

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:43PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance.

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 Deputy Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs	Councilmember Lane
Councilmember Curry	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

PROCLAMATION: Montvale Athletic League U12 Girls Softball Team Champions

APPOINTMENT ALTERNATE PLANNING BOARD MEMBER: Dr. Javid Huseynov
Mayor Ghassali appointed Dr. Javid Huseynov as an Alternate on the Planning Board

UPDATE: Environmental Commission Chairman: Robert Hanrahan
Presentation included with original minutes

ORDINANCE:

INTRODUCTION ORDINANCE NO. 2020-1485 AN ORDINANCE ADOPTING A REVISION AND CODIFICATION OF THE ORDINANCES OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY
(Public Hearing 9-29-2020)

A motion to Introduce Ordinance **2020-1485** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - A roll call was taken – all ayes

The Borough attorney gave a brief explanation stating these changes will bring the code up to date as well as omitting ordinances that are no longer applicable.

INTRODUCTION ORDINANCE NO. 2020-1486 AN ORDINANCE TO AMEND ORDINANCE NO. 2020-1477 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY
(Public Hearing 9-29-2020)

A motion to Introduce Ordinance **2020-1486** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only;

Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Arendacs - A roll call was taken – all ayes

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

Carolee Adams

Carolee mentioned she texted the Mayor in regards to the thick green scum atop Huff Pond where a young family was fishing since NJTV guided many community ponds were at risk for contamination. She was thankful to hear the NJDEP later tested the pond on 8/18 and found no contamination. It was covered with duck weed which resembles a hazardous algae.

Jarret Schumacher

What are the long term plans for Huff Park and the pond; Bob Hanrahan stated the State stocks the pond. If there is something specific to reach out to Bob.

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

August 11, 2020

A motion to accept minutes by Councilmember Lane; 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.

145-2020 Special Item Of Revenue And Appropriation - Chapter 159

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item appropriation for an equal amount, and

WHEREAS, the Borough of Montvale has been awarded \$100,000.00 from Two Paragon Drive, LLC and wishes to amend its 2020 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$100,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

Donation: Active and Passive Recreation Enhancements, and

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

General Appropriations (a)Operations Excluded from "CAPS" Public and Private Programs Off-Set by Revenues:

Donation: Active and Passive Recreation Enhancements

146-2020 Appointment Regular Member / Montvale Fire Department / Justin Mack

WHEREAS, the Montvale Fire Department is desirous of adding a regular member; and

WHEREAS, Justin Mack of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of Justin Mack, as a Regular Member of the Montvale Fire Department, is hereby approved

147-2020 Authorize Hiring / Full Time Building Inspector / Construction Department / Robert Sherrow

WHEREAS, the Construction Department desires to hire a full-time employee in the Borough of Montvale in the capacity of Building Inspector; and,

WHEREAS, Robert Sherrow has met the qualifications for this position, agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of Full-Time Building Inspector, effective September 1, 2020.

148-2020 Authorize Refunds/Various Escrow Accounts/Inactive Accounts

WHEREAS, an audit was conducted of older escrow funds posted by various individuals and entities with the Borough of Montvale for various projects; and

WHEREAS, the Borough professionals take no exception to the release of the escrows on list attached to the original of this resolution for release of escrows; and

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the Municipal Treasurer is hereby directed to refund these escrows.

149-2020 Award Professional Service Contract /Construction Observation Services//Maser Consulting

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services for construction observation services for the FY2020 NJDOT Municipal Philips Parkway & Paragon Drive; and

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, Maser Consulting, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated August 27, 2020 to provide the engineering services for services which are detailed and attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale as follows:

- 1) That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Maser Consulting.
- 2) That the following be provided: Construction Observation/Administration
 - 1) Construction/Observation Administration \$39,500.00
- 3) The cost not to exceed shall be \$39,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 Mercedes Drive, Montvale, NJ 07645.

150-2020 Approving The Bylaws Of The Bergen County Municipal Joint Insurance Fund

WHEREAS, The Borough of Montvale is a member of the Bergen County Municipal Joint Insurance Fund, hereinafter the "FUND"; and

WHEREAS, Recent changes were proposed to the FUND'S bylaws; and

WHEREAS, After a public hearing conducted on March 19, 2020 the Executive Committee of the FUND distributed the proposed bylaw amendment to the Membership for their consideration; and

WHEREAS, These revised bylaws must be ratified by at least three fourths of the member municipalities before they can become effective.

NOW, THEREFORE BE IT RESOLVED, by the governing body of Borough of Montvale that the revised bylaws are hereby ratified.

151-2020 A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing/NJDOT State Aid 2019 Program Road Improvements Program

WHEREAS, the Borough of Montvale's was required to conduct asphalt core testing services for the 2019 NJDOT Road Program Edgren Way & Ramapo Road as required by the NJDOT in order to ensure the pavement has been properly installed prior to the release of final payment; and

WHEREAS, the Borough Engineer has recommended that the Borough award this contract to conduct these services to KeyTech Laboratories, consistent with the August 4, 2020 Proposal, a copy of which is attached hereto and made a part hereof; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby accepts the Key Tech Proposal, 210 Maple Place, Keyport, NJ 07735 and authorizes the appropriate officials to execute an agreement and/or purchase order for this work.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - a roll call was taken - all ayes

152-2020 A Resolution Approving a Proposal by Maser Consulting, Inc. to Perform Certain Remediation and Investigation Services in Connection with the Potential Purchase of Certain Real Property Located at 25 West Grand Avenue, Montvale, New Jersey

WHEREAS, the Borough of Montvale previously entered into a contract for the purchase of certain real property known as 25 West Grand Avenue, Montvale, New Jersey; and

WHEREAS, due to the results of certain due diligence activities, it was necessary for the property owners to engage Maser Consulting, Inc. to perform certain remediation and investigation services related to underground tanks and related soil sampling, which scope of work was set forth in a proposal dated February 4, 2020; and

WHEREAS, the Borough and the Sellers agreed that the Borough would fund the cost of such services, subject to an agreement that the Borough would receive a credit of a maximum of \$50,000 towards the cost of such services if the Borough proceeded with the purchase of the property; and

WHEREAS, the terms and conditions of said agreement were memorialized in the Fourth Rider to Contract of Sale between the parties; and

WHEREAS, the Borough would like to formally ratify and approve Maser’s performance of this work pursuant to the terms of the Fourth Rider, with an estimated cost of \$74,600, and an additional not-to-exceed figure of \$76,000; and

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

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are incorporated herein as if set forth at length; and

BE IT FURTHER RESOLVED that the Borough does hereby approve and ratify Maser’s performance of the work set forth in the February 4, 2020 Proposal, as agreed by the Borough and the Sellers in the Fourth Rider to Contract of Sale dated May 8, 2020.

Introduced by: Councilmember Lane; seconded by Councilmember Roche – all ayes

BILLS: Municipal Clerk read the Bill Report.

Motion to pay bills by Councilmember Lane; seconded by Councilmember Arendacs - all ayes

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

COMMITTEE REPORTS:

Council President Arendacs

Engineering

LaTrenta field is completed and will be closed for two months to let the sod take; Final roads to be paved are Heather Ridge, Molten Drive, Conrad Court, Huff Terrace, Candlelight Drive, Sheppard Drive; also NJDOT paving project will begin next week on Phillips and Paragon.

DPW

Maintaining the fields and borough properties; please use the trash containers at the basketball courts; Started filling in potholes.

Construction

\$605,000 in revenue for 2020; Toll Brothers project will start this fall; Mercedes Drive project is continuing to make progress.

Councilmember Koelling

Police

Monthly report included in original minutes; Currently in contract negotiations with the PBA

Board of Health

Reviewing the old ordinances; remind to check on your neighbors during these Covid times; rabies vaccination which usually takes place in January will be change to November to have it outside; BOH suggested to avoid refreshments and cookies at 9/11 ceremony; looking for volunteers for Covid research.

Councilmember Russo-Vogelsang

Diversity Committee

The committee is working with the Mayor to get the word out for the 2020 census; planning a celebration of Diwali in November;

Unity in the Valley

Met to start brainstorming ideas.

BOE

Started Sept 3rd; 2/3 remote and in-person; 1/3 remote only; all must wear masks;

Councilmember Curry

Planning Board

Welcomed Dr. Javid Huseynov as a new member of the Planning Board; thanked James D'Agostino for his years of service to the Planning Board.

Senior Club

Had informal meeting outside; many programs have begun.

Website

Please contact Rose Curry at rcurry@montvaleboro.org or Carol Manhart at cmanhart@montvaleboro.org

TV Access

Tune in for some good interviews this month.

Thanked Environmental Commission for all of their work with the Pond and the Trail

Councilmember Roche

Recreation

Sept 17 and Sept 24 will be Shakespeare in the Park, reservations are required and bring your own chairs;

Regional BOE

Set their 2020 goals, primary focus will be Equity and Inclusivity; school started Sept 3; 90% are doing hybrid; searching for Pascack Valley principal;

MAL background checks, waiting on an organization number from the State Police; a motion to amend resolution 143-2020 to allow for the coaches time within two weeks of receiving a letter to go for fingerprints by Councilmember Roche; seconded by Councilmember Lane – all ayes

Councilmember Lane

Fire Dept

44 fire calls, 2 drills; welcomed new firefighter, Justin Mack; sending prayers to California for the wild fires.

Finance

Looking to start budget season

MAYOR

Current Covid numbers have been steady at 94; Sept 11 ceremony, chairs will be separated, it will be 45 minutes, starting at 7:30pm; Indoor dining up 25%; encouraged everyone to file the census, we need to have everyone counted; mentioned Dick Voorhees is retiring from the Library board; thanked James D'Agostino for his service on the Planning Board; asking for a volunteer to be on the Library board.

Councilmember Lane mentioned in speaking about 9/11 he wanted to thank Councilmember Koelling for his service and that he was actively involved in this nation's response on that day.

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

LaTrenta field, sod is being placed within the next two days, no one can use the field for at least two months to allow the sod to take; Urge residents to stay away from the paving crews due to Covid concerns, if anyone has questions call borough hall;

Temporary pavement turning arrows will be place by Grand Ave and Mercedes Drive during the construction period to help with traffic flow;

The Pascack Brook behind Eagle Ridge, years ago had a gabion wall, which has been destroyed, the DPW will be removing the baskets weather permitting;

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

Councilmember Curry ask about an update with the engine breaking ordinance; Mr. Voytus stated that if the council chooses to introduce an ordinance it can be done at the meeting in October.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Request Cub Scout Event Outdoor Camping/Overnight/Vacant Lot/One Memorial Drive

They are looking at late September or early October; they will be using tents; if having a camp fire it must be inspected by Fire Prevention the day before; all councilmembers agreed

- b. Certificate of Determination & Award/Bond Anticipation Notes

This is for informational purposes

Mayor Ghassali mentioned that he has received some questions from residents concerning finding information on the website, it is hard to navigate; suggested to look at Hillsdale website for some ideas. Councilmember Curry stated if he can forward the suggestions and or comments from the residents so she can address it.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Carolee Adams

Mentioned 9/11 that thousands still grieve a loss of one of their loved ones on 9/11 or years thereafter r due to exposure to its toxic cloud. In that grief, we hold high those who ran up while others ran down: officers of the peace, firefighters, EMTs, more. Seems like we've forgotten; police have suffered egregious abuse, even murder, by violent mobs and hateful signage. Let us not fail to actively defend those 99.9% of those officers protecting our peace in messy circumstances.

September is National Suicide Month: Hopes Montvale will acknowledge this growing tragedy on our Electronic Bulletin Board and more.

Census: Montvale has diverse marriages. Parents completing the census should recognize both heritages of their children on the form and not ignore one.

Department of Motor Vehicles Frustration: Long Lines. Threat to COVID. Daylong waits and traveling far in the middle of the night, yet turned away. Until the Governor signs 3 bills that will correct many problems, suggested the Pascack Valley Mayors Assn. write to the County Executive and County Commissioners to offer a mobile van that will travel to Pascack Valley for completion of DMV needs.

National Grandparents Day - Sunday, September 13

Hopes Montvale will honor grandparents on our Electronic Bulletin Board on the 13th. A day proclaimed by the President in 1978, Carolee encouraged contacting beloved grandparents via visits, zoom, phone calls - even interviews for an oral history remembrance.

Mayor Ghassali responded about the DMV, the County and the Governor's office was contacted in regards to the mobile unit, there is a shortage of staff at the DMV

Maureen McLaughlin, 15 Terry Court

Lives near the Kinder path by Memorial Drive; over the years trees have fallen leaving open spaces along her property; she is asking the borough for consideration in adding more shrubbery; Mr. Hipolit, will take a look at the property

Jarrett Schumacher

Looking at Huff Park as a whole, there has been a lot of changes, consider looking into a 10 year plan

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT

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

Meeting was adjourned at 9:10pm

ADJOURNMENT:

The next Regular Meeting of the Mayor and Council will be held September 29, 2020 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk