

**AGENDA**  
**WORK SESSION MEETING**  
**BOROUGH OF MONTVALE**  
**Mayor and Council Meeting**  
**May 31, 2022**  
**Meeting to Commence 7:30 P.M.**

**ROLL CALL:**

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

**ORDINANCES:**

**PUBLIC HEARING ORDINANCE NO.22-1519** BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,690,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,605,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

**PUBLIC HEARING ORDINANCE NO. 2022-1520** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 130 OF THE BOROUGH CODE TO EXPRESSLY PROVIDE FOR THE MUNICIPAL EXTENSION OF AFFORDABILITY CONTROLS

**INTRODUCTION ORDINANCE NO. 2022-1521** AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 84 OF THE CODE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, IN ORDER TO REVISE THE TABLE OF ORGANIZATION OF THE POLICE DEPARTMENT  
(Public Hearing 6-14-22)

**INTRODUCTION ORDINANCE NO. 2022-1522** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 385, "VEHICLES AND TRAFFIC," OF THE BOROUGH CODE TO DESIGNATE TWO NEW "STOP INTERSECTIONS" AND TO PROHIBIT U-TURNS AT SUCH LOCATIONS  
(Public Hearing 6-14-22)

**MINUTES:**

May 10, 2022

**CLOSED/EXECUTIVE MINUTES:**

May 10, 2022

**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.

- 95-2022 Awarding A Contract To Media Consultants LLC, as an Extraordinary Unspecifiable Service for Montvale Studio Management, Content Production and Related Services
- 96-2022 A Resolution Approving a Contract with Captain of Police Douglas McDowell
- 97-2022 A Resolution Awarding a Contract to Wogisch Services, LLC for the Memorial Baseball/Softball Fields Improvements Program in the Borough of Montvale
- 98-2022 A Resolution Awarding a Contract to American Asphalt & Milling for the LaTrenta Parking Lot Improvements Project in the Borough of Montvale
- 99-2022 Approving Settlement/Tax Appeal 2021/Cilli/27 Bradley Lane/Block 102/Lot 2.04
- 100-2022 Resolution Authorizing The Municipal Tax Collector To Prepare And Mail Estimated Tax Bills In Accordance With P.L. 1994, C. 72

**RESOLUTIONS: (CONSENT AGENDA\*) Continued**

101-2022 A Resolution Approving a Developer's Agreement with Montvale Family Apartments Urban Renewal, LLC Identified as 161 Summit Avenue, Block 1002 Lots 3 & 5 in the Borough of Montvale

**BILLS:**

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

- a. NJDOT Fiscal Year 2023 State Aid Program/Grant Submission/Roadway

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

**UNFINISHED BUSINESS:**

- a. Expanding Permitted Uses in the OR4 Zone/Municipal Planner Report
- b. Resolution/Of Recommendation Montvale Planning Board/Designation of Historical Landmark/Octagon House

**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 next Regular Meeting of the Mayor & Council will be held on Tuesday, June 14, 2022 at 7:30 p.m.

**\*\*\*\*\*Disclaimer\*\*\*\*\* Subject to Additions And/or Deletions**

**BOROUGH OF MONTVALE**

**ORDINANCE NO. 2022-1519**

**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 10<sup>th</sup> day of May 2022, 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 31<sup>st</sup> day of May 2022 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

**ORDINANCE NO. 2022-1519**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,690,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,605,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:**

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,690,000, and further including the aggregate sum of \$84,500 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,605,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
<b>A) FIRE DEPARTMENT</b>			
1) Acquisition of turnout gear, including all related costs and expenditures incidental thereto.	\$42,000	\$39,900	10 years
2) Acquisition of triple combination pumper, including all related costs and expenditures incidental thereto.	\$1,300,000	\$1,235,000	10 years
3) Acquisition of mobile and portable radios, including all related costs and expenditures incidental thereto.	\$53,000	\$50,350	10 years
<b>B) POLICE DEPARTMENT</b>			
1) Acquisition of two sport utility vehicles, including all related costs and expenditures incidental thereto.	\$96,000	\$91,200	5 years

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
2) Acquisition of plate reader cameras, including all related costs and expenditures incidental thereto.	\$20,000	\$19,000	10 years
3) Acquisition of carbine rifles, including all related costs and expenditures incidental thereto.	\$21,000	\$19,950	15 years
<b>C) RECREATION</b>			
1) Improvements to Memorial Drive Tennis Courts, including all work and materials necessary therefor or incidental thereto.	\$40,000	\$38,000	15 years
2) Purchase and installation of bocce ball shade coverage, including all work and materials necessary therefor or incidental thereto.	\$20,000	\$19,000	10 years
3) Improvements to Huff Park Playground, including all work and materials necessary therefor or incidental thereto.	\$45,000	\$42,750	15 years
4) Improvements to Fieldstone Athletic Field restrooms, including all work and materials necessary therefor or incidental thereto.	\$28,000	\$26,600	15 years
5) Improvements to basketball courts, including all work and materials necessary therefor or incidental thereto.	<u>\$25,000</u>	<u>\$23,750</u>	10 years
<b>TOTALS</b>	<u>\$1,690,000</u>	<u>\$1,605,500</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

**Section 4.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 5.** The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with

the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.11 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,605,500, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$300,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

**Section 7.** The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

**Section 8.** Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

**Section 9.** The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.



Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSE-ALWAN, RMC  
Municipal Clerk

INTRODUCTION: 5-10-22

Councilmember	Yes	No
Arendacs	✓	
Cudequest	✓	
Koelling	✓	
Lane	✓	
Roche	✓	
Russo-Vogelsang	✓	

ADOPTED: 5-31-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE**

**ORDINANCE NO. 2022-1520**

**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 10<sup>th</sup> day of May 2022, 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 31<sup>st</sup> day of May 2022 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

**ORDINANCE NO. 2022-1520**

**AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 130 OF THE BOROUGH CODE TO EXPRESSLY PROVIDE FOR THE MUNICIPAL EXTENSION OF AFFORDABILITY CONTROLS**

**WHEREAS**, COAH's Uniform Housing Affordability Control ("UHAC") regulations provide that all units restricted to be affordable to low- and moderate-income households ("affordable units") must remain subject to an initial control period of at least 30 years, after which a municipality may elect to release such units from the affordability controls; and

**WHEREAS**, implicit in this regulation is the discretion of a municipality to decline to release an affordable unit from the affordability controls at the end of the initial control period; and

**WHEREAS**, extending the controls on affordable units is an important tool available to municipalities to help ensure that adequate affordable housing is provided within its jurisdiction; and

**WHEREAS**, the Borough is desirous of explicitly acknowledging its own discretion to extend the control period on affordable for-sale and rental units within the Borough of Montvale, to ensure that adequate affordable housing is provided within the Borough.

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

**Section 1.** Sections 130-13, "Control periods for restricted ownership units and enforcement measures," of the Borough of Montvale Code is hereby amended and supplemented by adding the underlined text, as follows:

**§130-13 Control periods for restricted ownership units and enforcement measures.**

- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as it may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this chapter for a period of at least 30 years, until Montvale takes action to release the unit from such requirements; prior to such action, a restricted ownership unit shall remain subject to the requirements of N.J.A.C. 5:80-26.1, as it may be amended and supplemented. The Borough shall have the sole discretion to release the controls, or extend the controls, at the expiration of the control period.

- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- C. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the administrative agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- D. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the administrative agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first nonexempt sale after the unit's release from the restrictions set forth in this chapter, an amount equal to the difference between the unit's nonrestricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- E. The affordability controls set forth in this chapter shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- F. A restricted ownership unit shall be required to obtain a continuing certificate of occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as it may be amended and supplemented.

**Section 2.** Sections 130-18, "Control periods for restricted units," of the Borough of Montvale Code is hereby amended and supplemented by adding the underlined text, as follows:

**§130-18 Control periods for restricted units.**

- A. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as it may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this chapter for a period of at least 30 years, until Montvale takes action to release the unit from such requirements. Prior to such action, a restricted rental unit shall remain subject to the requirements of N.J.A.C. 5:80-26.1, as it may be amended and supplemented. The Borough shall have the sole discretion to release the controls, or extend the controls, at the expiration of the control period.
- B. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the Records office of the County of Bergen. The deed shall also identify each affordable unit by apartment number and/or address and whether that unit is designated as a very-low-, low- or moderate-income unit. Neither the unit nor its affordability designation shall change throughout the term of the deed restriction. A copy of the filed document shall be provided to the administrative agent within 30 days of the receipt of a certificate of occupancy.
- C. A restricted rental unit shall remain subject to the affordability controls of this chapter despite the occurrence of any of the following events:
  - (1) Sublease or assignment of the lease of the unit;
  - (2) Sale of other voluntary transfer of the ownership of the unit; or

- (3) The entry and enforcement of any judgement of foreclosure on the property containing the unit.

**Section 3.** Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**Section 4.** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 5.** This ordinance shall take effect immediately upon its passage and publication as required by law.

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MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSI-ALWAN, RMC  
Municipal Clerk

INTRODUCTION: 5-10-22

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 5-31-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE**

**ORDINANCE NO. 2022-1521**

**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 31<sup>st</sup> day of May 2022, 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 14<sup>th</sup> day of June 2022 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

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2022-1521**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 84 OF THE  
CODE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF  
NEW JERSEY, IN ORDER TO REVISE THE TABLE OF ORGANIZATION OF THE  
POLICE DEPARTMENT**

**WHEREAS**, the Borough of Montvale is in the process of hiring additional police officers to serve and protect the Montvale community; and

**WHEREAS**, as a result of the overlap of retirements and new hires, and to ensure continued adequate staffing for the Police Department, it is necessary to increase the maximum number of officers permitted in the Table of Organization.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

**Section 1.** Chapter 84 of the Code of the Borough of Montvale is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text in §84-1, as follows:

**§ 84-1. Creation and composition.**

- A. Pursuant to the authority granted by N.J.S.A. 40A:14-118, the Borough of Montvale hereby establishes a Police Department in and for the Borough of Montvale, New Jersey, to consist of the following positions, and the maximum number of individuals assigned to each respective rank, as follows:

- (1) Chief of Police: one
- (2) Captain: one
- (3) Lieutenant: three

- (4) Sergeant: five
  - (5) Patrol officers: [17] 18. See Subsection C below.
  - (6) Class One Special Law Enforcement Officers (SLEO I) who may from time to time be appointed and who shall serve at the pleasure of the governing body for a term not to exceed one-year, which officers shall not be members of the regular police force but shall nevertheless be under the control and supervision of the Chief of Police: as necessary.
  - (7) Class Three Special Law Enforcement Officers (SLEO III) who are retired regular police officers and who may from time to time be appointed and shall serve at the pleasure of the governing body for a term not to exceed one-year, which officers shall not be members of the regular police force but shall nevertheless be under the control and supervision of the Chief of Police for use solely as school security officers as detailed in N.J.S.A. 40A:14-146.10, et seq.: as necessary.
- B. This Section shall not be construed as establishing any right on the part of any member or members of the Police Department to appointment to any position within the Department, nor shall it be construed as terminating or interrupting any period of service or tenure of any member of the Montvale Police Department. The existence and continuance of any of the above-specified offices and the number of appointees to each such office shall be determined by the governing body as it may, from time to time, in its sole discretion, deem reasonably necessary for the efficient and effective operation of the Department.
- C. In the event that there is an unfilled vacancy in any of the superior officer positions, the maximum number of patrol officers shall be increased by the number of such vacancies. However, in no event shall the maximum number of officers in the Police Department, including the Chief, Captain, Lieutenants, Sergeants and Patrol Officers, but excluding Auxiliary Police Officers and Special Law Enforcement Officers, exceed 28 [26] members.
- D. The Mayor and Council of the Borough of Montvale shall be deemed to be the "appropriate authority" for purposes of the Borough Code and N.J.S.A. 40A:14-118.

## **Section 2. Ratification of Prior Actions; No Interruption in Service.**

The Borough does hereby ratify and reconfirm all prior actions concerning hiring and promotion in the Police Department taken prior to the adoption of this Ordinance. Nothing in this Ordinance shall be construed as terminating or interrupting any period of service or tenure of any member of the Montvale Police Department.

## **Section 3. Repeal of Inconsistent Ordinances.**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Savings Clause.**

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 5. Severability.**

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 6. Effective Date.**

This ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSI-ALWAN, RMC  
Municipal Clerk

INTRODUCTION: 5-31-22

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 6-14-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE**

**ORDINANCE NO. 2022-1522**

**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 31<sup>st</sup> day of May 2022, 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 14<sup>th</sup> day of June 2022 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

**ORDINANCE NO. 2022-1522**

**AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 385, "VEHICLES AND TRAFFIC," OF THE BOROUGH CODE TO DESIGNATE TWO NEW "STOP INTERSECTIONS" AND TO PROHIBIT U-TURNS AT SUCH LOCATIONS**

**WHEREAS**, the Borough has been made aware of certain traffic problems in the vicinity of Fox Hill Road, Lark Lane and Wren Way; and

**WHEREAS**, in order to address such problems, the Borough did authorize Colliers Engineering & Design to study three intersections in the area and to make certain recommendations to enhance driver and pedestrian safety; and

**WHEREAS**, Colliers did recommend that all three intersections be made "All-Way Stop" intersections and that "No U-Turn" signs be placed at such intersections; and

**WHEREAS**, as a result of Colliers' recommendations, the Pascack Valley Department of Public Works did install temporary signage at the identified intersections within the Borough of Montvale; and

**WHEREAS**, Colliers and the Borough's Chief of Police have reviewed the impact of this temporary signage and have determined that the signs have had a positive impact on the slowing of traffic in the affected area; and

**WHEREAS**, Colliers and the Chief of Police have recommended that the Borough install permanent "Stop" signs as well as "All-Way Stop" and "No U-Turn" signage at the intersections of Fox Hill Road and Lark Lane, and Lark Lane and Wren Way; and

**WHEREAS**, Colliers and the Chief of Police have further recommended that the Borough request that the Village of Chestnut Ridge authorize the placement of similar signage at the intersection of Fox Hill Road and Wren Way, which is located in New York within the jurisdiction of Chestnut Ridge; and

**WHEREAS**, the Mayor and Council are desirous of adopting the recommendations of Colliers and the Chief of Police and amending the Borough Code to implement same.



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

**Section 1.** Chapter 385 of the Borough Code, Section 41, entitled "Schedule VIII – Stop Intersections," shall be amended and supplemented by adding the following locations of stop intersections:

**§385-41      Schedule VIII – Stop Intersections.**

Intersection	Stop Sign On
Fox Hill Road and Lark Lane	Fox Hill Road, southbound Fox Hill Road, northbound Lark Lane, westbound
Lark Lane and Wren Way	Lark Lane, eastbound Lark Lane, westbound Wren Way, southbound

**Section 2.** Chapter 385 of the Borough Code, Section 50, entitled "Schedule XIV – No U-Turns," is hereby amended and supplemented by adding the following locations where U-Turns are prohibited:

**§385-50      Schedule XIV – No U-Turns.**

Name of Street	Direction of Travel	Location
Fox Hill Road	Northbound or Southbound	Lark Lane
Lark Lane	Eastbound or Westbound	Wren Way

**Section 3.      Repeal of Inconsistent Ordinances.**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4.      Savings Clause.**

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 5.      Severability.**

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 6.      Effective Date.**

This ordinance shall become effective upon adoption and publication as required by law.

**Section 7.     Installation.**

The Borough Administrator (or such person as directed by the Borough Administrator) is hereby directed, authorized and empowered to take all reasonable steps to acquire the necessary signage and to direct the Pascack Valley Department of Public Works to install same at the identified intersections.

**Section 8.     Recommendation to the Village of Chestnut Ridge.**

The Borough Administrator and/or Borough Engineer are hereby directed, authorized and empowered to provide a copy of this Ordinance, as well as all related studies, reports, correspondence and other documents, to the Village of Chestnut Ridge. The Administrator and/or Engineer shall represent that the Mayor and Council of the Borough of Montvale formally request that the Village of Chestnut Ridge designate the intersection of Fox Hill Road and Wren Way as an "All-Way Stop" intersection and that U-Turns be further prohibited at such location.

---

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSI-ALWAN, RMC  
Municipal Clerk

INTRODUCTION: 5-31-22

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 6-14-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

PUBLIC MEETING  
MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:36PM. 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 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, Andy Hipolit; and Administrator/Municipal Clerk, Maureen Iarossi-Aliwan.

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Cudequest  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang

**Montvale 2021 Tree City USA Community:** R. Hanrahan, Chairman Environmental Commission  
Suggested to buy 3 more signs to place throughout the town

**ORDINANCES:**

**INTRODUCTION: ORDINANCE NO. 2022-1519** BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,690,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,605,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

(Public Hearing 5-31-22)

A motion to Introduce Ordinance **2022-1519** for first reading was made by Councilmember Cudequest; 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 Cudequest - a roll call was taken - all ayes

**INTRODUCTION: ORDINANCE NO. 2022-1520** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 130 OF THE BOROUGH CODE TO EXPRESSLY PROVIDE FOR THE MUNICIPAL EXTENSION OF AFFORDABILITY CONTROLS

(Public Hearing 5-31-22)

A motion to Introduce Ordinance **2022-1520** for first reading was made by Councilmember Cudequest; seconded by Councilmember Roche; 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 Roche - a roll call was taken - all ayes

The borough attorney gave a brief explanation stating that currently the borough has a 30 year control period on affordable housing. This ordinance allows the borough that after the 30 year period to extend it.

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

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

**No public comment**

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**April 26, 2022**

A motion to accept minutes by Councilmember Cudequest; seconded by Councilmember Roche - all ayes with the exception of Councilmember Koelling abstaining

**CLOSED/EXECUTIVE MINUTES:**

None

**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.

**91-2022 DMHAS Youth Leadership Grant/Montvale Municipal Alliance**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

**WHEREAS**, The Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough Council has applied for DMHAS Youth Leadership funding through the Governor's Council on Alcoholism and Drug Abuse through the County of Bergen;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Montvale County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of an application for DMHAS Grant funding for the Montvale Municipal Alliance for Year One Grant Term 7/1/22 - 3/14/23 in the amount of:

DMHAS Grant Funding      \$ 4620.00

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**93-2022 A Resolution Amending Resolution No. 83-2022 To Award A Contract To Educational Service Commission of NJ/NJ State Cooperative For The Purchase of a John Deere Gator**

**WHEREAS**, the Borough of Montvale previously awarded a contract to Power Place, Inc. via resolution No. 83-2022 to procure a John Deere Gator for the use by the Pascack Valley Department of Public Works, Recreation Department and Environmental Commission for the purposes of transport, recycling and clean up within the municipality; and

**WHEREAS**, consistent with P.L. 2011, c.139, and N.J.S.A. 52:34-6.2(b), the Borough is desirous of awarding this contract through a NJ cooperative purchasing agreement; and

**WHEREAS**, the Qualified Purchasing Agent solicited a quote from Educational Services Commission of NJ – NJ State Coop#65MESCCPS Bid # ESCNJ 18/19- 25; and

**WHEREAS**, Educational Services Commission of NJ submitted a proposal for the provision of the cooperative Quote in the amount of \$16,945.63; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Montvale, that a purchase in the amount of \$16,945.63 for a John Deere Gator™ XYV835E Model # Year 2022 is awarded.

**94-2021 Authorize Change Order No. 1/2021 Road Improvement Program/DLS Contracting, Inc.**

**WHEREAS**, the Borough of Montvale awarded a contract via Resolution No.48-2022 to DLS Contracting, Inc. 271 US Hwy 46, Suite D-205 Fairfield, New Jersey 07004 for the 2021 Road Improvement Program; and

**WHEREAS**, the original contract amount including Alternate A was \$671,739.00; and

**WHEREAS**, the Borough Engineer, in a letter dated May 4, 2022, which is attached to the original of this resolution has been monitoring the project and recommends in full detail the proposed Change Order #1 in the amount of \$71,801.20 (see attached); and

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

**Contractor**

Total Contract Amount Base Bid	\$ 629,096.00
Alternate A	\$ 42,643.00
Change Order #1	\$ 71,801.20
Adjusted Total Contract Amount	\$ 743,540.20

**NOW THEREFORE BE IT RESOLVED**, By the Governing Body of the Borough of Montvale authorize Change Order #1 in the amount of \$71,801.20; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that the above reference change order #1 is hereby approved:

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

**92-2022 Borough of Montvale Fire Department LOSPA Eligible Individuals**

**WHEREAS**, The Borough of Montvale, has adopted a LOSAP program for the members of the Montvale Fire Department; and

**WHEREAS**, to be eligible for the annual \$1,350.00 stipend for 2021, totaling \$20,250.00 for the Department, the Montvale Fire Department must meet certain criteria; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that the Borough Treasurer initiate LOSAP payments in the name of those Fire Department members deemed eligible to receive them.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken - all ayes with the exception of Councilmember Russo-Vogelsang abstaining

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

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

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

**COMMITTEE REPORTS:**

**Council President Russo-Vogelsang**

**Construction**

Anticipating occupancy at North Market by mid June; Toll Brothers on Paragon Drive raised their prices to over a million a unit; Sony project started

**BOE**

Baby chicks started Spring presentations; 4<sup>th</sup> graders participated in NJ County Day; proud to do an art show this year on April 25; May 2-6 was teacher appreciation week; Bergen County Prosecutor's office gave a presentation to 7<sup>th</sup> and 8<sup>th</sup> graders about opioid addiction; Upcoming events, book fair, spring concert, 6 Flags, Philadelphia trip to name a few.

**Councilmember Koelling**

**Police**

Monthly report included in original minutes; interviewed 6 candidates for police officers.

**FAA**

Reiterated that due to weather conditions the flight paths are re-routed over the Pascack area; most of the complaints is from Hackensack, Mahwah and Ramsey; Woodcliff Lake received a noise meter and has placed it at borough hall; It is slow process and they will continue to monitor the situation.

**Councilmember Arendacs**

**DPW**

Status quo; received compliments about the ball fields looking good.

**Engineering**

Paving program will be starting in a few weeks; bids will be received this week for the LaTrenta field parking lot;

Unity Tour for falling police officers, our very own Lieutenant Alisha Foley raised over \$40,000 and will participate in bike riding to Washington, DC

**Councilmember Cudequest****Library**

Participation in all programs have been increasing as well as patron visits; 260 more patron visits in March than in February and circulation is up 3,440 more compared to last year at this time.

**Board of Health**

At their last meeting, Joanne, public health nurse, from HARP, main topic was the senior luncheon, out of 100 people attending, 37 seniors tested positive for COVID, one was hospitalized. These numbers do not include those tests that were done at home. The center was closed and sanitized. Flu clinic has been set for Saturday, October 8th

**Councilmember Roche****Chamber of Commerce**

Street Fair is scheduled for Sunday, June 12 starting at 10am

**Special Events/Recreation**

Camp registration is officially closed, we have reached capacity; basketball and pickleball badges are required, to get badges please go to borough hall during normal business hours, they are free to all residents.

**MAL**

All coaches **must** fully complete a criminal history background check **before** they can begin coaching for the Winter season. Please email [backgroundchecks@montvaleboro.org](mailto:backgroundchecks@montvaleboro.org) for instructions on how to do so.

**Councilmember Lane****Fire Dept**

18 fire calls; 2 drills; 3 extra credit and 1 meeting; welcome volunteers

**Finance**

Adopted budget at last meeting; under \$11 municipal tax increase; thanked members of the council and administration staff to help reach the goal.

**Mayor**

Economic committee roundtable met at KPMG's offices with about 12 companies in attendance; MSK has a staff of 200-300 and patients between 600-700 a day from 6:30am-10pm, they are seeing a significant increase of patients wanting to avoid going to the NYC; KPMG downsized about 800 employees between the 4 buildings in Montvale. The employees are working 2-3 days a week and the rest from home. Benjamin Moore is working 4 days a week and will start with 3 days a week and rest from home. A few companies had to re-evaluate their salaries to keep employees.

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

- a. Fox Hill Road/Lark Lane/Wren Way Engineering Traffic Impacts/Signage Recommendations

- 1) Montvale Police Departments Comments

Recommends to pass ordinance to install stop signs

Magnolia Bridge that is there currently is not for people to use to cross. Road paving has begun;

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

Montvale Family Apartments anticipating starting construction in the coming weeks

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

Request for Relay for Life to place purple ribbons on trees until May 27<sup>th</sup> in the downtown area – all councilmembers agreed.

Councilmember Cudequest mentioned the EID celebrations and ask what about using inflatables; the will be inspected by Fire Prevention.

**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 Roche - all ayes

**NO PUBLIC COMMENT**

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 Roche - all ayes

Meeting was adjourned at 8:25pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on May 31<sup>st</sup>, 2022 in person only.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk



**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 95-2022**

**RE: A Resolution Awarding a Contract to Media Consultants, LLC, as an Extraordinary Unspecifiable Service for MontVale Studio Management, Content Production and Related Services**

**WHEREAS**, the Borough of Montvale is desirous of engaging the services of a professional and reputable company to manage, create content and provide related services concerning the MontVale Studio in order to better serve Borough officials and residents; and

**WHEREAS**, such services are exempt from public bidding requirements pursuant to *N.J.S.A. 40A:11-5(a)(ii)* and *N.J.A.C. 5:34-2.1* as "extraordinary unspecifiable services"; and

**WHEREAS**, the Borough has received a proposal to provide such services from Media Consultants, LLC (the "MC Proposal") it has been determined that Media Consultants is essential to the Montvale Cable Access Studio; and

**WHEREAS** Media Consultants demonstrates the expertise and has proven its reputation in the specialty of television studio management, content production and related services which is essential during this time of the global pandemic; and

**WHEREAS**, the Council is therefore desirous of awarding a contract to Media Consultants, LLC to perform the above-referenced services for a period of one (1) year, for the prices and on the terms set forth in the Media Consultants Proposal; and

**WHEREAS**, because the value of this contract exceeds the Borough's applicable pay-to-play threshold, it shall be awarded pursuant to the "alternative" provisions of *N.J.S.A. 19:44A-20.4*, et seq., and Media Consultants has provided a Business Entity Disclosure Certification and all other appropriate documentation pertaining to same.

**BE IT FURTHER RESOLVED** that the pricing for this contract shall be for a total of \$47,500.00 as set forth in the proposal and shall be for a term of one (1) year commencing May 1<sup>st</sup> 2022 through April 30, 2023.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk, and all other appropriate officials, shall be and are hereby authorized to execute all contract documents necessary to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Montvale that a contract is hereby awarded to Media Consultants, LLC for of television studio management, consent production and related services, for the prices and on the terms set forth in the Proposal submitted by Media Consultants, LLC entitled "Borough of MontVale Studio Management Proposal" for the Borough of Montvale which is hereto attached to the original of his resolution.

**BE IT FURTHER RESOLVED** that pursuant to *N.J.S.A. 40A:11-5(1)(a)(ii)*, a brief notice stating the nature, duration, service and amount of this contract shall be printed once in the official newspaper of Borough of Montvale, and said notice shall also advise the public that a copy of the final contract shall be on file and available for public inspection at the office of the Borough Clerk.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: May 31, 2022

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

APPROVED:

\_\_\_\_\_  
Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 96-2022**

**RE: A Resolution Approving a Contract with Captain of Police Douglas McDowell**

**Whereas**, Captain of Police Douglas McDowell has requested that the Borough provide him with a contract concerning his employment with the Borough of Montvale for the years 2022 through 2023; and

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

**Now, Therefore, Be It Resolved** that the Mayor and Borough Clerk are hereby authorized and empowered to execute the contract with the Captain of Police, subject to approval as to form by the Borough Attorney.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: May 31, 2022

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

APPROVED:

\_\_\_\_\_  
Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 97-2022**

**RE: A Resolution Awarding a Contract to Wogisch Services, LLC for the Memorial Baseball/Softball Fields Improvements Program in the Borough of Montvale**

**WHEREAS**, the Borough of Montvale has a need to procure construction services for the Memorial Baseball/Softball Fields Improvements Program in the Borough; and

**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the Memorial Baseball/Softball Fields Improvements Program; and

**WHEREAS**, three (3) bids were received on May 12, 2022; and

**WHEREAS**, after receipt and review of the three (3) bids received, the Borough of Montvale has determined that Wogisch Services, LLC is the lowest responsible bidder for this contract; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded as follows:

**Contractor**

Wogisch Services, LLC  
1170 Greenwood Lake turnpike  
Ringwood, New Jersey 07456

**Contract Amount**

Base: \$41,000.00

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to form by the Borough Attorney.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: May 31, 2022

**ATTEST:**

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

**APPROVED:**

\_\_\_\_\_  
Michael Ghassali  
Mayor

# BOGGIA BOGGIA BETESH & VOYTUS, L.L.C.

COUNSELLORS AT LAW  
71 MT. VERNON STREET  
RIDGEFIELD PARK, NJ 07660

PHILIP N. BOGGIA \*  
PRISCILLA M. BOGGIA  
WILLIAM R. BETESH  
JOSEPH W. VOYTUS\*\*

\* ALSO MEMBER OF N.Y., FLA, D.C. BAR &  
CERTIFIED CIVIL TRIAL ATTORNEY  
\*\*ALSO MEMBER OF N.Y. BAR

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[priscilla@boggialaw.com](mailto:priscilla@boggialaw.com)  
[williambetesh@boggialaw.com](mailto:williambetesh@boggialaw.com)  
[jwvytus@boggialaw.com](mailto:jwvytus@boggialaw.com)

16 May 2022

via email only  
Mayor and Council  
Borough of Montvale  
12 Mercedes Drive  
Montvale, New Jersey 07645

**RE: Memorial Baseball/Softball Fields Improvements Program**  
**Review of Bids and Recommendation of Award**

Dear Mayor and Council,

At the request of the Borough Administrator, I have reviewed the three (3) bids received for the Montvale Memorial Baseball/Softball Fields Improvements Program. The three bids were received from Wogisch Services, LLC, DTS Trucking, LLC, and The Viersma Companies.

This bid provided for only a Base Bid with no alternates. A spreadsheet documenting compliance with the bid requirements is attached. After review of all bids it appears that Wogisch has submitted all required documentation and is therefore eligible for an award of this contract as the lowest responsible and responsive bidder. Please do not hesitate to contact me if you have any questions or wish to discuss this matter further.

Very truly yours,

*/s Joseph W. Voytus*

Joseph W. Voytus

**Enclosure**

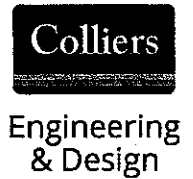
cc: Maureen Iarossi-Alwan, Administrator/Clerk (via email only)

**Borough of Montvale**

**Memorial Baseball/Softball fields Improvements**

<b>Bid Document</b>	<b>Wogisch</b>	<b>DTS</b>	<b>Viersma</b>
<b>Bid Proposal</b>	X	X	X
<b>Bid Bond</b>	X	X	X
<b>Consent of Surety</b>	X	X	X
<b>Acknowledged Receipt of Addenda</b>	X	X	X
<b>Stockholder Statement of Ownership</b>	X	X	X
<b>Non-Collusion Affidavit</b>	X	X	X
<b>Experience Statement</b>	X	X	X
<b>Site Visit Acknowledgment</b>	X	X	X
<b>Subcontractor List</b>	X	X	X
<b>Subcontractor Experience Statement</b>	X	X	X
<b>Equipment Certification</b>	X	X	X
<b>Federal Anti-Drug Plan</b>	X	X	X
<b>Iran Investment Certification</b>	X	X	X
<b>Public Works Contractor Certificate</b>	X	X	X
<b>PRICING</b>			
<b>BASE</b>		<b>\$58,605.00</b>	<b>\$96,750.00</b>
<b>COMPLIANT?</b>			

400 Valley Road  
Suite 304  
Mt. Arlington New Jersey 07856  
Main: 877 627 3772



May 20, 2022

Maureen Iarossi  
Borough Clerk/Administrator  
Borough of Montvale  
12 DePiero Drive  
Montvale, NJ 07643

Re: **Contract Award Recommendation**  
Memorial Baseball/Softball Fields Improvements  
Montvale, Bergen County, NJ  
Colliers Engineering & Design Project No. MVB0045

Dear Ms. Iarossi,

On Thursday, May 12, 2022, public bids were received for the Memorial Baseball / Softball Fields Improvements project. Three (3) contractors submitted bid proposals with the apparent low bidder as Robert W. Wogisch Landscape Contractor Inc., 169 Lakeview Avenue, Ringwood, New Jersey 07456. Attached is the bid tabulation sheet which summarizes the individual bid proposals.


Our office has reviewed the submitted proposals for mathematical errors and contractor experience. Based on our review of the submitted bid proposals, we recommend the award to Robert W. Wogisch Landscape Contractor Inc. in the amount of **\$41,000.00**.

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

Should you have any questions, please contact the undersigned.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Andrew Hipolit, PE, PP, CME, CFM, CPWM  
Borough Engineer- Discipline Leader

ARH/kb/mt

Attachment: Bid Tabulation Summary

Project No. MVB0045

May 20, 2022

Page 2 | 2



Engineering  
& Design

cc: Mayor and Council (via Clerk/Administrator [miarossi@montvaleboro.org](mailto:miarossi@montvaleboro.org))  
Rich Campanelli, Public Works Superintendent ([dpw@rivervalenj.org](mailto:dpw@rivervalenj.org))  
Joseph W. Voytus, Esq., Borough Attorney ([jwvoytus@boggialaw.com](mailto:jwvoytus@boggialaw.com))  
Robert Culvert, Colliers Engineering & Design ([Robert.culvert@colliersengineering.com](mailto:Robert.culvert@colliersengineering.com))

R:\Projects\M-P\MVB\MVB0045\Correspondence\OUT\220517\_arh\_jarossi\_Contract Award Recommendation\_Memorial Baseball Fields Improvements\_MVB0045.docx

# BID TABULATION

**DATE:** THURSDAY, MAY 12, 2022 @ 10:30 A.M.  
**PROJECT:** MEMORIAL BASEBALL/SOFTBALL FIELDS IMPROVEMENTS

**PROJECT NO.:** MVB0045  
**MUNICIPALITY:** BOROUGH OF MONTVALE  
**COUNTY:** BERGEN

## BASE BID

				BIDDER 1		BIDDER 2		BIDDER 3	
				Robert Wogisch Landscape 169 Lakeview Ave Ringwood, NJ 07456 973-332-4320		DTS Trucking LLC 65 Royal Ave Hawthorne, NJ 973-238-1510		Bob Viersma & Sons, Inc. PO Box 224 Allamuchy, NJ 07820 908-852-0552	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	SOIL EROSION AND SEDIMENT CONTROL MEASURES	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 9,500.00	\$ 9,500.00
2	CLEARING SITE	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 44,675.00	\$ 44,675.00	\$ 40,000.00	\$ 40,000.00
3	INFIELD CLAY (IF AND WHERE DIRECTED)	TON	10	\$ 200.00	\$ 2,000.00	\$ 65.00	\$ 650.00	\$ 275.00	\$ 2,750.00
4	CLAY CONDITIONER	POUND	4,000	\$ 6.90	\$ 27,600.00	\$ 1.50	\$ 6,000.00	\$ 1.00	\$ 4,000.00
5	SODDING	SY	540	\$ 10.00	\$ 5,400.00	\$ 7.00	\$ 3,780.00	\$ 75.00	\$ 40,500.00
TOTAL BASE BID					\$ 41,000.00		\$ 58,605.00		\$ 96,750.00



**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 98-2022**

**RE: A Resolution Awarding a Contract to American Asphalt & Milling for the LaTrenta Parking Lot Improvements Project in the Borough of Montvale**

**WHEREAS**, the Borough of Montvale has a need to procure construction services for the LaTrenta Parking Lot Improvements Project in the Borough; and

**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the LaTrenta Parking Lot Improvements Project; and

**WHEREAS**, the bid provided for a Base Bid plus Alternates A and B; and

**WHEREAS**, nine (9) were received on May 12, 2022; and

**WHEREAS**, after receipt and review of the three lowest (3) bids received, the Borough of Montvale has determined that American Asphalt and Milling is the lowest responsible bidder for this contract, for either the Base Bid only, or the Base Bid plus either or both Alternates; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded as follows:

**Contractor**

American Asphalt & Milling  
96 Midland Avenue  
Kearny, New Jersey 07032

**Contract Amount**

Base: \$289,918.46  
Alternate A: \$ 25,882.50  
Alternate B: \$ 20,000.00  
Total: \$335,800.96

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to form by the Borough Attorney.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: May 31, 2022

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

APPROVED:

\_\_\_\_\_  
Michael Ghassali  
Mayor

# BOGGIA BOGGIA BETESH & VOYTUS, L.L.C.

COUNSELLORS AT LAW  
71 MT. VERNON STREET  
RIDGEFIELD PARK, NJ 07660

PHILIP N. BOGGIA\*  
PRISCILLA M. BOGGIA  
WILLIAM R. BETESH  
JOSEPH W. VOYTUS\*\*

\* ALSO MEMBER OF N.Y., FLA, D.C. BAR &  
CERTIFIED CIVIL TRIAL ATTORNEY  
\*\*ALSO MEMBER OF N.Y. BAR

TEL: (201) 641-0006  
FAX: (201) 641-6649  
E-MAIL: [philip@boggialaw.com](mailto:philip@boggialaw.com)  
[priscilla@boggialaw.com](mailto:priscilla@boggialaw.com)  
[williambetesh@boggialaw.com](mailto:williambetesh@boggialaw.com)  
[jwvoytus@boggialaw.com](mailto:jwvoytus@boggialaw.com)

17 May 2022

via email only  
Mayor and Council  
Borough of Montvale  
12 Mercedes Drive  
Montvale, New Jersey 07645

**RE: LaTrenta Parking Lot Improvements Project**  
**Review of Bids and Recommendation of Award**

Dear Mayor and Council,

At the request of the Borough Administrator, I have reviewed the three lowest (3) bids received for the Montvale LaTrenta Parking Lot Improvements Project. The three bids were received from American Asphalt & Milling, Marini Bros. Construction Co., and Frank Macchione Paving Plus.

This bid provided for only Base Bid plus Alternates A and B. A spreadsheet documenting compliance with the bid requirements is attached. After review of all bids it appears that American has submitted all required documentation and is therefore eligible for an award of this contract as the lowest responsible and responsive bidder for either the Base Bid only, or the Base Bid plus either or both Alternates. Please do not hesitate to contact me if you have any questions or wish to discuss this matter further.

Very truly yours,

*/s Joseph W. Voytus*

Joseph W. Voytus

**Enclosure**

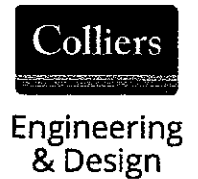
cc: Maureen Iarossi-Alwan, Administrator/Clerk (via email only)

**Borough of Montvale**

**LaTrenta Parking Lot Improvements Project**

<b>Bid Document</b>	<b>American</b>	<b>Marini</b>	<b>Macchione</b>
<b>Bid Proposal</b>	X	X	X
<b>Bid Bond</b>	X	X	X
<b>Consent of Surety</b>	X	X	X
<b>Acknowledged Receipt of Addenda</b>	X		X
<b>Stockholder Statement of Ownership</b>	X	X	X
<b>Non-Collusion Affidavit</b>	X	X	X
<b>Experience Statement</b>	X	X	X
<b>Site Visit Acknowledgment</b>	X	X	X
<b>Subcontractor List</b>	X	X	X
<b>Subcontractor Experience Statement</b>	X	X	pending
<b>Equipment Certification</b>	X	X	X
<b>Federal Anti-Drug Plan</b>	X	X	X
<b>Iran Investment Certification</b>	X	X	X
<b>Public Works Contractor Certificate</b>	X	X	X
<b>PRICING</b>			
<b>BASE</b>		\$364,518.75	\$359,149.00
<b>ALTERNATE A</b>		\$17,400.00	\$32,625.00
<b>ALTERNATE B</b>		\$19,500.00	\$20,000.00
<b>BASE PLUS ALTERNATES A &amp; B</b>		\$401,418.75	\$411,774.00
<b>COMPLIANT?</b>			

400 Valley Road  
Suite 304  
Mt. Arlington New Jersey 07856  
Main: 877 627 3772



May 20, 2022

Maureen Iarossi  
Borough Clerk/Administrator  
Borough of Montvale  
12 DePiero Drive  
Montvale, NJ 07643

Re: **Contract Award Recommendation**  
LaTrenta Parking Lot Improvements  
Montvale, Bergen County, NJ  
Colliers Engineering & Design Project No. MVB0032

Dear Ms. Iarossi,

On Thursday, May 12, 2022, public bids were received for the LaTrenta Parking Lot Improvements project. Nine (9) contractors submitted bid proposals with the apparent low bidder as American Asphalt & Trucking, LLC, 818 Summer Avenue, Newark, NJ 07104. Attached is the bid tabulation sheet which summarizes the three lowest bid proposals.

Our office has reviewed the submitted proposals for mathematical errors and contractor experience. Based on our review of the submitted bid proposals, we recommend the award to American Asphalt & Trucking, LLC in the amount of \$289,918.46 for the Base Bid, \$25,882.50 for the Alternate Bid 'A' and \$20,000.00 for Alternate Bid 'B' with a Total bid amount of **\$335,800.96**.

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

Should you have any questions, please contact the undersigned.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)

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

Andrew Hipolit, PE, PP, CME, CFM, CPWM  
Borough Engineer- Discipline Leader

ARH/kb/mt

Attachment: Bid Tabulation Summary

cc: Mayor and Council (via Clerk/Administrator [miarossi@montvaleboro.org](mailto:miarossi@montvaleboro.org))  
Rich Campanelli, Public Works Superintendent ([dpw@rivervalenj.org](mailto:dpw@rivervalenj.org))  
Joseph W. Voytus, Esq., Borough Attorney ([jwvoytus@boggialaw.com](mailto:jwvoytus@boggialaw.com))  
Robert Culvert, Colliers Engineering & Design ([Robert.culvert@colliersengineering.com](mailto:Robert.culvert@colliersengineering.com))

R:\Projects\M-P\MVB\MVB0032\Correspondence\OUT\220517\_arh\_Jarossi\_Contract Award Recommendation\_MVB0032.docx

### BID TABULATION

**DATE:** THURSDAY, MAY 12, 2022 @ 10:00 A.M.

**PROJECT:** LATRENTA PARKING LOT IMPROVEMENTS

PROJECT NO.: MVB0032

**MUNICIPALITY:** BOROUGH OF MONTVALE

COUNTY: BERGEN

**BASE BID - PARKING LOT IMPROVEMENTS**

BIDDER 1		BIDDER 2		BIDDER 3	
American Asphalt & Milling 96 Midland Ave Kearny, NJ 07032 201-9912-9200		Marini Bros. Construction 9 Lafayette St Hackensack, NJ 07601 201-488-4127		Frank Macchione Paving Plus 141 Central Avenue Rochelle Park, NJ 07662 201-652-0694 973-667-1190	
UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 5,000.00	\$ 5,000.00
\$ 225.00	\$ 4,500.00	\$ 225.00	\$ 4,500.00	\$ 225.00	\$ 4,500.00
\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00
\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00
\$ 27,000.00	\$ 27,000.00	\$ 26,000.00	\$ 26,000.00	\$ 75,000.00	\$ 75,000.00
\$ 0.01	\$ 3.61	\$ 45.00	\$ 16,245.00	\$ 0.01	\$ 3.61
\$ 0.01	\$ 17.10	\$ 7.00	\$ 11,970.00	\$ 0.01	\$ 17.10
\$ 0.01	\$ 18.94	\$ 1.00	\$ 1,894.00	\$ 0.01	\$ 18.94
\$ 160.00	\$ 28,320.00	\$ 16.00	\$ 2,832.00	\$ 65.00	\$ 11,505.00
\$ 18.00	\$ 148,572.00	\$ 5.50	\$ 45,397.00	\$ 4.25	\$ 35,079.50
\$ 0.01	\$ 12.39	\$ 3.25	\$ 4,026.75	\$ 0.01	\$ 12.39
\$ 1.00	\$ 1,275.00	\$ 102.00	\$ 130,050.00	\$ 95.00	\$ 121,125.00
\$ 0.01	\$ 4.56	\$ 89.00	\$ 40,584.00	\$ 0.01	\$ 4.56
\$ 350.00	\$ 2,100.00	\$ 300.00	\$ 1,800.00	\$ 300.00	\$ 1,800.00
\$ 350.00	\$ 1,050.00	\$ 250.00	\$ 750.00	\$ 300.00	\$ 900.00
\$ 0.01	\$ 0.06	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00
\$ 51.70	\$ 8,013.50	\$ 85.00	\$ 13,175.00	\$ 60.00	\$ 9,300.00
\$ 203.50	\$ 11,396.00	\$ 85.00	\$ 4,760.00	\$ 125.00	\$ 7,000.00
\$ 49.50	\$ 7,920.00	\$ 25.00	\$ 4,000.00	\$ 80.00	\$ 12,800.00
\$ 352.00	\$ 5,280.00	\$ 300.00	\$ 4,500.00	\$ 275.00	\$ 4,125.00
\$ 8,600.00	\$ 8,600.00	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00
\$ 120.00	\$ 6,120.00	\$ 70.00	\$ 3,570.00	\$ 200.00	\$ 10,200.00
\$ 120.00	\$ 5,280.00	\$ 80.00	\$ 3,520.00	\$ 200.00	\$ 8,800.00
\$ 250.00	\$ 500.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ 600.00
\$ 100.00	\$ 900.00	\$ 1.00	\$ 9.00	\$ 100.00	\$ 900.00
\$ 50.00	\$ 3,450.00	\$ 50.00	\$ 3,450.00	\$ 100.00	\$ 6,900.00
\$ 8.00	\$ 520.00	\$ 20.00	\$ 1,300.00	\$ 10.00	\$ 650.00
\$ 0.86	\$ 4,923.50	\$ 1.80	\$ 10,305.00	\$ 0.80	\$ 4,580.00
\$ 7.70	\$ 1,724.80	\$ 7.50	\$ 1,680.00	\$ 7.00	\$ 1,568.00
\$ 44.00	\$ 616.00	\$ 50.00	\$ 700.00	\$ 40.00	\$ 560.00
\$ 10,000.00	\$ 10,000.00	\$ 13,000.00	\$ 13,000.00	\$ 20,000.00	\$ 20,000.00
\$ 3.00	\$ 600.00	\$ 5.00	\$ 1,000.00	\$ 5.00	\$ 1,000.00
\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00	\$ 5.00	\$ 1,000.00
\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00	\$ 2.00	\$ 400.00
	\$ 289,918.46		\$ 364,518.75		\$ 359,149.10

B:\Projects\04-PMV\61MV500ET\Project Information\Bidding and Construction\Bid Tabulation\Collars Bid Tabulation Form\_MV2003.xls

# BID TABULATION

DATE: THURSDAY, MAY 12, 2022 @ 10:00 A.M.  
PROJECT: LATRENTA PARKING LOT IMPROVEMENTS

PROJECT NO.: MVB0032  
MUNICIPALITY: BOROUGH OF MONTVALE  
COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3
American Asphalt & Milling 96 Midland Ave Kearny, NJ 07032	Marini Bros. Construction 9 Lafayette St Hackensack, NJ 07601	Frank Macchione Paving Plus 141 Central Avenue Rochelle Park, NJ 07662

## ALTERNATE BID 'A' - FENCE REPLACEMENT

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1A	VINYL FENCE, 6' HIGH	LF	435	\$ 59.50	\$ 25,882.50	\$ 40.00	\$ 17,400.00	\$ 75.00	\$ 32,625.00
TOTAL ALTERNATE BID 'A'					\$ 25,882.50		\$ 17,400.00		\$ 32,625.00

## ALTERNATE BID 'B' BLEACHERS

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1B	15' LONG, 5 ROW, 38 SEAT BLEACHER	UN	2	\$ 10,000.00	\$ 20,000.00	\$ 9,750.00	\$ 19,500.00	\$ 10,000.00	\$ 20,000.00
TOTAL ALTERNATE BID 'B'					\$ 20,000.00		\$ 19,500.00		\$ 20,000.00

BID SCENARIO	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT
BASE BID	\$ 289,918.46	\$ 364,518.75	\$ 359,149.10
BASE BID + ALTERNATE BID A	\$ 315,800.96	\$ 381,918.75	\$ 391,774.10
BASE BID + ALTERNATE BID A+ ALTERNATE BID B	\$ 335,800.96	\$ 401,418.75	\$ 411,774.10

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 99-2022**

**RE: Approving Settlement/Tax Appeal 2021/Celli/27 Bradley Lane/Block 102/Lot 2.04**

**WHEREAS**, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Frank E. & Gina M. Celli (hereinafter the "Tax Appeal"), under Docket Number 006061-2021; and,

**WHEREAS**, the aforesaid tax appeal involves a residential property located at 27 Bradley Lane, and is otherwise referred to as Block 102 Lot 2.04 on the tax assessment map of the Borough (hereinafter the "Subject Property"); and,

**WHEREAS**, the said Governing Body has been advised of the merits of the aforementioned Tax Appeal settlement by legal counsel and the Borough Tax Assessor; and,

**WHEREAS**, per the proposed settlement, the Subject Properties' tax assessment will be reduced from \$1,667,300 to \$1,557,300 for the 2021 tax year; and,

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that the aforesaid Tax Appeal settlement is hereby approved; and,

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

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: May 31, 2022

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

APPROVED:

\_\_\_\_\_  
Michael Ghassali  
Mayor



**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 100-2022**

**RESOLUTION AUTHORIZING THE MUNICIPAL TAX COLLECTOR TO PREPARE AND MAIL  
ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, c. 72**

**WHEREAS**, the Bergen County Board of Taxation has not certified the tax rate and the Municipal Tax Collector will be unable to mail the tax bills on a timely basis; and

**WHEREAS**, the Municipal Tax Collector, in consultation with the Municipal Chief Financial Officer, has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies: and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Montvale in the County of Bergen and the State of New Jersey on this 31st day of May, 2022, as follows:

1. The Municipal Tax Collector is hereby authorized, if determined necessary, to prepare and issue estimated tax bills for the Borough of Montvale for the third installment of 2022 taxes. The Tax Collector shall proceed and take such actions as permitted and required by P.L. 1994 c. 72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire estimated tax levy for 2022 is hereby set at \$52,005,826.36
3. In accordance with law, the third installment of 2022 taxes shall not be subject to interest until the later of August 10, 2022 or the twenty-fifth calendar day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

**Adopted: May 31, 2022**

ATTEST:

APPROVED:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
CALCULATION OF THE 2022 ESTIMATED TAX RATE**

2022 Adopted Municipal Budget  
2022 Approved District School Budget - Tax Levy Certification  
2022 Approved Regional School Budget - Tax Levy Certification  
2022 Estimated County Levy

<u>2021 TAX LEVY AND TAX RATE</u>			<u>2022 ESTIMATED RANGE FOR LEVY</u>		
	<u>LEVY</u>	<u>TAX RATE</u>		<u>95%</u>	<u>105%</u>
MUNICIPAL	12,031,140.00	0.578	MUNICIPAL	11,429,583.00	12,632,697.00
MUNICIPAL OPEN SPACE	103,979.00	0.005	MUNICIPAL OPEN SPACE	98,780.05	109,177.95
MUNICIPAL LIBRARY	778,684.00	0.037	MUNICIPAL LIBRARY	739,749.80	817,618.20
DISTRICT SCHOOL	17,690,538.00	0.851	DISTRICT SCHOOL	16,806,011.10	18,575,064.90
REGIONAL SCHOOL	14,533,207.00	0.699	REGIONAL SCHOOL	13,806,546.65	15,259,867.35
COUNTY	5,738,994.58	0.276	COUNTY	5,452,044.85	6,025,944.31
COUNTY OPEN SPACE	238,167.91	0.012	COUNTY OPEN SPACE	226,259.51	250,076.31
<b>TOTAL</b>	<b><u>51,114,710.49</u></b>	<b><u>2.458</u></b>		<b><u>48,558,974.96</u></b>	<b><u>53,670,446.02</u></b>

**2022 ESTIMATED TAX RATE**

2022 RATABLE TOTAL \$2,098,500,325

**AMOUNT TO BE RAISED BY TAXATION**

	<u>LEVY</u>	<u>TAX RATE</u>	
MUNICIPAL	12,180,766.00	0.580	(ADOPTED BUDGET)
MUNICIPAL OPEN SPACE	104,925.00	0.005	(ADOPTED BUDGET)
MUNICIPAL LIBRARY	819,145.00	0.039	(ADOPTED BUDGET)
DISTRICT SCHOOL	17,923,258.00	0.854	(APPROVED SCHOOL BUDGET - TAX LEVY CERTIFICATION)
REGIONAL SCHOOL	14,821,255.00	0.706	(APPROVED SCHOOL BUDGET - TAX LEVY CERTIFICATION)
COUNTY	5,911,164.42	0.282	(2022 ESTIMATED COUNTY LEVY)
COUNTY OPEN SPACE	245,312.94	0.012	(2022 ESTIMATED COUNTY LEVY)
<b>TOTAL</b>	<b><u>52,005,826.36</u></b>	<b><u>2.478</u></b>	

PREPARED AND CERTIFIED BY:

  
Kenneth Sesholtz  
Chief Financial Officer

  
Frances Scordo  
Municipal Tax Collector

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 101-2022**

**RE: A Resolution Approving a Developer's Agreement with Montvale Family Apartments Urban Renewal, LLC Concerning Property Identified as 161 Summit Avenue, Block 1002 Lots 3 & 5 in the Borough of Montvale**

**WHEREAS**, Montvale Family Apartments Urban Renewal, LLC, as contract purchaser of the premises known as Block 1002, Lots 3 & 5 from the Borough of Montvale, made an application to the Planning Board for site plan approval, variances, waivers, soil movement and related approvals; and

**WHEREAS**, the Planning Board approved the Development by resolution dated February 15, 2022; and

**WHEREAS**, pursuant thereto, the Borough, Planning Board and Developer are desirous of executing a Developer's Agreement setting forth the parties' respective rights and obligations concerning said approval; and

**WHEREAS**, a Developer's Agreement has been negotiated by and between the parties and has been executed by the Developer; and

**WHEREAS**, prior to the execution by the Mayor, the Developer's Agreement shall be approved and executed by the Chairman of the Planning Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Developer's Agreement dated May 31, 2022, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Montvale Family Apartments Urban Renewal, LLC is hereby approved; and

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are hereby directed, authorized and empowered to execute the Developer's Agreement with the Developer and to take all other steps reasonably necessary to effectuate the provisions and purposes of this resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

**Adopted: May 31, 2022**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

## 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:

<b><u>FUND</u></b>	<b><u>AMOUNT</u></b>	<b><u>NOTES</u></b>
Current	\$151,077.48	Bill List Wire 5/31/2022
	<u>306,389.72</u>	Wires/Manual Checks
Current TOTAL	457,467.20	
Capital	43,032.25	Bill List Wire 5/31/2022
Escrow	61,017.45	Bill List Wire 5/31/2022
Housing Trust	1,881.23	Bill List Wire 5/31/2022
Open Space Trust	2,794.50	Bill List Wire 5/31/2022
General Trust	5,703.75	Bill List Wire 5/31/2022
Recreation Trust	506.61	Bill List Wire 5/31/2022
Dog Trust	14.40	Bill List Wire 5/31/2022

*This resolution was adopted by the Mayor and Council of Montvale  
at a meeting held on 5/31/22*

Introduced by: \_\_\_\_\_

Approved: 5/31/22

Seconded by: \_\_\_\_\_

\_\_\_\_\_  
Michael Ghassali, Mayor

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan, Municipal Clerk

**MANUAL/VOID CHECKS - WIRES****May 31, 2022**

<b><u>Check #</u></b>	<b><u>PO #</u></b>	<b><u>Date</u></b>	<b><u>Transaction/Vendor</u></b>	<b><u>Amount</u></b>
WIRE		5/11/22	Payroll Account-Current	195,283.18
WIRE		5/11/22	Salary Deduction Account	111,056.54
WIRE		5/11/22	FSA Account	50.00
<b>Total</b>				<u>306,389.72</u>

May 25, 2022  
12:04 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Condensed

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
		22-00008	01/03/22	COPY MACHINE LEASE - MAILROOM	Open	399.00	0.00		B
		22-00009	01/03/22	COPY MACHINE LEASE - POLICE	Open	179.00	0.00		B
		22-00010	01/03/22	WIDE FORMAT COLOR COPIER	Open	444.00	0.00		B
						1,022.00			
00027	BT SPECIALTIES								
		22-00492	04/13/22	OEM - PERPETUAL PLAQUE	Open	138.00	0.00		
00036	DIPALMA, FRANK								
		22-00488	04/12/22	OEM MEAL REIMBURSEMENT	Open	43.02	0.00		
00097	CABLEVISION								
		22-00597	05/05/22	07873-218840-01-0 CABLEVISION	Open	21.04	0.00		
		22-00599	05/05/22	07873-240495-01-5 CABLEVISION	Open	116.23	0.00		
		22-00628	05/12/22	07873-109890-01-7 CABLEVISION	Open	161.68	0.00		
		22-00629	05/12/22	07873-204461-01-0 CABLEVISION	Open	135.45	0.00		
						434.40			
00125	NORTHWEST BERGEN REGIONAL								
		22-00121	01/18/22	2022 HEALTH SERVICES	Open	5,159.00	0.00		B
00146	PSE&G CO.								
		22-00671	05/24/22	PSE&G - APRIL 2022	Open	976.37	0.00		
00151	LAMENDOLA, BRIAN								
		22-00653	05/19/22	REIMB BLANKET CLEANING	Open	80.25	0.00		
00164	STATELINE FIRE & SAFETY, INC.								
		22-00604	05/05/22	PD FIRE EXT REFILL	Open	37.60	0.00		
00214	PACKETALK								
		21-00669	05/18/21	PD PLATE READER CAMERA	Open	19,500.00	0.00		
00310	BERGEN COUNTY PROSECUTORS								
		22-00347	03/09/22	Sale of seized vehicle	Open	832.50	0.00		
00320	NEW JERSEY ELEVATOR INSPECTION								
		22-00196	01/27/22	2022 ELEVATOR INSPECTION SVCS.	Open	11,612.00	0.00		B
00321	TOWER IMAGING								
		22-00508	04/15/22	TONERS	Open	2,729.87	0.00		
00329	NJ STATE DEPT. OF HEALTH								
		22-00576	05/03/22	STATE DOG LICENSE FEE	Open	14.40	0.00		
00375	BOROUGH OF PARK RIDGE								
		22-00541	04/25/22	REPAIR OF CABLE-RECEIVER SITE	Open	57.05	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00375	BOROUGH OF PARK RIDGE	Continued							
		22-00547	04/26/22	TRI-BORO FUEL - MARCH 2022	Open	5,782.72	0.00		
						5,839.77			
00400	FAIRFIELD MAINTENANCE, INC.								
		21-01558	12/08/21	AB OPERATOR / MONTHLY INSPECT.	Open	387.00	0.00		B
00406	RUTGERS, STATE UNIVERSITY NJ								
		22-00544	04/26/22	ADVANCED DUTIES MUNICIPAL CLRK	Open	653.00	0.00		
		22-00577	05/03/22	class Planning and Zoning Issu	Open	245.00	0.00		
						898.00			
00497	LEVITZKI, ANN								
		22-00181	01/27/22	2022 COURT - CELL PHONE	Open	62.15	0.00		B
00554	BERGEN MUNI EMPL BENEFITS FUND								
		22-00105	01/13/22	2022 HEALTH CARE BENEFITS	Open	57,506.00	0.00		B
00578	TREASURER, STATE OF NJ OCA								
		22-00439	04/04/22	FIRST QUARTER STATE FEE - 2022	Open	4,024.00	0.00		
00730	BOGGIA, BOGGIA, BETESH & VOYTUS								
		22-00595	05/05/22	AFFORDABLE HOUSING	Open	230.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN								
		21-00830	06/28/21	13 WEST GRAND-ENG/DESIGN PHASE	Open	89.00	0.00		B
		21-01369	10/28/21	2021 ROAD IMPROVE-CONSTRUCTION	Open	394.00	0.00		B
		22-00117	01/18/22	2022 ENGINEER RETAINER	Open	900.00	0.00		B
		22-00118	01/18/22	2022 GENERAL ENGINEERING	Open	3,917.60	0.00		B
		22-00126	01/18/22	LATRENTA PARKING LOT IMPROVE	Open	23,049.25	0.00		B
		22-00140	01/19/22	AFFORDABLE HOUSING 2021 SVCS	Open	398.25	0.00		B
		22-00397	03/24/22	MUNICIPAL ENGINEERING REVIEW	Open	488.75	0.00		
		22-00430	04/01/22	MUNICIPAL ENGINEERING REVIEW	Open	5,701.50	0.00		
		22-00442	04/04/22	2022 BC MUNICIPAL PARK GRANT	Open	1,165.25	0.00		B
		22-00465	04/07/22	MEMORIAL BASEBALL/SOFTBALL FLD	Open	2,794.50	0.00		B
		22-00479	04/11/22	TRUST RESERVE FOR ENGINEER	Open	1,068.00	0.00		
		22-00480	04/11/22	OR-4 ZONE PERMITTED USE ANALYS	Open	916.50	0.00		B
		22-00482	04/12/22	MUNICIPAL PLANNING REVIEW	Open	3,091.50	0.00		
		22-00484	04/12/22	MUNICIPAL PLANNING REVIEW	Open	1,421.95	0.00		
		22-00493	04/13/22	MUNICIPAL ENGINEERING REVIEW	Open	1,583.75	0.00		
		22-00494	04/13/22	MUNICIPAL ENGINEERING REVIEW	Open	7,964.00	0.00		
		22-00499	04/14/22	MUNICIPAL ENGINEERING REVIEW	Open	14,923.75	0.00		
		22-00500	04/14/22	MUNICIPAL ENGINEERING REVIEW	Open	678.75	0.00		
		22-00501	04/14/22	MUNICIPAL ENGINEERING REVIEW	Open	7,285.25	0.00		
		22-00535	04/22/22	MUNICIPAL ENGINEERING REVIEW	Open	1,468.25	0.00		
		22-00569	05/02/22	MUNICIPAL ENGINEERING REVIEW	Open	181.00	0.00		
		22-00578	05/03/22	GENERAL WORK	Open	132.75	0.00		
		22-00579	05/03/22	MUNICIPAL PLANNING REVIEW	Open	88.50	0.00		
		22-00585	05/03/22	MUNICIPAL ENGINEERING REVIEW	Open	4,344.00	0.00		
		22-00586	05/03/22	MUNICIPAL ENGINEERING REVIEW	Open	6,144.00	0.00		
		22-00598	05/05/22	MUNICIPAL ENGINEERING REVIEW	Open	724.00	0.00		
						90,914.05			

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00762	HARBORTOUCH	22-00640	05/17/22	COURT CREDIT CARD PROCESSING	Open	85.53	0.00		
00769	URBAN AUTO SPA	22-00639	05/17/22	CAR WASH AND OIL CHANGE SRVC.	Open	42.00	0.00		
00826	AMERICAN LEGION MEM POST 153	22-00533	04/22/22	TRI-BORO MEMORIAL DAY PARADE	Open	2,000.00	0.00		
00869	DRAEGER SAFETY DIAGNOSTICS, INC.	22-00239	02/08/22	DWI SOLUTION REFILLS	Open	60.00	0.00		
00896	GIAMMARINO, MICHAEL	22-00056	01/06/22	2022 INTERPRETING SERVICES	Open	150.00	0.00		B
00999	AMAZON.COM SERVICES, INC.	22-00621	05/11/22	OFFICE SUPPLIES	Open	44.95	0.00		
		22-00626	05/12/22	RECREATION CAMP SUPPLIES	Open	157.28	0.00		
						202.23			
01132	COOPERATIVE COMMUNICATIONS, INC.	22-00180	01/27/22	2022 BORO PHONE 201-391-5700	Open	2,056.33	0.00		B
01186	BAKER, CHRISTINE	22-00662	05/20/22	MONTVALE WELLNESS PROGRAM	Open	79.32	0.00		
01223	ELECTRICAL POWER SYSTEMS INC.	22-00266	02/14/22	GENERATOR CONTRACT 2022	Open	5,214.50	0.00		
01227	PIAZZA & ASSOCIATES, INC.	22-00116	01/18/22	2022 AFFORDABLE HOUSING SVCS.	Open	346.98	0.00		B
01241	ALMAGASA CORP.	22-00644	05/17/22	PLANNING BOARD MEETING DINNER	Open	105.00	0.00		
01368	ROBALINO, ERIC	22-00571	05/03/22	REIMB CLOTHING ALLOWANCE	Open	703.91	0.00		
01488	BANISCH ASSOCIATES, INC.	22-00575	05/03/22	PROFESSIONAL SERVICES RENDERED	Open	450.00	0.00		
01572	KRAMER-PEREZ, LOIS	22-00642	05/17/22	2022 WELLNESS PROGRAM - JUNE	Open	180.00	0.00		
01638	FRESH H2O FILTRATION SYSTEMS	22-00039	01/04/22	2022 WATER COOLER RENTAL	Open	119.97	0.00		B
		22-00610	05/09/22	4 STAGE MICRO FILTER CHANGE	Open	149.99	0.00		
						269.96			
01643	LORANGER, LISA	22-00637	05/16/22	TABLE COVERS FOR CAMP LUNCHES	Open	296.22	0.00		



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Borough of Montvale  
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01702	MEDIA CONSULTANTS LLC	22-00518	04/19/22	REPAIR - PANASONIC ENG CAMERA	Open	510.00	0.00		
01724	MOTOROLA SOLUTIONS INC.	21-01546	12/07/21	PD PORTABLE RADIOS	Open	16,520.00	0.00		
01767	VERIZON	22-00546	04/26/22	555-569-014-0001-55	Open	170.64	0.00		
01828	CGP&H, LLC	21-01055	08/13/21	PROFESSIONAL HOUSING REHAB SVC	Open	906.00	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)	22-00603	05/05/22	PD PETTY CASH	Open	214.73	0.00		
01852	REDICARE LLC	22-00567	05/02/22	FIRST AID RESTOCK-60 DAY SRVC.	Open	85.00	0.00		
01858	DR. MICHAEL GOLZ	22-00447	04/04/22	NEW HIRE PHYSICAL FITNESS EXAM	Open	2,400.00	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC.	22-00383	03/22/22	PD TONER CARTRIDGES	Open	521.00	0.00		
		22-00538	04/25/22	TONER TAX ASSESSOR OFFICE	Open	99.00	0.00		
						620.00			
01890	GREATAMERICA FINANCIAL SRVCS.	22-00520	04/19/22	FF POSTBASE VISION A5 MAIL SYS	Open	378.50	0.00		
		22-00652	05/19/22	POSTAGE MACHINE LEASE	Open	326.85	0.00		B
						705.35			
01895	INSTITUTE FOR PROFESSIONAL	22-00582	05/03/22	WEBINAR - CYBER SECURITY	Open	50.00	0.00		
01949	AT&T MOBILITY	22-00602	05/05/22	PD PATROL PHONES	Open	656.64	0.00		
01970	J & K CLEANERS, INC.	22-00296	02/24/22	PD BLANKETS CLEANED	Open	101.65	0.00		
01971	HITTNER, FLORENCE	22-00601	05/05/22	MAILBOX & POST REIMBURSEMENT	Open	75.00	0.00		
02056	LERCH, VINCI & HIGGINS, LLP	22-00307	02/28/22	ANNUAL AUDIT - 2021	Open	9,500.00	0.00		B
		22-00519	04/19/22	MANAGEMENT ADVISORY SERVICES	Open	3,315.00	0.00		
		22-00526	04/20/22	2022 EXCESS SEWER BILLING	Open	4,080.00	0.00		
						16,895.00			
02141	REGAN, ROBERT T., ESQ.	22-00369	03/15/22	ESCROW PAYMENTS	Open	1,657.50	0.00		
		22-00524	04/20/22	ESCROW PAYMENT	Open	1,287.00	0.00		
		22-00525	04/20/22	ESCROW PAYMENTS	Open	1,622.75	0.00		

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Bill List By Vendor Id

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02141	REGAN, ROBERT T., ESQ.	Continued					
22-00527	04/20/22	ESCROW PAYMENTS	Open	4,407.00	0.00		
22-00669	05/23/22	ESCROW PAYMENT	Open	140.00	0.00		
				9,114.25			
03060	TRI-STATE TECHNICAL SERVICES						
22-00014	01/03/22	2022 MICROSOFT WEB EXCHANGE	Open	428.00	0.00		B
22-00114	01/18/22	2022 COMPUTER MAINTENANCE	Open	772.92	0.00		B
22-00607	05/06/22	EDMUNDS TO CLOUD	Open	160.00	0.00		
				1,360.92			
03084	WESLEY SICOMAC DAIRY						
22-00184	01/27/22	2022 MILK DELIVERY	Open	34.66	0.00		B
03215	UNUM LIFE INSURANCE						
22-00021	01/03/22	2022 LIFE INSURANCE	Open	227.70	0.00		B
03727	STAPLES INC						
22-00627	05/12/22	OFFICE SUPPLIES	Open	130.61	0.00		
03967	INTERNATIONAL CODE COUNCIL						
22-00590	05/04/22	2018 CODE BOOK IBC	Open	175.00	0.00		
03991	MALESZEWSKI, KRYSZTIAN						
22-00531	04/21/22	REIMB CLOTHING ALLOWANCE	Open	287.17	0.00		
04008	GASTON, SCOTT						
22-00631	05/12/22	REIMB CLOTHING ALLOW GASTON	Open	104.99	0.00		
<hr/>							
Total Purchase Orders:	103	Total P.O. Line Items:	0	Total List Amount:	266,027.67	Total Void Amount:	0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2022 1-01		26,407.00	0.00	26,407.00	0.00	0.00	26,407.00
CURRENT FUND 2022 2-01		124,670.48	0.00	124,670.48	0.00	0.00	124,670.48
CAPITAL FUND C-04		43,032.25	0.00	43,032.25	0.00	0.00	43,032.25
BOA ESCROW ACCOUN E-08		61,017.45	0.00	61,017.45	0.00	0.00	61,017.45
OTHER TRUST ACCOU T-03		7,584.98	0.00	7,584.98	0.00	0.00	7,584.98
DOG TRUST ACCOUNT T-12		14.40	0.00	14.40	0.00	0.00	14.40
OPEN SPACE TRUST T-14		2,794.50	0.00	2,794.50	0.00	0.00	2,794.50
RECREATION TRUST T-19		506.61	0.00	506.61	0.00	0.00	506.61
Year Total:		10,900.49	0.00	10,900.49	0.00	0.00	10,900.49
Total of All Funds:		266,027.67	0.00	266,027.67	0.00	0.00	266,027.67



*Maureen*

## State of New Jersey

DEPARTMENT OF TRANSPORTATION  
P.O. Box 600  
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

DIANE GUTIERREZ-SCACCETTI  
*Commissioner*

SHEILA Y. OLIVER  
*Lt. Governor*

April 21, 2022

Dear Mayor/County Commissioner/County Executive:

On behalf of Governor Phil Murphy, I am pleased to announce that applications will now be accepted for the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2023 State Aid programs. **The deadline for grant application submissions is July 1<sup>st</sup>.** Grant awards are expected to be announced in November.

As you may know, the Transportation Trust Fund Reauthorization Act of 2016 increased funding for Local Aid programs to counties and municipalities from \$190 million per year to \$430 million. The reason for the steep increase is that the majority of New Jersey's roadway mileage—about 90 percent—is under local government jurisdiction and is in as much need of repair as the state roadway network.

Over the past year, improvements to the grant application and project delivery processes have been implemented.

- The Project Management and Reporting System (PMRS) was launched. This new system reduces paper consumption and adds efficiencies. You will continue to submit applications through SAGE (System for Administering Grants Electronically), but you are now required to submit your Resolution of Support through the PMRS platform no later than July 31<sup>st</sup>.
- Your grant announcement and project management processes will now be through PMRS. Older projects will be phased into the PMRS platform in the next two months.
- A Map Maker Tool is now available to all grant applicants to standardize all map submissions.

This year, following federal and state guidance, equity is incorporated into all State Aid programs to promote an equitable delivery of government benefits. Additional points will be added to projects in areas where vulnerable populations exist. Current census data will be used to determine if a project meets the equity criteria. Equity information will be available on NJDOT's Local Aid Resource Center website at: NJ DOT - Local Aid Resource Center ([njdotlocalaidrc.com](http://njdotlocalaidrc.com))

A series of training classes were held to communicate the changes, and a wide range of informational resources were developed and are now available on our Local Aid Resource Center website. Please reach out to the Local Aid Resource Center with any questions.

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The following is a brief description of each grant program:

- **Municipal Aid** - This \$151.25 million program with an additional \$10 million in Urban Aid provides funding for local transportation projects for a total of \$161.25 million. Municipalities are encouraged to consider projects that support walking and biking safety.
- **Transit Village\*** - This program is open to the 34 municipalities that have been designated as Transit Villages by the Commissioner of Transportation and the inter-agency Transit Village Task Force. A total of \$1 million is available to fund traditional and non-traditional transportation projects that enhance walking, biking and/or transit ridership within a half mile of the transit facility. The approved Transit Village municipalities are provided in the following link:  
<http://www.state.nj.us/transportation/business/localaid/transitvillagef.shtm>
- **Bikeways\*** - This \$1 million program is intended to fund bicycle projects which create new Bike Path Mileage. This program encourages new bikeways that are physically separated from motorized vehicular traffic by an open space or barrier, but on-road bike lanes and other bike routes and facilities are also eligible for funding. Counties and municipalities are eligible.
- **Safe Streets to Transit\*** - This program encourages counties and municipalities to construct safe and accessible pedestrian linkages to transit facilities to promote transit usage for all. A total of \$1 million is available for grant awards.

\*Note: An additional \$15.3 million was provided in the FY 22 state budget to disperse among these programs for a total of \$18.3 million allowing the award of many more grants and more fully funded grants.

All projects funded through the Transportation Trust Fund must comply with the Americans with Disabilities Act (ADA). ADA guidance, program descriptions and application guidance materials can be found on the NJDOT website at: <http://www.state.nj.us/transportation/business/localaid/stateaid.shtm>

If you choose to apply, please be aware that Municipal Aid regulations require projects receiving this type of aid to award a construction contract within **24 months** from the date of grant notification.

I encourage you to submit applications for these Local Aid programs. Each program application will be evaluated independently, affording counties and municipalities the opportunity to receive funding in more than one category.

The enclosed map provides contact information for each Local Aid District Office. If you need assistance preparing your application, please contact your Local Aid District Office. Please keep in mind that a separate application for each project must be completed and submitted on or before **July 1st, 2022**, on-line through the Department's electronic grants administration system, known by its acronym, SAGE, at: <https://njsage.intelligrants.com/Login.aspx?APPTHEME=NJSAGE>

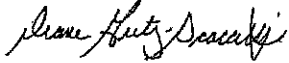
As Commissioner of Transportation, I am committed to maintaining and improving New Jersey's local transportation infrastructure by providing financial assistance, technical expertise, and training in surmounting the application process for traditional and non-traditional local transportation initiatives. Our counties and municipalities will be well positioned to design and construct important local projects without the need to impact property taxes. Your success in building projects and spending the additional capital will mean success not only for your constituents, but for the entire state.

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Thank you for your continued interest and support of NJDOT, and best wishes for success with your project applications.

Sincerely,



Diane Gutierrez-Scaccetti  
Commissioner

Enclosure

PMRS notification:     County/Municipal Clerk  
                                 County/Municipal Engineer



## Borough of Montvale

12 Mercedes Drive, 2nd Floor  
Montvale NJ 07645

[www.montvale.org](http://www.montvale.org)

Ph: 201-391-5700  
Fx: 201-391-9317

# Planning Board Memo

Date: May 19, 2022

To: Mayor and Council

cc: Maureen Iarossi-Alwan, Administrator/Municipal Clerk

From: R. Lorraine Hutter, Land Use Administrator

RE: Block 1606 Lot 6-Historic Preservation Commission Designated Historical Landmark

---

Please be advised that at the Planning Board meeting Tuesday, May 17, the attached Resolution was memorialized and approved by the board members.

This Resolution recommends the designation as an historical landmark Block 1606, Lot 6 11 East Grand Avenue being commonly known as Montvale School No. 2 and formerly as the Montvale Library.

The owner of the property was notified by certified return receipt and takes no acceptance to the designation. See attached memos.

RLH *R L H*

Attached



# Borough of Montvale

12 DePiero Drive, 2nd Floor  
Montvale NJ 07645

[www.montvale.org](http://www.montvale.org)

Certified and Regular Mail

Ph: 201-391-5700

Fx: 201-391-9317

May 18, 2022

Bergen County Planning Board Administration Building One Bergen Plaza-4 <sup>th</sup> Fl Hackensack, NJ 07601-7000	Borough Clerk Borough of Upper Saddle River 376 W. Saddle River Road Upper Saddle River, NJ 07458
Municipal Clerk River Vale Township 406 River Vale Road River Vale, NJ 07675-5798	Municipal Clerk Town of Orangetown 26 Orangeburg Road Orangetown, NY 10962
Municipal Clerk Park Ridge Borough 55 Park Avenue Park Ridge, NJ 07656	Municipal Clerk Woodcliff Lake Borough 188 Pascack Road Woodcliff Lake, NJ 07675
Municipal Clerk Township of Ramapo 237 Route 59 Suffern, NY 10901	Village Clerk Village of Spring Valley 200 North Main Street Spring Valley, NY 10977
Village Clerk Village of Chestnut Ridge 277 Old Nyack Turnpike Chestnut Ridge, NY 10977	Bergen County Clerk's Office One Bergen Plaza-4 <sup>th</sup> Floor Hackensack, NJ 07601-7000
County of Rockland Department of Planning 50 Sanatorium Road-Bldg. T Pomona, NY 10970	

Ladies and Gentlemen:

**PLEASE TAKE NOTICE** that the Planning Board of the Borough of Montvale conducted a public hearing on a proposed recommendation of the following Site to be designated as an historic landmark: Block 1606, Lot 6, 11 East Grand Avenue and being commonly known as Montvale School #2 and formerly as the Montvale Library. The hearing was held on Tuesday, April 5, 2022 at 7:30 p.m. in the Council Chambers of the Municipal Building, 12 Mercedes Drive, Montvale, New Jersey.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Borough of Montvale that it did hereby adopt the Resolution for the designation t in its entirety at the meeting of May 17, 2022.

A copy of a Resolution is enclosed and on file in the Office of the Planning Board Secretary/Land Use Administrator in the Municipal Building and is available for inspection during normal business hours.

**BY ORDER of the Montvale Planning Board**

R. Lorraine Hutter, Land Use Administrator



Introduced By: *Mr. Stefanelli*

Seconded By: *Mr. Ragno*

**BOROUGH OF MONTVALE**

**PLANNING BOARD**

**RESOLUTION**

**WHEREAS**, Ordinance No. 97-1051, as amended by Ordinance No. 97-1074, establishes within the Borough of Montvale a Historic Preservation Commission (hereinafter "the Commission") and further provides for the designation and preservation of historic landmarks within the Borough; and

**WHEREAS**, Section 11 of said Ordinance provides that the Commission shall undertake a comprehensive survey of the Borough for the purposes of identifying historic landmarks which are worthy of protection and preservation; and

**WHEREAS**, the Commission is required to forward its recommendation to the Planning Board, which is thereafter required to conduct a public hearing upon notice to owners of properties being considered for landmark designation;

**WHEREAS**, Section 11C requires that the Planning Board conduct a hearing on the recommendation of the Commission upon notice thereof as required by Ordinance;

**WHEREAS**, at its meeting held on April 5, 2022, the Planning Board recommended the following site to be designated as an historic landmark:

1. Block 1606, Lot 6, 11 East Grand Avenue and  
being commonly known as Montvale School No. 2  
and formerly as the Montvale Library.

**WHEREAS**, no objections were voiced to the designation of the aforesaid property as an historic landmark during the public hearing; and

**WHEREAS**, the January 2008 draft of the Borough Master Plan includes in Table 11 this property as deemed worthy of historic landmark designation.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Borough of Montvale that it does hereby recommend the above property to the Governing Body for designation as an historic landmark, which designation shall be applicable to the principal structure as well as accessory structures and outbuildings; and

**BE IT FURTHER RESOLVED** by the Planning Board of the Borough of Montvale that a copy of this resolution shall be forwarded to the Borough Clerk for dissemination to the Mayor and members of the Council.

**Dated: May 17, 2022**

**PLANNING BOARD OF THE  
BOROUGH OF MONTVALE**

By: John DePinto  
**John DePinto, Chairman**

Certified to be a true copy of a Resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, May 17, 2022.

R. Lorraine Hutter  
**R. Lorraine Hutter, Land Use  
Administrator**