

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
September 13, 2022
Meeting to Commence 7:30 P.M.
Closed Executive Session 7:00 P.M.**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2022 adopted on January 2, 2022 and posted on the bulletin board in the Municipal Building:

The Mayor and Council will go into a Closed /Executive Session for the following:

- a. Affordable Housing - Attorney Client Privilege
- b. Proposed Acquisition of Property – 127 Summit Avenue – Contract Negotiations

Minutes to be disclosed as per the Open Public Meetings Act matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

ROLL CALL:

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

ORDINANCES:

None.

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

July 26, 2022

August 9, 2022

August 30, 2022

CLOSED/EXECUTIVE MINUTES:

August 9, 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.

- 139-2022 Appointment Regular Member / Montvale Fire Department / Mustafo Mustafokulov
140-2022 Approving Tax Appeal Settlement / 20 Craig Road LLC/ Block 1902 Lot 11/20 Craig Road
141-2022 A Resolution Authorizing Temporary Outdoor Seating Permits for Licensed Restaurants, Bars and Other Such Establishments in the Borough of Montvale and Setting Forth a Procedure for Obtaining Said Permits Consistent with State Law
142-2022 Award Purchase/ Police Computer/Observation Room/NJ State Contract #19-TELE-00656
Dell Technologies

RESOLUTIONS: (CONSENT AGENDA*) - continued

143-2022 Amending Resolution No. 112-2021 To Establish Recreational Fees for Year 2022
144-2022 A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Request for Street Name/Valley View Subdivision/Sandstone Court

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 Public Meeting of the Mayor & Council to be held at 7:30pm on September 27, 2022.

*******Disclaimer***** Subject to Additions And/Or Deletions**

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:31pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and The Ridgewood News, informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

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

Also Present: Mayor Ghassali; Borough Attorney, Joe Voytus; Borough Engineer, Andy Hipolit; Administrator/Municipal Clerk, Maureen Jarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

NOTICE OF PUBLIC HEARING CONCERNING THE BOROUGH OF MONTVALE'S POTENTIAL DESIGNATION OF BLOCK 1606 LOT 6 AS A HISTORIC LANDMARK

Montvale "School #2"
11 East Grand Avenue
Montvale New Jersey 07645
Block 1606, Lot 6 on the official Tax Map of the Borough of Montvale

The Borough attorney stated that this process was initiated by the Historic Preservation Committee and then presented to the Planning Board. Under our ordinances, the Planning Board has their public hearing and makes their recommendations to the governing body which in turn is having the public hearing this evening. Notice of public hearing was sent to the property owner, this is School #2 – Bergen County United Way.

MEETING OPEN TO THE PUBLIC:

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

Ree Hopper, Borough Historian

This is the oldest public building in Montvale; Mrs. Hopper attended this school; it has been wonderfully restored; would recommend the designation of the principle structure.

MEETING CLOSED TO THE PUBLIC:

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

A motion to accept the recommendation to name School #2, the principle building only as a Historic Landmark by Councilmember Lane; seconded by Councilmember Roche – a roll call vote was taken – all ayes

**THE LAND CONSERVANCY OF NJ: Presenter: Barbara Heskins Davis
Presentation on the Draft Open Space Plan Update**

Hired by the borough for an open space and recreation plans --- Power point included with the original minutes

MEETING OPEN TO THE PUBLIC:

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

Lisa Skogland, EC Committee

On behalf of the Environmental Commission she recommends to the council to consider the plan that was presented tonight.

MEETING CLOSED TO THE PUBLIC:

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

MILLENNIUM STRATEGIES PRESENTATION: Grant Writer, Peter Blanos

Power Point - Included in minutes; the Finance committee will set a meeting to further discuss

ORDINANCES:

None

MEETING OPEN TO THE PUBLIC:

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

Carolee Adams

Suggested to have the open space meeting video taped;

MEETING CLOSED TO THE PUBLIC:

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

MINUTES:

July 12, 2022

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

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: (CONSENT AGENDA*)

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122-2022 Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Terkuile Road Resurfacing Project

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale formally approve the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "MA-2023-Terkuile Road Resurfacing - 00666" to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Montvale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

123-2022 Authorizing Hiring McNerney & Associates for Preparation of Appraisal Report / 2 Blauvelt Court

WHEREAS, the Borough of Montvale (hereinafter the "Borough") is the taxing authority for all properties located within its municipal borders; and

WHEREAS, the owner of real property located at 3 Blauvelt Court and identified as Block 2501 Lot 8.02 has filed a property tax appeal challenging the Borough's assessment of the property for the 2020, 2021 and 2022 tax years; and,

WHEREAS, the Borough is seeking to retain the services of a licensed appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified trial-ready appraisal report that covers the aforementioned tax years; and,

WHEREAS, the Borough had received a Proposal, dated July 8, 2022, from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare an appraisal report for the total amount of \$2,500.00; and,

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution; and

WHEREAS the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed and authorized to prepare a trial ready appraisal report for the property located at 3 Blauvelt Court, at Block 2501 Lot 8.02 in the Borough of Montvale, in accordance with the terms set forth in the July 8, 2022 Proposal attached herein.

124-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Police Department Speed Signs / All Traffic Solutions Inc.

WHEREAS, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and

NOW THEREFORE, BE IT RESOLVED by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

PURCHASE OF Speed Signs	STATE CONTRACT NJ-17-FLEET-00776
All Traffic Solutions Inc.	Total \$11,104.50

14201 Sullyfield Circle
Suite 300
Chantilly, VA 20151

WHEREAS, attached is a detailed description of the purchase of Speed Signs Quote Q-69316 dated July 8, 2022 which is attached to the original of this resolution.

125-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Police Department Server

WHEREAS, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and **NOW THEREFORE, BE IT RESOLVED** by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

PURCHASE OF Power Edge R450 Server STATE CONTRACT NJ-19-TELE-00656
Dell Technologies Total \$6,865.03

WHEREAS, attached is a detailed description of the purchase of Power Edge R450 Server in the Police Department Quote 3000126217365.1 dated July 12, 2022 which is attached to the original of this resolution

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

126-2022 A Resolution Awarding a Contract to Robert W. Wogisch Landscape Contractor, Inc. for the Memorial Baseball/Softball Fields Improvements Program in the Borough of Montvale (Amending Resolution No. 97-2022 to Revise Name of Contractor)

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 Robert W. Wogisch Landscape Contractor, Inc. 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	Contract Amount
Robert W. Wogisch Landscape Contractor, Inc. 169 Lakeview Avenue Ringwood, New Jersey 07456	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.

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

BILLS: *Municipal Clerk read the Bill Report*

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

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

LaTrenta field improvements are now completed; suggested to open the field on Monday; Memorial field improvements will begin in the next week; Craig Road paving will start in the next week or so. O & R has a project near Hearth & Tap on Kinderkamack Road, PSE&G should pave up until that point.

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

a. Discussion Draft Ordinance Establishing a New Chapter "Site Plans" and to also establish waivers from the Borough's site plan requirements

There was a discussion months ago in regards to certain waivers for the use permit process for small tenants; the Planning Board has seen a number of issues with tenants moving into buildings without approvals; this ordinance includes no exemptions for small tenants; Mayor Ghassali stated that certified letters will be mailed to all owners of commercial buildings stating the process for tenants, the letter will also include a meeting date to further discuss the process; Councilmember Lane stated that there should be consequences for not following the process.

UNFINISHED BUSINESS:

a. Proposed New Community/Recreation Center / List of committee names

List included with original minutes; will have first meeting on August 9th at 6:30pm

b. Update on Veterans Committee

Councilmember Koelling stated a meeting is scheduled on September 6th at 6:30 at borough hall

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

Carolee Adams

Notice that no planes have been flying over like before; mentioned that it is important for the Planning Board to tape their meetings because there is so much going on this way the public can see the process; asked for an email address to send comments and questions regarding the new community center; mentioned to correct the minutes regarding how many were in attendance at last meeting, Ms. Adams stated there were 40; mentioned about the open space and the C1 waterways should be a concern for the new community center; suggested to have the community center go to on a referendum.

Ree Hopper

Asked for a update on Magnolia bridge; Mr. Hipolit stated during July and August you cannot work in the stream; work will begin next week; what are the plans for the Octagon House, Mayor Ghassali stated the borough ordered furniture to have meetings there. Mrs. Hopper stated the Historic Commission would like to get the building on the State and National Historic listing, the application process is very extensive, wanted to know if there are grants available.

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

ADJOURNMENT:

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

Meeting adjourned at 8:47pm

The next Regular Meeting of the Mayor & Council will be held on August 9, 2022 at 7:30 p.m. in person.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:38PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Clint Miller 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; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo.

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

None

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 Lane; seconded by Councilmember Cudequest - all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

None

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: (CONSENT AGENDA*)

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127-2022 Approving Tax Appeal Settlement / Ridgecrest Realty / Block 3201-Lot4 / 21 Philips Parkway

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Ridgecrest Realty (hereinafter the "Tax Appeal"), under Docket Numbers 002972-2020, 005538-2021 and 002093-2022; and,

WHEREAS, the aforesaid tax appeal involves a commercial property located at 21 Philips Parkway, and is otherwise referred to as Block 3201 Lot 4 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 Tax Appeal settlement, the Subject Properties' 2020 tax assessment will be reduced from \$2,731,100 to \$2,631,100; and,

WHEREAS, the assessment shall remain at \$2,731,100 in the 2021 and 2022 tax years; and,

WHEREAS, the provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") are expressly waived; 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.

128-2022 Approving Tax Appeal Settlement / Anthony & Anne Marie Santarelli / Block 1803-Lot 3 / 36 Partridge Run

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Anthony & Anne Marie Santarelli (hereinafter the "Tax Appeal"), under Docket Numbers 007627-2020, 006061-2021 and 004829-2022; and,

WHEREAS, the aforesaid tax appeal involves a residential property located at 36 Partridge Run, and is otherwise referred to as Block 1803 Lot 3 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 Tax Appeal settlement, the Subject Properties' tax assessment will be reduced from \$1,061,400 to \$961,400 for the 2022 tax year; and,

WHEREAS, the Plaintiff will withdraw its 2020 and 2021 tax appeals as a material part of the settlement; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the 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.

129-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Fire Department Firefighter Protective Clothing & Equipment / Witmer Public Safety Group, Inc.

WHEREAS, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and

NOW THEREFORE, BE IT RESOLVED by the Borough of Montvale that the following purchase under New Jersey State Contract are hereby authorized:

**PURCHASE OF Firefighter Protective STATE CONTRACT NJ-20-FLEET-01124
Clothing & Equipment Total \$ 38,368.76**

Witmer Public Safety Group, Inc.
101 Independence Way
Coatesville, PA 19320

WHEREAS, attached is a detailed description of the purchase of Firefighter Protective Clothing & Equipment Quote QU018638 dated May 11, 2022 which is attached to the original of this resolution.

131-2022 Awarding Contract to Fire & Safety Services / Custom Chassis Pumper / Through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program

WHEREAS, the Borough of Montvale has resolved to become a member of the Houston-Galveston Area Council (HGAC) cooperative purchasing program; and,

WHEREAS, the HGAC has cooperative contracts for the purchase of emergency apparatus; and

WHEREAS, the Borough of Montvale is in need of a Custom Chassis Pumper for the Montvale Fire Department; and

WHEREAS, the HGAC can provide an Pierce Fire apparatus base model FS19VC07 – Custom Chassis Pumper from Fire & Safety Services, 200 Ryan Street, South Plainfield, NJ 07080 meeting the specifications of the Borough of Montvale's Fire Department; and

NOW, THEREFORE BE IT RESOLVED that the Borough of Montvale award a contract to Fire & Safety Services, through HGAC for an Pierce Fire apparatus base model FS19VC07 – Custom Chassis Pumper for an original price of the HGAC Contract FS19 12-19 for \$1,152,192.36; and

BE IT FURTHER RESOLVED, a \$18,279.27 credit will be applied for making the first payment of \$502,835.83 at time of issuance of the purchase order. With the payment of \$502,835.83, at time of purchase order issuance, balance due at delivery will be \$631,077.26; and

BE IT FURTHER RESOLVED Fire & Safety Services will provide the Borough of Montvale with a Performance Bond to cover this order within 10 days of receipt of a purchase order.

132-2022 Award Purchase of Police Vehicle / Gentilini Motors /State Contract # 21-FLEET-01485

WHEREAS, the Mayor and Council approved to purchase a 2022 Chevy Tahoe 9C1 PATROL SPEC for the Montvale Police Department; and

WHEREAS, the Borough of Montvale authorized the execution of payment of purchase with Gentilini Motors, 2703 Fire Road, Egg Harbor Township, NJ 08234 in the amount of \$62,416.13; and

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

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize payment to Gentilini Motors in the amount of \$62,416.13.

133-2022 Award Purchase of Police Vehicle / Gentilini Motors /State Contract # 20-FLEET-01393

WHEREAS, the Mayor and Council approved to purchase a 2022 Ford Explorer for the Montvale Police Department; and

WHEREAS, the Borough of Montvale authorized the execution of payment of purchase with Gentilini Motors, 2703 Fire Road, Egg Harbor Township, NJ 08234 in the amount of \$38,740.13; and

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

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize payment to Gentilini Motors in the amount of \$38,740.13.

134-2022 Authorize Release of Escrow / 89 Valley View Terrace/ Moksha Investments

WHEREAS, Moksha Investments c/o Paul Yevzikov, with offices located at 191 Mt. Horeb Road, Warren, NJ 07059, have requested release of escrow posted for Block 104, Lot 14; and
WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release of \$1,306.55; and
NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to
Moksha Investments c/o Paul Yevzikov, at 191 Mt. Horeb Road, Warren, NJ 07059; and
BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

135-2022 Authorize Release of Escrow / 2 Chestnut Ridge Road / Drop Fitness

WHEREAS, Drop Fitness c/o Jeb Balise, with offices located at 2 Chestnut Ridge Road, Montvale, NJ 07645, have requested release of escrow posted for Block 3101, Lot 1; and
WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release of \$3,732.82; and
NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to
Drop Fitness c/o Jeb Balise, at 2 Chestnut Ridge Road, Montvale, NJ 07645,
BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

136-2022 Authorize Release of Escrow / 97 Summit Ave / Metropolitan Home Development

WHEREAS, Metropolitan Home Development c/o Stanley Nowak, with offices located at 50 Tice Blvd., Suite 320, Woodcliff Lake, NJ 07677, have requested release of escrow posted for Block 302, Lot 13; and
WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release of \$465.00; and
NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to
Metropolitan Home Development c/o Stanley Nowak, at 50 Tice Blvd., Suite 320, Woodcliff Lake, NJ 07677; and
BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

137-2022 Authorize Release of Escrow / Spring Valley South (now Parkland) / Metropolitan Home Development

WHEREAS, Metropolitan Home Development c/o Stanley Nowak, with offices located at 50 Tice Blvd., Suite 320, Woodcliff Lake, NJ 07677, have requested release of escrow posted for Block 403, Lot 1 and Block 1103, Lot 5; and
WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release of \$1,856.05; and
NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to
Metropolitan Home Development c/o Stanley Nowak, at 50 Tice Blvd., Suite 320, Woodcliff Lake, NJ 07677; and
BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

130-2022 A Resolution Approving a Contract with Chief of Police Joseph Sanfilippo

WHEREAS, Chief of Police Joseph Sanfilippo has requested that the Borough provide him with a contract concerning his employment with the Borough of Montvale for the period January 1, 2022 through December 31, 2022; and

WHEREAS, the Police Committee has engaged in negotiations with the Chief 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 Chief of Police, subject to approval as to form by the Borough Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Cudequest - a roll call was taken - all ayes Mayor Ghassali asked for a confirmation regarding the removal of a car, the borough attorney stated yes it was removed.

BILLS: Municipal Clerk read the Bill Report.

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

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

COMMITTEE REPORTS:

Council President Russo-Vogelsang

Construction

District building #1 is 50% filled with tenants; District building #3 should be completed by Fall; Spring Valley project is now up and running and a fence has been installed for resident protection; Sony property is on schedule; working on the lights at LaTrenta field; State has issued a new Lead Paint law for residential rental properties, any issues please go to the building department.

Councilmember Koelling

Police

Monthly report included in original minutes.

Councilmember Arendacs

Engineering

LaTrenta parking lot has been completed; Craig Road will be completed by September; Memorial field will be completed by the start of school;

DPW

Status quo; keeping hydrated with the heat

Councilmember Cudequest

Library

Updating the Code of Conduct and Collection of Development Policy; beginning to get estimates on the repairs for the reading garden; 95 adults in the summer reading program and 250 children in the children programs; patron visits continue to climb as does circulation; please go to the library website for more upcoming events.

Board of Health

Flu clinic, Saturday, October 8th

Councilmember Roche

Chamber of Commerce

Street Fair is scheduled for October 23rd

MAL

Working on Fall registration for sports; working on portable restrooms through a grant; looking to install batting cages; Looking into Lacrosse for the younger children;

Recreation

Day in the Park is scheduled for August 27th 5:30-9:30

Councilmember Lane

Fire Dept

40 fire calls; 2 drills; 5 extra credit and 1 meeting; looking into how to fight electric car fires for the future; October will be Fire Prevention month.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

Memorial field will be done before school starts; Craig Road was delayed working with them to see when the project will start; a pre-construction meeting is scheduled for next week to determine when Kinderkamack Road will be paved.

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

a. Recreation Request for Approval / Waive permit fees / Day in the Park, food trucks

Councilmembers agreed to waive the permit fees for 3 food trucks

138A-2022 Emergency Appropriations

WHEREAS, an emergency has arisen with respect to the Current Fund of the Borough of Montvale, as a result of the need to provide a down payment for the acquisition of property that has just become available and is valuable in terms of development and preservation of open space, and no adequate provision was made in the 2022 municipal budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose above mentioned, and

WHEREAS, the total amount of emergency appropriations created including the appropriation to be created by this resolution is \$200,000.00

and three percent of the total operations in the Current Fund budget for the year 2021 is \$492,564.15

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48,

- 1) An emergency appropriation be and the same is hereby made for:

General Appropriations
 Capital Improvements – Excluded from “CAPS”
 Capital Improvement Fund \$200,000.00
 =====

- 2) That said emergency appropriation shall be provided in full in the 2023 municipal budget.
- 3) That two certified copies of this resolution be filed with the Director of the Division of Local Government Services.

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

138B- 2022 – Capital Budget Amendment

Original resolution include with minutes

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

138-2022 A Resolution Authorizing the Submission of a Letter of Intent to the Owner of 127 Summit Avenue, Block 1002, Lot 7, for the Purchase Price of \$4.5 million, Contingent Upon and Subject to the Adoption of an Ordinance Authorizing Said Acquisition and the Adoption of a Bond Ordinance Funding Said Purchase

WHEREAS, N.J.S.A. 40A:12-5 authorizes municipalities to acquire real property by way of negotiated purchase; and

WHEREAS, in order to effect such a purchase, a municipality must adopt an ordinance authorizing same; and

WHEREAS, the Governing Body of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 127 Summit Avenue, and identified as Block 1002, Lot 7 on the Official Tax Map of the Borough (the “Property”); and

WHEREAS, the Property and the building located thereon have significant value to the Borough for both development of an inclusionary age-restricted development as well as for environmentally-sensitive land to be reserved for open space purposes; and

WHEREAS, the Master Plan of the Borough identifies 13.19 acres of the Property as being a target for prospective public parkland, recreation and open space purposes; and

WHEREAS, an appraisal of the Property was completed in February of 2022, which justifies the proposed purchase price set forth herein; and

WHEREAS, the funding for the purchase of the Property shall come from a Bond Ordinance to be adopted by the Borough, and the purchase shall be conditioned upon the Borough receiving funding from said Ordinance; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for the purposes set forth herein; and

WHEREAS, the Borough intends to introduce an Ordinance authorizing the acquisition of the Property at its meeting on August 9, 2022, with the public hearing for said Ordinance to be held in accordance with applicable law; and

WHEREAS, the Borough further intends to introduce a Bond Ordinance to fund the acquisition of the Property at its meeting on August 9, 2022, with the public hearing for said Ordinance to be held in accordance with applicable law; and

WHEREAS, the Borough Council therefore intends to authorize the submission of a Letter of Intent to the Owner of the Property setting forth the terms and conditions upon which the Borough would like acquire the Property, subject to and contingent upon the adoption of the aforesaid Ordinance and

Bond Ordinance, and the expiration of both the appeal period for the Ordinance and the estoppel period for the Bond Ordinance.

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

1. The foregoing recitals are incorporated as if set forth herein at length.
2. The Borough Attorney is hereby directed, authorized and empowered to submit a Letter of Intent to the Owner of the Property known as 127 Summit Avenue, and identified as Block 1002, Lot 7, for the total sum of \$4.5 million, subject to and contingent upon the adoption of an Ordinance authorizing the acquisition of the Property pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-1, et seq., and the expiration of any appeal period applicable to same, and subject to and contingent upon the adoption of a Bond Ordinance to fund the acquisition of the Property and the expiration of the estoppel period for said Bond Ordinance.
3. This resolution shall take effect immediately.

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

It was decided to have a Special Council Meeting for public hearing on August 30, 2022 at 6PM

INTRODUCTION OF ORDINANCE NO. 2022-1523 AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 127 SUMMIT AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1002, LOT 7, ON THE OFFICIAL TAX MAP OF THE BOROUGH PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.
(public hearing 8/30/22)

A motion to Introduce Ordinance **2022-1523** for first reading was made by Councilmember Lane; seconded by Councilmember Cudequest; 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 OF BOND ORDINANCE NO. 2022-1524 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY KNOWN AS 127 SUMMIT AVENUE IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,950 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.
(public hearing 8/30/22)

A motion to Introduce Ordinance **2022-1524** for first reading was made by Councilmember Lane; seconded by Councilmember Cudequest; 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

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

Arthur, Wayne Street

Lived here many years and would like to know when the street will be paved; also there are no street lights- can one be installed; the borough engineer stated that Veolia(Suez) will pave this year. Suggested to do a traffic study in regards to the new community center. Maybe find another track of land to build it on.

Chief Gibbons

Wanted to thank councilmembers for your support and approving the new fire truck and turn-out gear; 2024 the fire department will be celebrating its 100 anniversary; will be fundraising at Day in the Park and the street fair; also will have a booth at Day in the Park with Tri-Boro to encourage volunteers.

Lillian Crowley, 26 Ladik Place

Experiencing more flooding by her house, the right of way has filled in tremendously; the water comes down the right of way into her basement; would like help from the borough

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

A motion to adjourn by Councilmember Lane; seconded by Councilmember Roche – all ayes

Special Meeting scheduled for August 30, 2022 at 6PM

The Next Regular Public Meeting of the Mayor & Council to be held at 7:30pm on September 13, 2022.

Meeting was adjourned at 8:16pm

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**MINUTES
SPECIAL MEETING**

The Special Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and The Ridgewood News, informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane – via telephone
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Joe Voytus; Borough Engineer, Andy Hipolit; Administrator/Municipal Clerk, Maureen Larossi-Alwan, and Deputy Municipal Clerk, Fran Scordo

CLOSED SESSION:

A motion to go into closed session by Councilmember Lane, seconded by Councilmember Roche – all ayes

Minutes to be disclosed as per the Open Public Meetings Act matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

PUBLIC HEARING ORDINANCE NO. 2022-1523 AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 127 SUMMIT AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1002, LOT 7, ON THE OFFICIAL TAX MAP OF THE BOROUGH PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

WHEREAS, N.J.S.A. 40A:12-5 authorizes municipalities to acquire real property by way of negotiated purchase; and

WHEREAS, in order to effect such a purchase, a municipality must adopt an ordinance authorizing same; and

WHEREAS, the Governing Body of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 127 Summit Avenue, and identified as Block 1002, Lot 7 on the Official Tax Map of the Borough (the "Property"); and

WHEREAS, the Property and the building located thereon have significant value to the Borough for both development of an inclusionary age-restricted development as well as for environmentally-sensitive land to be reserved for open space purposes; and

WHEREAS, the Master Plan of the Borough identifies 13.19 acres of the Property as being a target for prospective public parkland, recreation and open space purposes; and

WHEREAS, an appraisal of the Property was completed in February of 2022, which justifies the proposed purchase price set forth herein; and

WHEREAS, the funding for the purchase of the Property shall come from a Bond Ordinance to be adopted by the Borough, and the purchase shall be conditioned upon the Borough receiving funding from said Ordinance; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for the purposes set forth herein.

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. The Mayor, Borough Clerk and all other appropriate officials, consultants, agents and employees of the Borough are hereby directed, authorized and empowered to execute all deeds and other documents, and to take all steps necessary and appropriate to acquire, by way of negotiated purchase, and for the price set forth herein, the real property known as 127 Summit Avenue, Montvale, New Jersey, identified as Block 1002, Lot 7 on the Official Tax Map of the Borough.

Section 2. The Borough Council hereby confirms its approval of the fair market value of the Property of \$4,500,000 as of the date of the adoption of this Ordinance.

Section 3. This purchase is authorized by the provisions of the Local Lands and Buildings Law, and specifically N.J.S.A. 40A:12-5, which permits a municipality, by ordinance, to purchase any real property.

Section 4. If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately.

A motion introduced for second reading **Ordinance No. 2022-1523** by Councilmember Cudequest; seconded by Councilmember Koelling; Clerk read by title only.

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

NO PUBLIC COMMENT

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

Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Roche; Clerk read by title only. - All ayes on a roll call vote

PUBLIC HEARING: ORDINANCE NO. 2022-1524 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY KNOWN AS 127 SUMMIT AVENUE IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,950 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 improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$4,600,000, including the sum of \$219,050 as the down payment required by the Local Bond Law. The down payment is now 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 improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,380,950 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. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of property known as 127 Summit Avenue and described on the official tax map of the Borough as Block 1002, Lot 7, including all related costs and expenditures necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

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 improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 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 \$4,380,950, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$460,000 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 purpose or improvement.

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 described in Section 3(a) 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 purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement 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.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 139-2022**

RE: Appointment Regular Member / Montvale Fire Department / Mustafo Mustafokulov

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

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

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

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

Adopted: September 13, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 140-2022**

RE: Approving Tax Appeal Settlement / 20 Craig Road LLC/ Block 1902 Lot 11/20 Craig Road

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property tax appeal filed by 20 Craig Rd Owner, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 007270-2018, 004603-2019, 004321-2020, 007141-2021 and 003771-2022, and;

HEREAS, the aforesaid tax appeal involves a commercial property located at 20 Craig Road, which is otherwise referred to as Block 1902 Lot 11 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the Governing Body has been advised as to the merits of the subject Tax Appeal settlement by legal counsel, the Borough Appraiser and the Borough Tax Assessor, and;

WHEREAS, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;

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

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

Adopted: September 13, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

SCHEDULE "A"

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

2018 Appeal: Withdrawn
2019 Appeal: Withdrawn
2020 Appeal: \$3,150,000
2021 Appeal: \$3,050,000
2022 Appeal: \$3,050,000

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 141-2022**

RE: A Resolution Authorizing Temporary Outdoor Seating Permits for Licensed Restaurants, Bars and Other Such Establishments in the Borough of Montvale and Setting Forth a Procedure for Obtaining Said Permits Consistent with State Law

WHEREAS, as a result of the hardships imposed by the COVID-19 pandemic, the Borough of Montvale previously adopted a procedure to temporarily allow outdoor dining for restaurants, bars and other establishments; and

WHEREAS, the State of New Jersey previously adopted State-wide standards governing same; and

WHEREAS, the Borough of Montvale also previously amended its procedures to be consistent with State Law and to assist businesses during this difficult time due to the COVID-19 pandemic and to allow for additional outdoor seating on a temporary basis; and

WHEREAS, the State of New Jersey has recently extended the time period during which certain outdoor dining will be permitted until November 30, 2024; and

WHEREAS, temporary outdoor dining is permitted only between April 1 and November 30 of each year; and

WHEREAS, the Borough is therefore desirous of amending its procedures to be consistent with the new law.

NOW, THEREFORE, BE IT RESOLVED that effective immediately, the Borough hereby adopts the following procedure for the issuance of Temporary Outdoor Seating Permits in the Borough of Montvale:

1. Temporary Outdoor Seating Permits (hereinafter "Permits") shall be issued by the Zoning Officer.
2. Permit Applications shall be submitted to the Land Use Administrator on a form approved by the Borough.
3. The Application Form shall require, at a minimum, the following information:
 - a. Name, address, email, cell phone and owner(s) of the Applicant
 - b. Name, address and owner(s) of the property (if different than the Applicant) and consent of the property owner to the Application
 - c. Copy of most recent approved Site Plan for the property
 - d. A drawing, survey or sketch showing the proposed Outdoor Seating Area, including any proposed public sidewalks that may be utilized, proposed table set-up, seating capacity and the location and size of any tents, fencing, barriers, canopies, umbrellas, chairs and other fixtures, etc. The Outdoor Seating Area may not encumber more than 75% of a parking lot unless said lot contains less than 8 total spaces. At least one handicapped space must remain in all cases.
 - e. A narrative summary describing in detail the problems that may be generated by the proposed Outdoor Seating Area (e.g., diminished parking, encroachment on set-backs, increased outdoor lighting, increased noise, traffic flow, patron safety, control of litter, removal and storage of garbage, and cleaning of fixtures and grounds) and the manner in which the Applicant intends to address these problems.
 - f. Proof of compliance with all requirements established by the Governor and/or the State of New Jersey pertaining to such Outdoor Seating Area, including but not limited to protocols promulgated by the Commissioner of Health or Executive Order of the Governor in response to the COVID-19 public health emergency, concerning social distancing and use of personal protective equipment, and SR-2020-10 issued by the Department of Law and Public Safety, Division of Alcoholic Beverage Control.
 - g. Proof of general liability insurance covering the proposed Outdoor Seating Area and the use of the property for outdoor dining in the minimum amount of \$1,000,000 and a certificate naming the Borough of Montvale as an additional insured.

11. All Permits issued pursuant to this Resolution and procedure shall terminate on November 30, 2024, unless otherwise extended by State Law or by executive order of the Governor.
12. Nothing in this Resolution or in the issuance of any Permit pursuant to this Resolution shall be considered a land use approval or a variance pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., nor shall any Permit be deemed to authorize the use of any Outdoor Seating Area past November 30, 2024.
13. All Applicants seeking approval of permanent outdoor seating areas shall apply to the Planning Board in accordance with existing procedures.
14. All Applications shall be either approved or denied within fifteen (15) days of the submission of a complete application. Any denial shall set forth the basis for such denial which must be based upon current violations of any other health, safety, fire, permitted use, or zoning regulation, or upon any applicable law permitting the denial of a zoning permit, which is not otherwise directly superseded by State Law. An appeal of the denial of a Permit shall be filed with the Borough Clerk. The Governing Body (or its designee, which may be either a municipal official or a licensed attorney) shall conduct a hearing and render a decision within thirty (30) days of the filing of an appeal.

BE IT FURTHER RESOLVED that nothing herein shall require re-application by any applicant who has received approval from the Borough for temporary outdoor seating under any prior policy adopted by the Borough.

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the Chamber of Commerce.

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

Adopted: September 13, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE

TEMPORARY OUTDOOR SEATING PERMIT APPLICATION

submit via email to lhutter@montvaleboro.org

1. **APPLICANT**

Name: _____

Address: _____

Business Name: _____

2. **PROPERTY OWNER (if different from Applicant)**

Name: _____

Address: _____

Business Name: _____

3. **SITE PLAN**

Attach a copy of the most recent approved Site Plan for the Property.

4. **PROPOSED OUTDOOR SEATING AREA**

*Attach a drawing, survey or sketch showing the proposed Outdoor Seating Area, including any proposed sidewalks that may be utilized, the proposed table set-up, seating capacity and the location and size of any tents, fencing, barriers, canopies, umbrellas, chairs and other fixtures, etc. The Outdoor Seating Area may not encumber more than 75% of a parking lot unless said lot contains less than 8 total spaces. At least one handicapped space must remain in all cases. **Please note that tents may not have sides and must be open-air.***

5. **NARRATIVE SUMMARY**

Describe in detail the problems that may be generated by the proposed Outdoor Seating Area (e.g., diminished parking, encroachment on set-backs, increased outdoor lighting, increased noise, traffic flow, patron safety, control of litter, removal and storage of garbage, and cleaning of fixtures and grounds) and the manner in which the Applicant intends to address these problems.

6. **PROOF OF INSURANCE**

Attach proof of general liability insurance covering the proposed Outdoor Seating Area and the use of the property for outdoor dining in the minimum amount of \$1,000,000 and a certificate naming the Borough of Montvale as an additional insured.

7. **APPLICANT ACKNOWLEDGMENT**

By submitting this Application, the Applicant hereby acknowledges and agrees as follows:

In addition to obtaining an Outdoor Seating Permit, the Applicant must comply with all requirements established by the Governor and/or the State of New Jersey pertaining to such Outdoor Seating Area, including but not limited to protocols promulgated by the Commissioner of Health or Executive Order of the Governor in response to the COVID-19 public health emergency, concerning social distancing and use of personal protective equipment, and SR-2020-10 issued by the Department of Law and Public Safety, Division of Alcoholic Beverage Control.

A Permit shall not be considered a land use approval or a variance pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.

All Permits shall expire on November 30, 2024, and no Permit shall be deemed to authorize the use of any Outdoor Seating Area past November 30, 2024, unless otherwise extended by State Law or by executive order of the Governor.

Tents may not exceed 40'x40' in size. Tents may not have sides and must be open-air. Open flames are not permitted underneath tent structures. Outdoor Seating Areas may not have electrical service or "wired" lighting. All fees applicable to the approval of tents shall be waived.

Temporary Outdoor Seating is permitted only between April 1 and November 30 of each year.

Failure to comply with the terms and conditions of any Permit, or with any of the requirements established by the Governor and/or the State of New Jersey, may result in the Borough revoking the Permit and closing the Outdoor Seating Area.

8. **INDEMNIFICATION AGREEMENT**

By submitting this Application, the Applicant hereby agrees as follows:

The Applicant hereby agrees to indemnify, save harmless and defend the Borough of Montvale, its elected and appointed officials, its employees, agents, volunteers and others working on behalf of the Borough, from and against any and all claims, losses, costs, attorney's fees, damages, or injury including but not limited death and/or property

loss, expense claims or demands arising out of Applicant's use and/or operation of the Outdoor Seating Area, including all suits or actions of every kind or description brought against the Borough, either individually or jointly with Applicant for or on account of any damage or injury to any person or persons or property, caused or occasioned or alleged to have been caused by, or on account of, any of the activities conducted by or caused to be conducted by the Applicant, or through any negligence or alleged negligence in safeguarding the Outdoor Seating Area, patrons, invitees, or members of the public, or through any act, omission or fault or alleged act of the Applicant, its officials, officers, employees, agents, volunteers, subcontractors or others under the direction, control or under any contractual relationship with the Applicant.

SIGNATURE(S)

9.

Applicant's Signature: _____

Owner's Signature: _____
(if different from Applicant)

For internal Borough use only

Approved by:

- Site Plan Review*
- Fire*
- Police*
- Engineering*
- Health*
- Zoning Officer*

Conditions (if any):

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 142-2022**

RE: Award Purchase/ Police Computer/Observation Room/NJ State Contract #19-TELE-00656/Dell Technologies

WHEREAS, The Montvale Police Department is in need of a computer for the Observation Room located in the Montvale Police Department/Dell Computer and related peripherals; and

WHEREAS, the Police Department has the funding available within their budget for this purchase in the amount of \$1,155.00; and

WHEREAS, payment shall be made to Dell Marketing, One Dell Way, Round Rock TX 78682; and

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

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize the purchase of this computer related peripherals which documentation is attached to the original of this resolution.

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

Adopted: September 13, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Amount \$1,155.00
Account #2-01-25-745-059



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your Premier page, or, if you do not have Premier, use this Quote to Order.

Quote No.	3000129146817.1	Sales Rep	Alec Stunkel
Total	\$1,155.00	Phone	(800) 456-3355, 6178809
Customer #	31930154	Email	Alec_Stunkel@Dell.com
Quoted On	Aug. 15, 2022	Billing To	PAYABLE ACCOUNTS
Expires by	Sep. 14, 2022		BOROUGH OF MONTVALE
Contract Name	Dell NASPO Computer Equipment PA - New Jersey		12 MERCEDES DR
Contract Code	C000000005003		MONTVALE, NJ 07645-1847
Customer Agreement #	M0483/19TELE00656		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Alec Stunkel

Shipping Group

Shipping To	Shipping Method
CHRISTINE KALAFUT BOROUGH OF MONTVALE 12 MERCEDES DR 2ND FL MONTVALE, NJ 07645-1847 (201) 391-5700	Standard Delivery

Product	Unit Price	Quantity	Subtotal
OptiPlex 5000 Small Form Factor	\$1,009.81	1	\$1,009.81
Dell 22 Monitor - E2221HN, 54.7cm (21.5")	\$145.19	1	\$145.19

- 059

Subtotal:	\$1,155.00
Shipping:	\$0.00
Environmental Fee:	\$0.00
Non-Taxable Amount:	\$1,155.00
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

Total:	\$1,155.00
--------	------------

2-01-25-745-059

Police Computer for
Observation room

DELL Marketing
One Dell Way
Round Rock, Tx 78682

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 143-2022**

RE: Amending Resolution No. 112-2021 To Establish Recreational Fees for Year 2022

WHEREAS, The Recreation Department hereby establishes the programs, times and fees for various programs; and

WHEREAS, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

TIME SCHEDULE FOR SKATING RINK:

Weekdays:

8:00AM - 2:00PM Pickleball
2:00PM - Dusk Roller/Street Hockey

Weekends:

8:00AM - 10:00AM Pickleball
10:00AM - 2:00PM Roller/Street Hockey
2:00PM - 5:00PM Pickleball
5:00PM - Dusk Roller/Street Hockey

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$15	\$20
Golf Instruction	6 weeks	\$115	\$135
	8 weeks	\$150	\$170
Pickleball Clinic	3 weeks	\$50	\$65
Pickleball Clinic Drop In Fee	1 class	\$20	\$25
Pickleball Program	January-May	\$50	\$75
Summer Camp: Grades 1-5	4 weeks	\$450 per child \$1350 family max	\$500 per child \$1500 family max
Adventure Camp: Grades 6-7	4 weeks	\$550 per child	\$610 per child
Summer Camp Resident/Non-Resident	<p>\$30 Additional Fee after Registration Period. \$25 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale.</p>		

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Extended Day Multisport Camp by TGA During Summer Camp Weeks Only	1 week (2:30-6:30pm)	\$220	\$250
Multisport Camp by TGA After Summer Camp Weeks Conclude and/or During School Breaks	1 week (Half Day)	\$245	\$255
	1 week (Full Day)	\$295	\$305
	1 week (Full Day + After Care)	\$375	\$395
The Way- The Art of Life	8 weeks (@ 2 classes per week)	\$120	\$180
Tai Chi	8 weeks	\$80	\$100
Montvale Senior Club Tai Chi Discount:	8 weeks	\$40	\$40
Tennis Lessons	6 weeks	\$115	\$145
	8 weeks	\$150	\$190
Tennis Badges			
Adult (Ages 18-61)	March-December	\$30	\$60
Child (Ages 17 & Younger)	March-December	\$10	\$20
Family Max	March-December	\$50	\$100
Seniors (Ages 62 & Up)	March-December	Free	\$10
		\$10 Fee for Replacement Tennis Badge	
Basketball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Pickleball Badge	

Ultimate Frisbee	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
Volleyball- Adult	January-May	\$210	\$230
Volleyball- Girls	8 weeks	\$140	\$160
Women's Softball- Adult	April - August	\$60	\$70
Yoga	8 weeks	\$80	\$100
Yoga Mini Session	4 weeks	\$40	\$100
Youth Theater	September-December	\$10	\$50

WHEREAS, Borough Owned Recreational Fields and Facilities shall be scheduled by the Borough of Montvale Field Coordinator; and

WHEREAS, Montvale Athletic League ("MAL"), Montvale Recreation and Pascack Hills High School shall have first priority field scheduling use and shall provide a schedule to the Field Coordinator no later than February 1 and June 1 for the respective Spring and Fall seasons.

WHEREAS, MAL, Recreation, Pascack Hills High School and churches are exempt from payment of fees relating to field use.

<u>Facilities</u>	<u>Fee</u>	<u>Resident Team/Corporation</u>	<u>Non-Resident Team/Corporation</u>
Ballfields: Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
Turf Fields: Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)
Basketball Courts: (Memorial)	Per Hour: Court #2 Only	\$25	\$50
Tennis Court Group Reservation (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Day	\$25	\$50
Corporation Event Field Reservation (1 scheduled day plus 2 rain dates)	Per Day	\$200	\$400

Field and Facility Permit Regulations

MAL endorsed programs in sports that are not offered by MAL, and which have Montvale residents participating, shall be charged the resident fee for field use.

Resident Corporation: Any company that owns or leases commercial within the borough.

Non-Resident Corporation: Any company that does not own or lease commercial space within the borough.

Residential Team: Any athletic team comprised of at least 75% of its roster with Montvale residents.

Non-Residential Team: Any team not having at least 75% of its roster filled with Montvale residents.

Time Slot: An uninterrupted 1 or 2 hour time period or any part thereof, that a field/facility is being used by an approved team.

Corporate Fees: Corporate fees paid to the borough for field use, whether Resident Corporation or Non-Resident Corporation, will entitle the user to 1 field reservation time slot and up to 2 additional time slots that are designated as "rain dates".

Season: Spring season will begin March 1 and end July 31. Fall season will begin August 1 and end December 31.

Field/Facility users who provide 7 days or more notice of changes in their scheduled use can receive a time credit if the scheduled hours are decreased. Any changes in field schedules without 7-day notice will not receive a time credit for unused field time. Time credits are only valid for the existing season and the following season.

Lightning Detection Credit Policy: If the lightning detector activates with less than 50% of scheduled time elapsed for that date, the organization shall receive a credit for that day's scheduled timeslot. If the lightning detector activates after 50% of the scheduled time has elapsed, no time credit will be granted.

Payment is required prior to use on all fields or no field use will be granted.

Once field use requests are received in full by February 1st for Spring season and June 1st for Fall season, field use will be established with the following order of preference:

1. Montvale Athletic League, Recreation and Pascack Hills High School
2. Resident: Not-For-Profit Entity
3. Resident: For Profit Entity
4. Non-Resident: Not-For-Profit Entity
5. Non-Resident: For-Profit Entity

WHEREAS, it is the Borough of Montvale's intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

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

Adopted: September 13, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 144-2022**

RE: A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services

Whereas, the Borough of Montvale has a need to procure professional services to administer the Borough of Montvale's rehabilitation program related to its ongoing affordable housing obligations; and

Whereas, the Borough of Montvale has received a proposal dated August 25, 2022 (the "Proposal") from Community Grants, Planning & Housing ("CGP&H") to provide the necessary services to the Borough; and

Whereas, the funding for said contract shall come from the Borough's Affordable Housing Trust Fund; and

Whereas, the Borough is desirous of awarding this contract to CGP&H in accordance with the terms set forth in the Proposal, subject to approval and execution of a formal contract acceptable to the Borough; and

Whereas, because the value of this contract is anticipated to be in excess of \$15,000 (the Borough's pay-to-play threshold), this contract has been awarded under the "alternative process" pursuant to *N.J.S.A. 19:44A-20.4 et seq.* (the "Pay-to-Play Law"), and has been awarded to the contractor based upon the merits and abilities of the contractor to provide the services necessary; and

Whereas, because this contract has been awarded under the "alternative process," CGP&H has completed and submitted a Business Entity Disclosure Certification which certifies that CGP&H has not made any reportable contributions (\$300 or more) to a political or candidate committee in the Borough of Montvale with the elected officials in the previous one year, and that the contract will prohibit CGP&H from making any reportable contributions (\$300 or more) through the term of the contract; and

Whereas, the *Local Public Contracts Law, N.J.S.A. 40A:11-5*, requires the resolution authorizing the award of contracts for professional services without competitive bids and the contract itself to be made available for public inspection; and

Whereas, pursuant to *N.J.S.A. 40A:11-5*, public notice of this contract award shall be published in the official newspaper of the Borough in accordance with applicable law; 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 Mayor and Council of the Borough of Montvale that a professional services contract is hereby awarded for housing rehabilitation services in accordance with the terms and conditions set forth in the Proposal and rates which are made a part and detailed in Schedule A Scope of Services and Compensation, as follows:

Contractor:
CGP&H
101 Interchange Plaza, Suite 301
Cranbury, New Jersey 08512

Total Not-To-Exceed for 12 months: \$20,400.00

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

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with *N.J.S.A. 40A:11-5*.

Amount: \$20,400.00
Account # T

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

Adopted: September 13, 2022

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

Maureen Iarossi

From: Lorraine
Sent: Thursday, August 25, 2022 3:07 PM
To: Maureen Iarossi
Subject: FW: Montvale Housing Rehab contract renewal
Attachments: CGPH Montvale Boro HR 22-23 Contract.pdf

She explains the increase below.

R. Lorraine Hutter

Land Use Administrator/Office Manager
Affordable Housing Professional

Borough of Montvale

12 DePiero Drive

Montvale, NJ 07645

201-391-5700 ext 242

PLEASE BE ADVISED OUR ADDRESS HAS CHANGED BUT NOT OUR LOCATION EFFECTIVE MARCH 1, 2022. NEW ADDRESS IS 12 DePiero Drive, Montvale, NJ 07645

From: Mateusz Pitrus <mpitrus@cgph.net>
Sent: Monday, July 25, 2022 9:48 AM
To: Lorraine <lhutter@montvaleboro.org>
Subject: Montvale Housing Rehab contract renewal

Good morning Lorraine,

I hope you had a nice weekend despite the heat wave we're facing. As our contract to provide Affordable Housing Rehabilitation program services expires on the 31st of August, I wanted to get begin the renewal process. As such, please find our updated contract to continue providing these services to the Borough of Montvale. Please note the following changes from last year's:

- Increased our blended hourly rate from \$117 to \$128.
- Increased the not to exceed amount for administration from \$5,000 to \$6,000
- Increased Shared Services fee from \$87 per month to \$100 per month
- Increased the total cost for a case completing all three Milestones from \$5,600 to \$6,400
- Increased the title search fee from \$94 each to \$100
- Changed the Re-verification of income contingency fee charged from an hourly rate to a flat \$750 fee
- Changed the Re-bid process and additional loan closing contingency fees from an hourly rate to a flat \$525 for each process.

Please let me know if you have any questions or if there was an issue with the file. Thanks very much!

Best,

Mateusz "Matt" Pitrus
Business Operations Associate

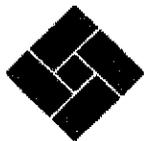
mpitrus@cgph.net
609 642-4704

1249 South River Road, Suite 301
Cranbury, NJ 08512-3633
Fax 609 664-2786

Company Website: www.cgph.net

Home Improvement Program Website: www.hip.cgph.net

Affordable Homes For Sale and Rent: www.affordablehomesnewjersey.com



CGPH

Community Grants, Planning & Housing
Good People. Great Results. Since 1993.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT by and between the Borough of Montvale (hereinafter referred to as "Borough"), a Municipal Corporation of the State of New Jersey and CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (hereinafter referred to as "CGP&H"); and

WHEREAS, both the Borough and CGP&H desire to set forth the various duties, terms and responsibilities of the parties hereto;

WHEREAS, the Borough Council hereby desires to approve of this Contract that was presented for the provision of said services.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree as follows:

1. The term of the Agreement shall become effective as of the ____ day of August, 2022 for a period of twelve months (12), terminating at the close of business on the ____ day of August, 2023.
2. CGP&H shall furnish all equipment and materials and shall perform the services set forth in Schedule A, Scope of Services and Compensation. Compensation will be provided as in this Agreement and as awarded in accordance with Compensation Schedule in strict accordance with the contract as the word "contract" is hereinafter defined and in accordance with all other terms and provisions.
3. The "contract" shall consist of the following:
 - a. This Agreement and all Schedules annexed thereto.
 - b. Resolution of appointment made by the Mayor and Borough Council.
 - c. All other terms required by law to be inserted in this contract, whether actually inserted or not.
 - d. The Affirmative Action Requirements annexed hereto, applicable to this

contract, as Schedule B.

4. CGP&H hereby represents to the Borough that CGP&H is qualified to fulfill the position set forth herein with applicable requirements. CGP&H further represents that CGP&H is familiar with all applicable statutes, laws, regulations, procedures and requirements in connection with this appointment.
5. CGP&H hereby agrees to perform the services set forth under the Scope of Services and Compensation, Schedule A, for the Borough of Montvale during the period set forth herein above.
6. CGP&H shall not assign this contract or any of its rights or monies due hereunder without the previous written consent of the Borough of Montvale as evidenced by a duly adopted Resolution.
7. CGP&H represents that they currently have professional liability insurance in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate, and that they shall supply a certificate to the Borough showing said coverage. CGP&H further covenants and agrees to protect, keep and hold the Borough of Montvale harmless against any and all actions, claims or demands for damages, which may be caused by the negligent error, act or omission of CGP&H or by the improper performance of the contract.
8. Payment to CGP&H shall be made in strict accordance with the terms of this contract. It is understood and agreed that in the event CGP&H is required to perform services that are not contemplated and are not within the subject matter of this contract and are extraordinary and are of a kind which would not ordinarily be performed in the normal course of providing services, that CGP&H shall be paid additional sums of money based upon change orders duly approved by Resolution of the Borough of Montvale Council.

AND IT IS FURTHER UNDERSTOOD AND AGREED that the covenants, conditions and agreements herein contained are binding of the parties hereto, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS:

BOROUGH OF MONTVALE

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

WITNESS:

CGP&H, LLC

NAME: Mateusz Pitrus

NAME: Randall Gottesman, PP

TITLE: Business Operations Associate

TITLE: President

DATE: _____

SCHEDULE A: SCOPE OF SERVICES AND COMPENSATION

CGP&H will provide the Borough of Montvale with professional services for the purpose of administering the Borough's housing rehabilitation program. CGP&H will only bill for services performed and the actual amount billed may be considerably less than the budgets presented in the tables below depending on the breadth of services requested by Montvale.

Housing Rehabilitation Program Services	
1. Ongoing Day-to-Day Program Administration	Billed hourly at blended rate of \$128 per hour. Not to exceed \$6,000 per contract year.
2. Shared Services	Equal Payments of \$100 per month commencing at the onset of program implementation totaling \$1,200 per contract year
3. Direct Costs	Reimbursement for expenses. Not to exceed \$200 per contract year.
4. Additional services as requested	Billed hourly at blended rate of \$128 per hour. Budget for these services will depend on scope of additional services requested by Montvale. CGP&H will not bill any time towards this line item without written authorization from the Borough.
Total Paid by Montvale Borough	Not-to-exceed \$7,400

- 1. Ongoing Day-to-Day Program Administration:** includes but is not limited to maintaining a waiting list of interested residents; ongoing owner outreach efforts, reviewing homeowner pre-applications to determine initial eligibility, reporting, doing updates to program manual and forms as needed and all other Housing Rehabilitation administrative tasks.
- 2. Shared Services:** This includes contractor outreach, intake of new interested contractors' applications, qualifying new contractors, maintaining contractor database and individual records, updates to rehab work specifications templates and compliance research .
- 3. Direct Costs:** this includes, but is not limited to, reimbursement for direct costs for large scale printing jobs; postage; mailings; poster production; expedited mailings or messenger services, etc.

B. Housing Rehabilitation Program Case Management	
1. Milestone 1: Eligibility Determination	Flat fee of \$1,280 payable upon certification of applicant's eligibility. Discounted flat fee of \$900 for each additional unit within a multi-family dwelling.
2. Milestone 2: Loan Closing	Flat fee of \$3,200 payable upon execution of construction documents. Discounted flat fee of \$1,350 for each additional unit within a multi-family dwelling.
3. Milestone 3: Final Inspection	Flat fee of \$1,920 payable upon satisfactory final inspection. Discounted flat fee of \$1,000 for each additional unit within a multi-family dwelling.
4. Title Search Fee	\$100 per property
5. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
Total Paid by Montvale Borough	Estimated not-to-exceed \$13,000 assuming no more than 2 cases are completed in the year.

- B1. Milestone 1: Eligibility Determination:** this includes the introductory setup of a case through the processing of applications and determining the applicant's eligibility for the program.
- B2. Milestone 2: Loan Closing:** this includes comprehensive inspection of home to determine code violations, repair needs; developing a detailed cost estimate and work specifications for review and approval by homeowner; preparing bid documents for contractors to bid; review of bids received, preparing contractor contracts and homeowner agreements with the Municipality, and preconstruction meeting/contract signing/loan closing.
- B3. Milestone 3: Final Inspection:** this includes working with contractors and homeowners throughout construction to finalize the rehabilitation work, troubleshooting any difficulties that arise, progress inspections, and case closeout.
- B4. Title Search Fee:** Per property title search fee to confirm ownership and property liens.
- B5. Subordination Requests:** includes the cost of processing of subsequent Program Mortgage Subordination Requests during the affordability control period. The homeowner will be charged a flat fee per request.

Charges to be paid by the Housing Rehabilitation Contractor to CGP&H

Circumstance	Contractor Penalty
1. Failed Final Inspection	\$375 per failed inspection paid by the contractor directly to CGP&H.
2. Unjustified Construction Delays	\$50 per day paid by the contractor directly to CGP&H.

- 1. Failed Final Inspection:** If a contractor requests a final inspection, and fails to meet the specifications of the Work Write-Up, the contractor will be charged a flat fee to partially cover the cost of having to conduct a second inspection and preparing the accompanying inspection reports. Charges for each failed final inspection will be issued directly from the contractor to CGP&H, as specified in the construction agreement. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.
- 2. Unjustified Construction Delays:** If the contractor delays construction without appropriate justification which requires CGP&H's additional follow-up with contractor, a weekly penalty will be charged to the contractor during the delay period. This will be specified in the construction agreement as a weekly penalty to the contractor paid directly to CGP&H if the penalty is imposed. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.

The following fees may apply to the Municipality only if the need arises:

Additional Housing Rehabilitation Services, as Needed	Fee
<p>Services related to any cases that are terminated due to circumstances outside the control of CGP&H, including determination of either participant or property ineligibility, voluntary withdrawal by the program participant, or a participant failure to follow other program rules, including violations of local ordinances, falsification of eligibility documents, etc.</p>	<p>Hourly per case up to milestone cap.</p>
<p>For services related to the program inspector's discovery during the initial property inspection of non-compliant occupancy or recently completed or ongoing home improvements without required municipal permits, the CGP&H will bill hourly for all work required to get the program participant to rectify the situation and become municipally compliant before the case can continue in the program with the standard case processing procedures.</p> <p>*Municipality has the option to pass on this additional cost to the owner.</p>	<p>Hourly, up to 3 hours per case for compliance items*</p>
<p>If the program participant delays the preconstruction process for any reason, including rectifying non-compliance discovery (see above section), which then makes the state mandated certificate of eligibility period expire prior to the signing of the construction agreement, CGP&H will be required to reverify household income. Re-verification of income will be billed hourly.</p> <p>*Municipality has the option to pass on this additional cost to the owner.</p>	<p>\$750 per re-verification of income*</p>
<p>On occasion, there are secondary or supplemental funding sources available to assist a unit get fully up to code in cases where the program's funding limits and the program participant's ability to provide their own funding is insufficient. To avoid abandoning the case since it cannot be brought up to code with available funding, we can partner with other funding sources in some cases to make the project work. CGP&H will bill hourly up to the limit per case (see right) for initial research to determine if partnering source is an option for the particular case, and if so, then coordination of same with secondary funding source. If more time beyond the limit per case is needed to finalize the partnering of funds to bring the unit up to code to obtain State credit for that unit, CGP&H will not continue without additional direct written authorization from the Municipality.</p>	<p>Hourly, up to 3 hours per case for initial research and coordination of partnering funds</p>
<p>While extremely rare, if during or after the completion of a housing rehabilitation case there are contract disputes, warranty claims or other kinds of disputes causing the Municipality to request mediation or intervention by CGP&H, this work will only proceed upon written authorization from the municipality and will be conducted at our regular hourly rates. When a program participant or contractor contacts CGP&H directly, CGP&H can bill additional hours to attempt to resolve it expediently, prior to seeking written authorization from the municipality.</p>	<p>Hourly, up to 3 hours per case for warranty claims or up to 6 hours per case for contract disputes.</p>
<p>While rare, cases that require more than one bid opening (due to non-receipt of a qualified bid, contractor replacement or specialty contractor need on portion of rehab work) and/or more than one loan closing and related documents preparation; CGP&H will bill hourly per each re-bid process which includes re-sending updated bid notice and bid packages, additional bid opening, and review of bids received and/or each additional set of loan closing documents and/or additional loan closing</p>	<p>\$525 per case for re-bid process and up to \$525 per case for each additional needed loan closing and/or additional loan closing documents.</p>

Exclusions:

The following services are specifically excluded from the scope of services to be provided under this agreement:

1. All engineering and architectural services related to the rehabilitation of residential structures, and the coordination thereof. In the rare cases where such funding is needed, those costs can come from the construction funding side of the particular case these exceptional services.
2. All legal services as may be required to administer the program or resolve a dispute between a program participant and a contractor.
3. Direct costs such as advertising, reproduction, and expedited mail or messenger services more than amount identified above in this proposal.
4. Relocation assistance, in the extremely rare event that a household must be relocated during the construction phase.
5. CGP&H is not responsible for serving as the property manager of any rental units.
6. Lead based paint testing services.
7. Administrative Agent responsibilities of affirmatively marketing the program for tenant wait list, certification of replacement tenants when a rental unit becomes available and rental annual increases.

SCHEDULE B

N.J.S.A. 10-5-31 et seq., (N.J.A.C. 17-27)

MANDATORY AFFIRMATIVE ACTION LANGUAGE

GOODS PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

- a. The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.
- b. The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.
- c. The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to **N.J.S.A. 10:5-31 et seq.** as amended and supplemented from time to time and the American with Disabilities Act.
- e. The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C 17:-5.2. or a binding determination of the applicable county employment goals determined by the Division pursuant to N.J.A.C.17:27-5.2.

- f. The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- g. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal Law and applicable Federal Court decisions.
- h. In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions
- i. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:
 - Letter of Federal Affirmative Action Plan Approval
 - Certificate of Employee Information Report
 - Employee Information Report Form AA302
- j. The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance and EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C.17:27.**

COMPANY CGP&H, LLC

SIGNATURE _____

TITLE PRESIDENT

DATE _____

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,338,789.08	Bill List Wire 9/13/2022
	<u>319,368.66</u>	Wires/Manual Checks
Current TOTAL	3,658,157.74	
Capital	13,164.98	Bill List Wire 9/13/2022
Escrow	54,258.42	Bill List Wire 9/13/2022
Housing Trust	1,231.11	Bill List Wire 9/13/2022
Open Space Trust	488.70	Bill List Wire 9/13/2022
General Trust	859.75	Bill List Wire 9/13/2022
Recreation Trust	22,433.71	Bill List Wire 9/13/2022
Dog Trust	7.80	Bill List Wire 9/13/2022

This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 9/13/22

Introduced by: _____

Approved: 9/13/22

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
September 13, 2022

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		8/29/22	Payroll Account-Current	204,843.90
WIRE		8/29/22	Salary Deduction Account	114,474.76
WIRE		8/29/22	FSA Account	50.00
Total				<u>319,368.66</u>

P.O. Type: All
 Range: First to Last
 Format: Condensed
 Vendors: All
 Rcvd Batch Id Range: First to Last

Open: N
 Rcvd: Y
 Bid: Y

Paid: N
 Held: Y
 State: Y

Void: N
 Aprv: N
 Other: Y
 Exempt: Y

Include Non-Budgeted: 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	888.00	0.00		B
						<u>1,466.00</u>			
00021	BERGEN CTY CLERKS ELECT.DIVIS.								
		22-00907	07/20/22	2022 PRIMARY ELECTION EXPENSES	Open	8,712.75	0.00		
00043	NORTH JERSEY MEDIA GROUP								
		22-00989	08/12/22	395748 NORTH JERSEY MEDIA ADV.	Open	321.95	0.00		
00047	D & E UNIFORM								
		22-00916	07/25/22	LAMENDOLA CLOTHING ALLOWANCE	Open	285.95	0.00		
00064	MUNNOS ITALIAN DELI								
		22-01100	09/06/22	LUNCH - TAX BILLS	Open	175.80	0.00		
00071	SUEZ WATER NEW JERSEY								
		22-00954	08/08/22	10003825412222 SUEZ - AUGUST	Open	15,402.88	0.00		
00095	HANRAHAN, ROBERT								
		22-01048	08/25/22	BAT PRESENTATION ON 9/18/22	Open	375.00	0.00		
		22-01053	08/29/22	PURCHASE AT RIDGE SUPPLY CORP.	Open	186.96	0.00		
						<u>561.96</u>			
00097	CABLEVISION								
		22-00911	07/22/22	07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
		22-00949	08/04/22	07873-240495-01-5 CABLEVISION	Open	116.23	0.00		
		22-00950	08/04/22	07873-218840-01-0 CABLEVISION	Open	21.04	0.00		
		22-00987	08/12/22	07873-109890-01-7 CABLEVISION	Open	161.68	0.00		
		22-00988	08/12/22	07873-204461-01-0 CABLEVISION	Open	135.45	0.00		
		22-01006	08/16/22	07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
						<u>824.32</u>			
00104	MONTVALE BOARD OF EDUCATION								
		22-00005	01/03/22	2022 LOCAL SCHOOL TAXES	Open	1,461,254.00	0.00		B
00108	MONTVALE HARDWARE & SUPPLY								
		22-00868	07/14/22	CAMP SUPPLIES	Open	95.13	0.00		
		22-00924	07/27/22	KEYS	Open	13.46	0.00		
						<u>108.59</u>			
00111	AACOM BUSINESS SOLUTIONS								
		22-01003	08/16/22	CAMERA REPROGRAMING	Open	159.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00112	MONTVALE SENIOR CLUB	22-00921	07/26/22	SENIOR CLUB LUNCHEON-SEASONS	Open	7,625.82	0.00		
00116	VERIZON	22-00943	08/01/22	651-285-414-0001-73 VERIZON	Open	295.30	0.00		
00125	NORTHWEST BERGEN REGIONAL	22-00121	01/18/22	2022 HEALTH SERVICES	Open	5,159.00	0.00		B
00137	PASCACK VALLEY REGIONAL HS DST	22-00004	01/03/22	2022 REGIONAL SCHOOL TAXES	Open	1,301,148.00	0.00		B
00146	PSE&G CO.	22-01103	09/07/22	PSE&G - JULY 2022	Open	393.16	0.00		
00215	TOWNSHIP OF RIVER VALE	22-00006	01/03/22	2022 PASCACK VALLEY DPW	Open	155,728.63	0.00		B
		22-00818	06/30/22	2022 HILLS/VALLEY COALITION	Open	2,500.00	0.00		
						158,228.63			
00247	MONTVALE FREE PUBLIC LIBRARY	22-00189	01/27/22	2022 QUARTERLY BUDGET PAYMENT	Open	39,587.50	0.00		B
00258	ROCKLAND ELECTRIC COMPANY	22-00957	08/08/22	ROCKLAND ELECTRIC CO. - JULY	Open	26,027.26	0.00		
		22-01104	09/07/22	ROCKLAND ELECTRIC CO. - AUGUST	Open	36,047.44	0.00		
						62,074.70			
00321	TOWER IMAGING	22-01021	08/18/22	TONERS	Open	2,738.37	0.00		
00329	NJ STATE DEPT. OF HEALTH	22-00934	07/28/22	PD RANDOM DRUG TESTING	Open	45.00	0.00		
		22-00944	08/01/22	STATE DOG LICENSE FEE	Open	7.80	0.00		
						52.80			
00375	BOROUGH OF PARK RIDGE	22-00955	08/08/22	TRI-BORO FUEL - JUNE 2022	Open	8,327.78	0.00		
		22-00956	08/08/22	TRI-BORO RADIO SYSTEM	Open	11,803.01	0.00		
						20,130.79			
00400	FAIRFIELD MAINTENANCE, INC.	21-01558	12/08/21	AB OPERATOR / MONTHLY INSPECT.	Open	387.00	0.00		B
00406	RUTGERS, STATE UNIVERSITY NJ	22-00695	06/02/22	E. DAVENPORT CURRENT P&Z ISSUE	Open	245.00	0.00		
		22-00966	08/09/22	MUNICIPAL FINANCE ADMIN COURSE	Open	745.00	0.00		
		22-01023	08/19/22	CONTINUING EDUCATION CLASS	Open	132.00	0.00		
						1,122.00			
00426	TREASURER, STATE OF NEW JERSEY	22-00843	07/07/22	QRTLY REPORT - APRIL-JUNE 2022	Open	100.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00497	LEVITZKI, ANN	22-00181	01/27/22	2022 COURT - CELL PHONE	Open	69.99	0.00		B
00503	NJ SERVICE, TESTING &	21-01600	12/16/21	2021 3RD QTR FIRE SPRINKLER IN	Open	500.00	0.00		
00592	NOWAK, STANLEY	22-00977	08/11/22	ESCROW REFUND	Open	2,321.05	0.00		
00611	STAN'S SPORTS CENTER INC.	22-00919	07/25/22	M&C SHIRTS	Open	171.28	0.00		
00635	CDW GOVERNMENT	22-00666	05/23/22	LAPTOP FOR CLERK/TAX	Open	1,708.51	0.00		
00699	ATLANTIC TOMORROWS OFFICE	22-01017	08/18/22	PD COPY USAGE	Open	35.44	0.00		
		22-01042	08/24/22	WIDE FORMAT YRL MAINT CONTRACT	Open	1,323.00	0.00		
						1,358.44			
00705	APPROVED SURGICAL SUPPLIES INC	22-00973	08/10/22	PD OXYGEN REFILLS D TANKS	Open	187.00	0.00		
00730	BOGGIA, BOGGIA, BETESH & VOYTOS	22-00111	01/18/22	2022 LEGAL RETAINER & SESSIONS	Open	11,250.00	0.00		B
		22-00112	01/18/22	2022 LEGAL FEES	Open	9,620.09	0.00		B
		22-00939	08/01/22	AFFORDABLE HOUSING - JUNE 2022	Open	269.76	0.00		
						21,139.85			
00731	COLLIER'S ENGINEERING & DESIGN	20-01640	12/31/20	SYNTHETIC TURF BOCCE BALL CT.	Open	159.25	0.00		B
		21-01058	08/13/21	2019 BERGEN CO. GRANT-MEMORIAL	Open	57.95	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	2,624.50	0.00		B
		22-00123	01/18/22	BOROUGH PLANNER	Open	265.50	0.00		B
		22-00126	01/18/22	LATRENTA PARKING LOT IMPROVE	Open	213.00	0.00		B
		22-00140	01/19/22	AFFORDABLE HOUSING 2021 SVCS	Open	752.25	0.00		B
		22-00465	04/07/22	MEMORIAL BASEBALL/SOFTBALL FLD	Open	271.50	0.00		B
		22-00480	04/11/22	OR-4 ZONE PERMITTED USE ANALYS	Open	132.75	0.00		B
		22-00870	07/14/22	2023 NJDOT MUNICIPAL AID GRANT	Open	3,495.75	0.00		B
		22-00871	07/14/22	LATRENTA PARKING LOT IMPROV.	Open	12,208.25	0.00		B
		22-00872	07/14/22	NJDOT 2021 VARIOUS STREETS	Open	4,142.50	0.00		B
		22-00909	07/22/22	MUNICIPAL ENGINEERING REVIEW	Open	4,298.75	0.00		
		22-00925	07/27/22	MUNICIPAL ENGINEERING REVIEW	Open	362.00	0.00		
		22-00930	07/28/22	MUNICIPAL ENGINEERING REVIEW	Open	6,310.00	0.00		
		22-00931	07/28/22	MUNICIPAL ENGINEERING REVIEW	Open	1,629.00	0.00		
		22-00932	07/28/22	MUNICIPAL ENGINEERING REVIEW	Open	2,219.50	0.00		
		22-00959	08/08/22	MUNICIPAL PLANNING REVIEW	Open	975.00	0.00		
		22-00960	08/08/22	MUNICIPAL ENGINEERING REVIEW	Open	987.75	0.00		
		22-00961	08/08/22	MUNICIPAL PLANNING REVIEW	Open	796.50	0.00		
		22-00962	08/08/22	MUNICIPAL PLANNING REVIEW	Open	906.00	0.00		
		22-00992	08/12/22	MUNICIPAL ENGINEERING REVIEW	Open	407.25	0.00		
		22-00994	08/15/22	MUNICIPAL ENGINEERING REVIEW	Open	4,887.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00731	COLLIER'S ENGINEERING & DESIGN	Continued							
		22-00995	08/15/22	MUNICIPAL ENGINEERING REVIEW	Open	3,796.00	0.00		
		22-00996	08/15/22	MUNICIPAL ENGINEERING REVIEW	Open	4,553.00	0.00		
		22-00997	08/15/22	MUNICIPAL ENGINEERING REVIEW	Open	1,885.00	0.00		
		22-01030	08/24/22	MUNICIPAL PLANNING REVIEW	Open	221.25	0.00		
		22-01031	08/24/22	MUNICIPAL PLANNING REVIEW	Open	619.50	0.00		
		22-01032	08/24/22	MUNICIPAL PLANNING REVIEW	Open	44.25	0.00		
		22-01034	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	90.50	0.00		
		22-01035	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	1,801.50	0.00		
		22-01036	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	5,555.50	0.00		
		22-01037	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	3,120.50	0.00		
		22-01040	08/24/22	PROFESSIONAL SERVICES RENDERED	Open	44.25	0.00		
		22-01051	08/26/22	MUNICIPAL ENGINEERING REVIEW	Open	181.00	0.00		
						<u>70,914.20</u>			
00737	NORTHWEST BERGEN CENTRAL								
		22-00192	01/27/22	2022 DISPATCH SERVICES FEE	Open	51,635.00	0.00		B
00761	KLECHA, ROBERT								
		22-01059	08/29/22	REIMB CLOTHING ALLOW	Open	762.88	0.00		
00762	HARBORTOUCH								
		22-00985	08/12/22	COURT CREDIT CARD PROCESSING	Open	152.43	0.00		
00767	SCORDO, FRAN								
		22-01094	09/06/22	REIMBURSEMENT FOR POSTAGE	Open	2,070.00	0.00		
00769	URBAN AUTO SPA								
		22-00958	08/08/22	CAR WASH & OIL CHANGE SERVICE	Open	42.00	0.00		
		22-01007	08/16/22	CAR WASH & OIL CHANGE SERVICE	Open	29.39	0.00		
						<u>71.39</u>			
00773	AXON ENTERPRISE, INC.								
		22-00400	03/24/22	TASER INSTRUCTOR CLASS	Open	630.00	0.00		
00801	WESTPHAL WASTE SERVICES, INC.								
		22-00185	01/27/22	2022 GARBAGE COLLECTION	Open	67,333.33	0.00		B
00824	RELIANT FIRE HOSE TESTING INC.								
		22-00680	05/27/22	ANNUAL FIRE HOSE TESTING 2022	Open	3,203.20	0.00		
00869	DRAEGER SAFETY DIAGNOSTICS, INC.								
		22-01056	08/29/22	PD ALCOTEST SOLUTION	Open	120.00	0.00		
00896	GIAMMARINO, MICHAEL								
		22-00056	01/06/22	2022 INTERPRETING SERVICES	Open	150.00	0.00		B
00903	INSIDECREDIT								
		22-00898	07/19/22	CREDIT REPORT FOR NEW HIRES	Open	132.00	0.00		
00979	SANFILIPPO, JOSEPH								
		22-00968	08/10/22	REIMB CLOTHING ALLOWANCE	Open	138.60	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00979	SANFILIPPO, JOSEPH				Continued				
		22-01063	08/29/22	REIMB CLOTHING ALLOW	Open	<u>109.81</u>	0.00		
						248.41			
00999	AMAZON.COM SERVICES, INC.								
		22-00974	08/10/22	MONTVALE WELLNESS PROGRAM	Open	91.76	0.00		
		22-01000	08/16/22	FIRE PREVENTION SUPPLIES	Open	1,217.74	0.00		
		22-01050	08/26/22	OFFICE SUPPLIES	Open	<u>171.84</u>	0.00		
						1,481.34			
01020	WORLD INSURANCE ASSOCIATES, LLC								
		22-00948	08/04/22	CONSULTANT/BENEFITS COOR. FEE	Open	3,562.50	0.00		
01028	HAWKEN, CHRISTOPHER								
		22-01061	08/29/22	REIMB CLOTHING ALLOW	Open	119.75	0.00		
01132	COOPERATIVE COMMUNICATIONS, INC								
		22-00180	01/27/22	2022 BORO PHONE 201-391-5700	Open	2,063.19	0.00		B
01144	METICULOUS CLEANING SERVICES								
		22-00967	08/09/22	CLEANING OF FIREHOUSE - AUGUST	Open	285.00	0.00		
01156	DIRECT ENERGY BUSINESS								
		22-00983	08/11/22	DIRECT ENERGY - JULY 2022	Open	136.19	0.00		
01191	BROADMAN, DEBRA								
		22-00971	08/10/22	MONTVALE WELLNESS PROGRAM	Open	120.00	0.00		
01278	MCNERNEY & ASSOCIATES, INC								
		22-00937	07/29/22	APPRAISAL REPORT - TAX APPEAL	Open	2,500.00	0.00		
		22-00965	08/09/22	APPRAISAL REPORT - TAX APPEAL	Open	<u>2,500.00</u>	0.00		
						5,000.00			
01330	GHAASSALI, MICHAEL								
		22-00127	01/18/22	MAILCHIMP 2022	Open	59.00	0.00		B
01367	VLADICK, MATTHEW								
		22-00947	08/03/22	REIMB CLOTHING ALLOW BOOTS	Open	82.92	0.00		
		22-01016	08/18/22	REIMB CLOTHING	Open	<u>324.97</u>	0.00		
						407.89			
01368	ROBALINO, ERIC								
		22-01064	08/29/22	CLOTHING ALLOW REIMB	Open	79.95	0.00		
01497	SALERNO, GERALD								
		22-00330	03/04/22	2022 PUBLIC DEFENDER	Open	2,500.00	0.00		B
01503	WITMER PUBLIC SAFETY GROUP								
		22-00651	05/19/22	ELKHART STANDPIPE KITS	Open	5,995.60	0.00		
01535	ROCKLAND BOULDERS								
		22-00291	02/22/22	2022 ROCKLAND BOULDERS TRIP	Open	500.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01535	ROCKLAND BOULDERS				Continued				
		22-00711	06/06/22	2022 ADVENTURE CAMP - BALLPARK	Open	<u>1,400.00</u>	0.00		
						1,900.00			
01542	WICKERSHEIM & SONS								
		22-00606	05/06/22	TOILET/SINK LIBRARY	Open	680.59	0.00		
01561	WINNE, BANTA, BASALTAN & KAHN								
		22-01013	08/18/22	TAX COURT SETTLEMENT	Open	2,431.00	0.00		
01565	RECONYX, INC.								
		22-00616	05/10/22	PD HYPERFIRE 2 CELL IR CAMERA	Open	651.34	0.00		
01593	AMERICAN LAWN SPRINKLER CO.								
		22-00976	08/10/22	SPRING SPRINKLER TURN ON	Open	3,518.00	0.00		
01624	CMRS-FP								
		22-00799	06/23/22	TAX DEPARTMENT POSTAGE	Open	1,546.56	0.00		
01643	LORANGER, LISA								
		22-01054	08/29/22	DITP TENTS & SANDBAGS	Open	1,957.80	0.00		
		22-01073	08/30/22	DITP WATER	Open	<u>149.67</u>	0.00		
						2,107.47			
01646	NJRPA								
		22-01008	08/17/22	NJRPA ANNUAL MEMBERSHIP	Open	225.00	0.00		
01669	FUN TIME ENTERTAINMENT LLC								
		22-00766	06/14/22	SUMMER CAMP WATER INFLATABLES	Open	8,175.00	0.00		
		22-01012	08/17/22	DITP RIDES	Open	<u>9,250.00</u>	0.00		
						17,425.00			
01680	WEGMANS BUSINESS								
		22-00809	06/28/22	CAKE RETIREMENT SZABO	Open	77.00	0.00		
		22-01052	08/29/22	DITP DRINKS	Open	<u>93.60</u>	0.00		
						170.60			
01684	HOME FIELD ADVANTAGE SPORTING								
		22-00782	06/17/22	CAMP SHIRTS	Open	2,061.50	0.00		
01702	MEDIA CONSULTANTS LLC								
		22-00693	06/02/22	MONTVALE STUDIO MANAGEMENT	Open	11,875.00	0.00		8
01746	STREET COP TRAINING LLC								
		22-00953	08/04/22	PD TRAINING	Open	498.00	0.00		
01757	COMPLETE SECURITY SYSTEMS INC.								
		22-00895	07/19/22	FIRE ALARM MONITORING	Open	2,465.00	0.00		
		22-00975	08/10/22	ALARM SYSTEM CONNECTION TRBL	Open	<u>155.00</u>	0.00		
						2,620.00			
01767	VERIZON								
		22-01044	08/25/22	555-569-014-0001-55 VERIZON	Open	170.64	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01767	VERIZON				Continued				
		22-01069	08/29/22	156-951-896-0001-85 VERIZON	Open	110.33	0.00		
						280.97			
01818	TRI-STATE GOLF CARTS, LLC								
		22-00095	01/12/22	2022 CAMP GOLF CARTS	Open	1,925.00	0.00		
01828	CGP&H, LLC								
		21-01055	08/13/21	PROFESSIONAL HOUSING REHAB SVC	Open	209.10	0.00		B
01841	NJ DIVISION OF FIRE SAFETY								
		22-00942	08/01/22	NJ UNIFORM FIRE CODE SUBSCRIP.	Open	30.00	0.00		
01852	REDICARE, LLC								
		22-01049	08/25/22	FIRST AID RESTOCK-60 DAY SRVC.	Open	85.00	0.00		
01856	MONTVALE FLORIST								
		22-00993	08/12/22	BEREAVEMENT FLOWERS	Open	150.00	0.00		
		22-01004	08/16/22	SYMPATHY DISH GARDEN	Open	100.00	0.00		
						250.00			
01882	PRESTIGE BUSINESS PRODUCTS, INC.								
		22-00936	07/29/22	TONERS	Open	1,181.00	0.00		
01892	AC DAUGHTRY, INC.								
		22-01002	08/16/22	INTERMITENT DOOR LOCKING	Open	122.99	0.00		
01903	DARIO, ALBERT, METZ & EYERMAN								
		22-00120	01/18/22	2022 MUNICIPAL PROSECUTOR	Open	14,500.00	0.00		B
01907	THE CASTLE FUN CENTER								
		22-00725	06/07/22	2022 ADVENTURE CAMP - ACTIVITY	Open	2,174.25	0.00		
01910	TURTLEBACK ZOO								
		22-00712	06/06/22	2022 ADVENTURE CAMP - ZOO	Open	630.00	0.00		
01949	AT&T MOBILITY								
		22-01019	08/18/22	PD PATROL PHONES	Open	718.27	0.00		
01950	STATE TOXICOLOGY LABORATORY								
		22-00678	05/27/22	PD RANDOM DRUG TESTING	Open	180.00	0.00		
01962	AT&T MOBILITY II, LLC								
		22-01018	08/18/22	PD PATROL PHONE PLAN	Open	268.78	0.00		
01970	J & K CLEANERS, INC.								
		22-00896	07/19/22	PD CELL BLANKETS CLEANED	Open	59.39	0.00		
01984	BALISE, JEB								
		22-00978	08/11/22	ESCROW REFUND- BLOCK 3101/1	Open	3,732.82	0.00		
01985	MOKSHA INVESTMENTS								
		22-00979	08/11/22	ESCROW REFUND	Open	1,306.55	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01987	MUSARRA, JOHN	22-01014	08/18/22	PERMIT FEE REFUND	Open	150.00	0.00		
01988	DICKON, NATALIE	22-01055	08/29/22	NOTARY PUBLIC REG. & SUPPLIES	Open	124.33	0.00		
01989	BAILEY'S SMOKEHOUSE	22-01065	08/29/22	EMPLOYEE APPRECIATION BBQ	Open	1,900.00	0.00		
02086	TAYLOR RENTAL	22-00660	05/19/22	LUNCH TENT RENTAL	Open	3,428.50	0.00		
02141	REGAN, ROBERT T., ESQ.	22-00926	07/27/22	ESCROW PAYMENTS	Open	2,111.00	0.00		
02426	VERIZON WIRELESS	22-00990	08/12/22	242317487-00001 VERIZON	Open	819.19	0.00		
02679	EDMUNDS GOVTECH	22-01005	08/16/22	CLOUD HOSTING LEVEL 1	Open	4,000.00	0.00		
03060	TRI-STATE TECHNICAL SERVICES	22-00013	01/03/22	2022 ADOBE SOFTWARE / DROPBOX	Open	39.38	0.00		B
		22-00014	01/03/22	2022 MICROSOFT WEB EXCHANGE	Open	444.00	0.00		B
		22-00114	01/18/22	2022 COMPUTER MAINTENANCE	Open	772.92	0.00		B
		22-01041	08/24/22	ZOOM MTHLY COURT CHARGE - SEPT	Open	17.05	0.00		
						<u>1,273.35</u>			
03590	NATIONAL BUSINESS FURNITURE	22-00933	07/28/22	PD SQUAD ROOM FURNITURE	Open	743.73	0.00		
03682	CRUISE, E. K.	22-00969	08/10/22	REIMB CLOTHING & FIREARMS	Open	238.89	0.00		
03727	STAPLES INC	22-00798	06/22/22	OFFICE SUPPLIES	Open	124.60	0.00		
		22-00826	07/05/22	OFFICE SUPPLIES	Open	400.36	0.00		
		22-00938	08/01/22	OFFICE SUPPLIES	Open	1,107.99	0.00		
		22-01011	08/17/22	PD OFFICE SUPPLIES	Open	199.04	0.00		
		22-01024	08/19/22	OFFICE SUPPLIES	Open	91.43	0.00		
						<u>1,923.42</u>			
03756	BOLKEMA FUEL OIL	22-00952	08/04/22	GENERATOR FUEL	Open	990.00	0.00		
03773	NATIONAL FIRE PROTECTION ASSN	22-00436	04/04/22	NFPA INDIVIDUAL MEMBERSHIP	Open	175.00	0.00		
03890	BUSINESS INFORMATION SYSTEMS	22-00863	07/13/22	BIS DIGITAL RECORDING SYSTEM	Open	880.00	0.00		
04006	GRAMBONE, MARTINA ROSA	22-00920	07/25/22	CAMP ART SUPPLIES	Open	1,955.04	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
04008	GASTON, SCOTT						
22-01062	08/29/22	REIMB CLOTHING ALLOW	Open	151.28	0.00		

Total Purchase Orders: 178 Total P.O. Line Items: 0 Total List Amount: 3,431,233.55 Total Void Amount: 0.00

Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description	Fund						
CURRENT FUND 2022	1-01	6,277.59	0.00	6,277.59	0.00	0.00	6,277.59
CURRENT FUND 2022	2-01	3,332,511.49	0.00	3,332,511.49	0.00	0.00	3,332,511.49
CAPITAL FUND	C-04	13,164.98	0.00	13,164.98	0.00	0.00	13,164.98
BOA ESCROW ACCOUN	E-08	54,258.42	0.00	54,258.42	0.00	0.00	54,258.42
OTHER TRUST ACCOU	T-03	2,090.86	0.00	2,090.86	0.00	0.00	2,090.86
DOG TRUST ACCOUNT	T-12	7.80	0.00	7.80	0.00	0.00	7.80
OPEN SPACE TRUST	T-14	488.70	0.00	488.70	0.00	0.00	488.70
RECREATION TRUST	T-19	22,433.71	0.00	22,433.71	0.00	0.00	22,433.71
Year Total:		25,021.07	0.00	25,021.07	0.00	0.00	25,021.07
Total of All Funds:		3,431,233.55	0.00	3,431,233.55	0.00	0.00	3,431,233.55

Maureen Iarossi

From: Arnold C. Lakind <ALakind@szaferman.com>
Sent: Wednesday, August 24, 2022 4:47 PM
To: Maureen Iarossi; Chris Dour; Mathew Wilder, P. E.; Dave; Karen Rauner; Emir Fejzolli; Ari Mandel (arim@oxfordrealtygroup.com)
Cc: Emir Fejzolli; Linda Boyer; Dipti Sheth; Lorraine; Debbie Wood
Subject: RE: Valley View Subdivision - Mylars (MVP001)

Maureen-Thank you. My client would like to use the street name of Sandstone Court which is an approved street name per the list from Chris. Please let me know if you will need anything else in order to submit to the Mayor.

Thank you.

Arnold Lakind
Szaferman, Lakind, Blumstein & Blader, P.C.
101 Grovers Mill Road, Suite 200
Lawrenceville, NJ 08648
Phone: (609) 275-0400 x 202
Fax: (609) 275-4511
Cell: (609) 306-3994
ALakind@szaferman.com

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-----Original Message-----

From: Maureen Iarossi <miarossi@montvaleboro.org>
Sent: Wednesday, August 24, 2022 3:38 PM
To: Chris Dour <chris.dour@collierseng.com>; Mathew Wilder, P. E. <Mathew@morganengineeringllc.com>; Arnold C. Lakind <ALakind@szaferman.com>; Dave <dave@morganengineeringllc.com>; Karen Rauner <karenr@morganengineeringllc.com>; Emir Fejzolli <enf@enfcontracting.com>; Ari Mandel (arim@oxfordrealtygroup.com) <arim@oxfordrealtygroup.com>
Cc: Emir Fejzolli <enf@enfcontracting.com>; Linda Boyer <linda.boyer@collierseng.com>; Dipti Sheth <dipti.sheth@collierseng.com>; Lorraine <lhutter@montvaleboro.org>; Debbie Wood <debbie.wood@collierseng.com>
Subject: RE: Valley View Subdivision - Mylars (MVP001)

EXTERNAL MESSAGE

Good Afternoon,

Please submit your request to me miaossi@montvaleboro.org or Lorraine Hutter @ lhutter@montvaleboro.org no later than September 8th at 12:00 noon to be included on the Mayor & Council agenda for their next regularly scheduled meeting to be held on September 13th.

TO: All Developers
From: The Mayor and Council
Maureen Iarossi-Alwan, Administrator/Municipal Clerk
Subject: Borough of Montvale/Suggested Street Names

The following is a list of ***suggested*** street names that is provided by the Historic Preservation Commission and Planning Board of the Borough of Montvale. When you are making your street name selection, please inform the Mayor & Council in writing.

SUGGESTED STREET NAMES:

*Eckerson
Honeysuckle Lane
Iron Horse
Larch
*Pulis
Spicewood
Sandstone ←
**Swales
*Van Houten
*Van Orden

Please Note: ** If a developer has more than one street to name former Mayor Swales must be used in one of the selections.

The names shall be combined with an appropriated designation such as Street, Road, Lane, Circle, Court, etc.

* denotes historical names

Alternate street names may be submitted to the Mayor & Council for consideration.

ALL SELECTIONS MUST BE IN WRITING