

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:32PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Police Chief Doug McDowell 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 Ghassali, Borough Attorney, Dave Lafferty; Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

ROLL CALL:

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

SWEARING IN OF POLICE OFFICER – Mark Pierro

Mayor Ghassali appointed a new member to the Library Board - Liubov Cabrera

ORDINANCES:

None

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

June 25, 2024

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Russo-Vogelsang - all ayes

CLOSED/EXECUTIVE MINUTES:

June 13, 2024

A motion to accept closed minutes by Councilmember Koelling; seconded by Councilmember Russo-Vogelsang – all ayes with exception of Councilmember Lane abstaining

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.

141-2024 Resolution Approving Liquor License Renewal - July 1, 2024 Through June 30, 2025

WHEREAS, the following liquor license holder has submitted their renewal application through the POSSE ABC portal and paid the required fee as directed by the Division of Alcoholic Beverage Control; and

WHEREAS, the following liquor license holder has paid the municipal fee and a Tax Clearance Certificate has been received; and

WHEREAS, the applicant is qualified to be licensed per the standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, and pertinent Borough Ordinances.

NOW THEREFORE BE IT RESOLVED that the Mayor & Council of the Borough of Montvale hereby authorizes the renewal of the following liquor licenses for the period of July 1, 2024 through June 30, 2025.

BE IT FURTHER REOLVED that the Municipal Clerk is hereby authorized to issue a liquor license as follows:

0236-33-004-009 – OSI/Flemings LLC, for premises at 210 Market Street, Montvale, NJ

142-2024 Appointing Probationary Montvale Police Officer, Mark Pierro

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Marl Pierro be and is hereby appointed as a 12-month Probationary Police Officer with the Borough of Montvale Police Department; and

BE IT RESOLVED, the effective date of employment is July 1, 2024.

143-2024 Award Professional Service Contract – Professional Planning Services for Fourth Round Affordable Housing Services - Colliers Engineering & Design

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Planning Services for Fourth Round Affordable Housing Services; and

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

WHEREAS, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated June 26, 2024 to provide engineering services which are detailed and attached to the original of this resolution, and

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

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

- 1) That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Colliers Engineering & Design.
- 2) That the following be provided: Evaluation of DCA Obligation, Housing Element & Fair Share Plan, Update Spending Plan, Meetings and Meeting Preparations, Coordination and Additional Services.

- 3) The cost not to exceed shall be \$33,330.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

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

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

144-2024 A Resolution To Award A Contract Through Educational Service Commission of NJ/NJ State Cooperative For The Purchase of a John Deere Gator

WHEREAS, the Borough of Montvale has a need to procure a John Deere Gator for the use by the Montvale Fire Department; and

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

WHEREAS, the Qualified Purchasing Agent solicited a quote from Educational Services Commission of NJ – NJ State Coop BID # ESCNJ 22/23-12; and

WHEREAS, Educational Services Commission of NJ submitted a proposal for the provision of the cooperative Quote in the amount of \$41,515.17; and

WHEREAS, the contract is awarded to Deere & Company with offices located at 2000 John Deere Run, Cary, NC 27513; and

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

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Montvale, that a purchase in the amount of \$41,515.17 for a John Deere Gator™ XUV825M has been awarded.

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

145-2024 Amending Resolution No. 140-2024 Approving the Submission of a Grant Application and the Execution of a Grant Agreement with the New Jersey Department of Transportation for the MA-2025-Paragon Drive Resurfacing Project-00632

BE IT RESOLVED that the Mayor and Council of the Borough of Montvale formally approve the grant application for the above stated project; and

BE IT FURTHER RESOLVED that the Mayor, Borough Engineer, Borough Administrator and/or Borough Clerk are hereby directed, authorized and empowered to submit an electronic grant application for the MA-2025-Paragon Drive Resurfacing Project-00632 to the New Jersey Department of Transportation on behalf of the Borough of Montvale; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator and/or Borough 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.

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

146-2024 Authorizing an Extraordinary Unspecifiable Services Contract to LKM Consulting, LLC for a DPW Shared Services Agreement Three-Year Audit

WHEREAS, the Borough of Montvale has a need for a consultant to conduct a shared services agreement three-year audit concerning the Shared Services Agreement with the Township of River Vale for public works services; and

WHEREAS, pursuant to the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., contracts for extraordinary unspecifiable services are exempt from public bidding; and

WHEREAS, the Borough has received a proposal and statement of work dated July 11, 2024, from LKM Consulting, LLC to conduct this three-year audit based upon the hourly rates set forth in its proposal and for an amount not to exceed \$12,600.00, which cost shall be shared equally between Montvale and River Vale; and

WHEREAS, the Borough believes that awarding this contract to LKM Consulting to perform this audit is in the best interests of the Borough of Montvale; 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 the above-referenced contract is hereby awarded as follows:

<u>Contractor</u>	<u>Amount</u>
LKM Consulting, LLC	\$12,600.00 (not to exceed)
11 Harter Road	50% to be paid by Montvale
Morristown, NJ 07960	

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and empowered to enter into a contract with LKM Consulting, LLC consistent with this Resolution, subject to approval by the Borough Attorney.

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

Borough Administrator stated as part of our shared service agreement with River Vale we have to take a look the allocator that divides the cost between the towns. Linda Murphy did the original study and is willing to do the audit; the cost will be split between the 2 towns.

147-2024 A Resolution Amending Resolution No. 119-2024 and Awarding an Amended Contract to DLS Contracting, Inc. for the 2024 Montvale Road Program Pursuant to the 2024 Riverside Cooperative Road Improvement Program Contract RC-35-24-01

WHEREAS, the Borough has a need to procure road paving services for the 2024 Montvale Road Program; and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to enter into Cooperative Pricing Agreements; and

WHEREAS, pursuant to Section 11 of the Local Public Contracts Law, N.J.S.A. 40A:11-11, the Borough is a member of a cooperative pricing system for the provision of goods and services with the Riverside Cooperative (the “Co-op”) with the Borough of Northvale as the Lead Agency; and

WHEREAS, the Borough of Northvale did publicly advertise for bid for paving services for the participating members of the Co-op; and

WHEREAS, the Borough of Northvale on behalf of the Co-op did award a Master Contract to DLS Contracting, Inc., a copy of which is attached hereto, which provides for individual unit pricing to be utilized by the participating members, including Montvale; and

WHEREAS, the Borough is desirous of entering into a contract through the Co-op with DLS for paving services for the 2024 Montvale Road Program on an open-ended basis at the prices and on the terms and conditions of the Master Contract; and

WHEREAS, the Borough is desirous of utilizing DLS to pave a number of roads throughout the Borough, which may include but not be limited to the following roads:

- Maureen Court
- White Oak Court
- Donnybrook Road
- Cypress Peak Lane
- Wildwood Court
- Ellsworth Terrace
- Hering Road
- Crestview Terrace
- Burdick Road
- Hollow Wood Lane
- Sunset Drive
- Hickory Hill
- Stembrook Road
- Deepwood Lane

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

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced open-ended contract pursuant to Riverside Cooperative Contract RC-35-24-01, as follows:

Vendor	Contract Amount
DLS Contracting, Inc.	\$926,374.60 + striping OR
36 Montesano Road	\$930,000.00 NTE
Fairfield, NJ 07004	

BE IT FURTHER RESOLVED that the above contract price is estimated based on unit pricing and subject to change based on final quantities ordered on an open-ended basis, the CFO to provide an appropriate certification of the availability of funds at the time each Purchase Order is issued; and

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

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

Borough Administrator stated we are adding 4 additional streets Sunset Drive, Hickory Hill, Stembrook Road and Deepwood Lane

BILLS: Administrator read the Bill Report.

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

REPORT OF REVENUE: Administrator read the Report of Revenue for the month of June

COMMITTEE REPORTS:

Councilmember Lane

Fire Dept

29 calls, 2 drills; 9 work details and 1 meeting; new purchase of John Deere Gator UTV

Councilmember Koelling

Police

Monthly report included in original minutes; Touch a Truck will be held August 28 4-7PM

Councilmember Russo-Vogelsang

No Report

MAYOR'S REPORT:

Report is under unfinished business.

ATTORNEY'S REPORT: David Lafferty, Esq.

Application for Chestnut Ridge NY did not proceed, waiting on a new date; closing on DiPiero Farm will be July 31st.

ADMINISTRATOR'S REPORT: Joe Voytus

Road program is completed, Terkuile Road will begin a few weeks, Spring Valley Road will be paved within the next week or so and Grand Ave will be paved in the coming months. Thanked all employees and volunteers for doing the Cybersecurity training. The emergency call box is now operational which is located outside the main entrance on the wall. Currently, we have no further information on the opening of the Park and Ride.

UNFINISHED BUSINESS:

a. Affordable Housing Update

Thanked councilmembers for their unanimous support and also the resident's support; we are following the guidelines and deadlines that we will meet. We are forming a coalition; letters were mailed to all 565 towns encouraging the towns to join the coalition by August 24; we are asking for \$10,000 from each town that will join the fight; we are in process of finalizing the hiring of an attorney.

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 8:01pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on Thursday, August 8, 2024

Respectfully submitted, Frances Scordo, Municipal Clerk