	11		SELF-ADHESIVE FASTENERS	9-01-25-745-036	B OFFICE SUPPLIES	4.23			R	11/15/19	12/23/19		3431304050	N
	12		STAPLES MEMO PADS	9-01-25-745-036	B OFFICE SUPPLIES	5.49			R	11/15/19	12/23/19		3431304050	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
03727 STAPLES-INC			Continued						
19-01643 11/15/19 PD OFFICE SUPPLIES			Continued						
13 CERTIFICATE HOLDERS	35.96	9-01-25-745-036	B OFFICE SUPPLIES	R	11/15/19	12/23/19		3431304050	N
	365.13								
19-01686 11/26/19 OFFICE SUPPLIES									
1 Office Supplies	45.37	9-01-42-855-036	B OFFICE SUPPLIES	R	11/26/19	12/23/19		3432075046	N
2 Office Supplies	47.23	9-01-41-250-036	B OFFICE SUPPLIES	R	11/26/19	12/23/19		3432075046	N
	92.60								
19-01693 11/27/19 TONERS									
1 TONERS	353.19	9-01-20-701-036	B OFFICE SUPPLIES	R	11/27/19	12/23/19			N
19-01737 12/10/19 office supplies									
1 duracell batteries	4.79	9-01-20-701-036	B OFFICE SUPPLIES	R	12/10/19	12/23/19		3433455056	N
2 bin	37.28	9-01-20-701-036	B OFFICE SUPPLIES	R	12/10/19	12/23/19		3433455056	N
3 hot chocolate	12.79	9-01-20-701-036	B OFFICE SUPPLIES	R	12/10/19	12/23/19		3433455056	N
4 pens	9.16	9-01-20-701-036	B OFFICE SUPPLIES	R	12/10/19	12/23/19		3433455056	N
5 pens	19.49	9-01-20-705-036	B OFFICE SUPPLIES	R	12/10/19	12/23/19		3433455056	N
	83.51								
Vendor Total:	1,415.50								
03756 BOLKEMA FUEL OIL									
19-01671 11/21/19 FUEL FOR 12 MERCEDES GENERATOR									
1 FUEL FOR 12 MERCEDES GENERATOR	517.87	9-01-26-772-085	B BUILDING MAINT - 12 MERCEDES	R	11/21/19	12/23/19		92037	N
Vendor Total:	517.87								
03879 HILLS VALLEY COALITION									
19-01610 11/07/19 HILLS VALLEY COALITION NEWSLTR									
1 HILLS VALLEY COALITION NEWSLTR	2,300.00	9-01-25-745-104	B COMMUNITY SERVICES PROGRAM	R	11/07/19	12/23/19		42512	N
Vendor Total:	2,300.00								

Total Purchase Orders: 97 Total P.O. Line Items: 248 Total List Amount: 218,634.83 Total void Amount: 0.00

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Borough of Montvale
Bill List By Vendor Id

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Vendor # Name										
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date Invoice	Exc1

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2018 BUDGET	8-01	11,938.00	0.00	11,938.00	0.00	0.00	11,938.00
CURRENT FUND 2019 BUDGET	9-01	200,425.90	0.00	200,425.90	0.00	0.00	200,425.90
CAPITAL FUND	C-04	236.00	0.00	236.00	0.00	0.00	236.00
BOA ESCROW ACCOUNTS	E-08	3,735.53	0.00	3,735.53	0.00	0.00	3,735.53
OTHER TRUST ACCOUNT	T-03	2,297.00	0.00	2,297.00	0.00	0.00	2,297.00
DOG TRUST ACCOUNT	T-12	2.40	0.00	2.40	0.00	0.00	2.40
Year Total:		<u>2,299.40</u>	<u>0.00</u>	<u>2,299.40</u>	<u>0.00</u>	<u>0.00</u>	<u>2,299.40</u>
Total of All Funds:		<u>218,634.83</u>	<u>0.00</u>	<u>218,634.83</u>	<u>0.00</u>	<u>0.00</u>	<u>218,634.83</u>