

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
February 14, 2023
Meeting to Commence 7:30 P.M.
Closed Executive Session 6:30 P.M.**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2023 adopted on January 1, 2023 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. Personnel/Rice Notification/Terms & Conditions of Employment, Contract Negotiations
 - 1) F. Scordo
 - 2) C. Manhart
 - 3) H. McGee
- b. Police Chief Contract
- c. Acquisition of Property / Attorney Client Privilege

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

SWEARING IN OF POLICE CAPTAIN

Alisha Foley

ORDINANCES:

AMENDMENT ORDINANCE NO. 2023-1529 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1528 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY FOR THE YEAR 2023

INTRODUCTION OF ORDINANCE NO. 2023-1530 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE ENGINEERING FEES AND PAYMENT PROCEDURES APPLICABLE TO CERTAIN PERMIT APPLICATIONS
(public hearing 2-28-23)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

Budget Meeting January 30, 2023
January 31, 2023

CLOSED/EXECUTIVE MINUTES:

January 31, 2023

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.

- 59-2023 Authorizing the Appointment of Police Captain/Alisha Foley
- 60-2023 A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of JTZ Holdings, LLC For The Property Identified As Block 1601, Lot 14
- 61-2023 Authorizing Hiring Electric Subcode Official & Inspector / Construction Department/ Michael Cataraso
- 62-2023 Authorizing Hiring Building Subcode and Special Inspector / Construction Dept / Thomas Gensheimer
- 63-2023 Authorize Release of Escrow / Montvale Property Management / 10 Craig Road / Block 1902-12
- 64-2023 Authorize Release of Escrow / Vitalant / 102 Chestnut Ridge Road / Block 2904-3
- 65-2023 Resolution Adopting The Homeowner Association Fee Assistance Operating Manual and The Rental Assistance Program Operating Manual For The Borough Of Montvale
- 66-2023 Authorize Execution of Agreement with Four Seasons At Ridgemoor Condominium Association, Inc. Municipal Service Agreement
- 67-2023 A Resolution Awarding a Two-Year Extension to the Contract with Westphal Waste Services, Inc. for Solid Waste Collection and Disposal Services Pursuant to N.J.S.A. 40A:11-15
- 68-2023 A Resolution Authorizing the Borough of Montvale Police Department to Apply, Enroll and Participate in the Department of Defense Law Enforcement Support Office ("LESO") 1033 Program to Enable the Montvale Police Department to Request and Acquire Excess Department of Defense Equipment

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Dave Lafferty, Esq.
Report/Update

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None.

COMMUNICATION CORRESPONDENCE:

None.

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on February 28, 2023.

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2023-1529**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on January 31, 2023 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on February 14, 2023. That said Ordinance was amended at the regular meeting held on February 14, 2023 and that said Ordinance will be taken up for consideration for final passage at a regular meeting of the Mayor and Council to be held on February 28, 2023 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1528 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY FOR THE

BE IT ORDAINED BY the Mayor and Council of the Borough of Montvale as follows:

SECTION 1. Each of the offices and positions of employment hereinafter named that are not established or created by virtue of any statutes or of any ordinance, resolution, or other lawful authority heretofore exercised by the Borough of Montvale, is hereby established, created, ratified and confirmed.

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment.

Title		2023 Salary Range
1	Borough Administrator	\$110,000 - \$150,000
2	Safety Coordinator	\$5,000 - \$8,000
3	Chief Financial Officer (PT)	\$21,000 - \$30,000
4	Municipal Clerk	\$85,000 - \$110,000
5	Municipal Clerk (PT)	\$50,000 - \$75,000
6	Deputy Municipal Clerk (PT)	\$20,000 - \$55,000
7	Floater/ Admin. Assistant to Administrator	\$40,000 - \$60,000
8	Tax Collector (PT)	\$62,000 - \$75,000
9	Tax Assessor	\$37,000 - \$45,000
10	Treasurer/Purchasing Agent	\$78,000 - \$105,000
11	Deputy Treasurer	\$55,000 - \$65,000
12	Accounts Payable Clerk	\$42,000 - \$50,000

Title		2023 Salary Range	
13	Secretary, Planning Board/Land Use Admin. (PT)	\$83,000	- \$95,000
14	Planning Board Secretary Special Meetings	\$45	- \$60/hour
15	Board Secretary, Clerical/Recording	\$130	- \$160
16	Office Manager (PT)	\$4,000	- \$7,000
17	Board of Health Secretary	\$22	- \$30/hour
18	Registrar Vital Statistics	\$800	- \$1,200
19	Deputy Registrar Vital Statistics	\$250	- \$500
20	Construction Official	\$72,000	- \$100,000
21	Building Subcode Official and Inspector (PT)	\$30,000	- \$45,000
22	Zoning Officer	\$5,000	- \$11,000
23	Building Subcode and Special Inspections	\$40	- \$50/hour
24			
25	Facilities Manager, Buildings & Grounds and Property Inspector	\$20,000	- \$30,000
26	Property Maintenance Officer (PT)	\$20,000	- \$25,000
27	Construction Dept. Control Person	\$50,000	- \$70,000
28	Plumbing Subcode Official and Inspector (PT)	\$30,000	- \$45,000
29	Plumbing Subcode and Special Inspections	\$40	- \$50/hour
30	Fire Subcode Official and Inspector (PT)	\$30,000	- \$45,000
31	Fire Subcode and Special Inspections	\$40	- \$50/hour
32	Electrical Subcode Official and Inspector (PT)	\$30,000	- \$45,000
33	Electrical Subcode and Special Inspections	\$40	- \$50/hour
34	Fire Prevention Official	\$65,000	- \$75,000
35	Fire Inspector/ Senior/Deputy Fire Official	\$7,600	- \$25,000
36	Fire Prevention Secretary	\$1,000	- \$1,000
37	Municipal Court Administrator	\$75,000	- \$95,000
38	Deputy Municipal Court Administrator	\$55,000	- \$70,000
39	Court Security	\$20	- \$27/hour
40	Violations Clerk	\$40,000	- \$50,000
41	Police Secretary	\$42,000	- \$50,000
42	Administrative Assistant for Police Chief	\$50,000	- \$65,000

43	Emergency Mgmt. Coordinator	\$5,000	-	\$7,000
44	Deputy Emergency Mgmt. Coordinator	\$3,000	-	\$6,000
45	Library Director	\$80,000	-	\$97,000
46	Library – Library Adult Services	\$55,000	-	\$70,000

Title		2023 Salary Range		
47	Library (PT)	\$13	-	\$50/hour
48	Library (PT) meetings	\$120	-	\$225/mtg.
49	Director, Public Assistance	\$2,000	-	\$5,000
50	Director of Recreation	\$52,000	-	\$64,000
51	Recreation Assistant	\$40,000	-	\$55,000
52	Recreation Summer Camp Stipend	\$2,000	-	\$6,000
53	Summer Camp Counsellors	\$500	-	\$2,000
54	Park Monitor (PT)	\$20	-	\$26/hour
55	Van Drivers (PT)	\$20	-	\$25/hour
56	Station Technicians (PT)	\$15	-	\$20/hour
57	Booker Cable Access TV	\$3,000	-	\$6,000
58	Archivist Records Manager/D.A.R.M.	\$25	-	\$28/hour
59	Clerical/Recording Special Meetings	\$20	-	\$40/hour
60	Deputy Construction Official	\$75,000	-	\$85,000
61	Wellness Coordinator	\$500	-	
62	Wellness Incentive Participants	\$300	-	
63	Executive Assistant to Police Chief	\$60,000	-	\$80,000
64	Coordinator, Off-Duty Details (PT)	\$10,000	-	\$15,000

SECTION 3. The rate of compensation of the persons holding any of the hereinafter named offices, whose compensation shall be on an annual basis and payable semi-monthly, is hereby fixed and determined as follows:

Title		2023 Salary Range		
A.	Municipal Judge	\$40,000	-	\$45,000
B.	Mayor	\$8,000	-	\$10,000
C.	Councilpersons (each)	\$6,500	-	\$8,000

SECTION 4: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, whose compensation shall be on an annual basis, and payable semi-monthly, is hereby fixed and determined as follows:

Title		2023 Salary Range
A.	Chief	\$220,000 - \$250,000
B.	Captain	\$200,000 - \$225,000
C.	Lieutenant (Base Wage)	\$167,373 - \$171,892
D.	Sergeants (Base Wage)	\$155,750 - \$159,956
E.	Detective – Additional per year	\$4,000 - \$4,500
F.	Juvenile Officer – Addt'l per year	\$400 - \$400
G.	Asst. Juvenile Officer – Addt'l per year	\$350 - \$350
H.	Special Police Officer Class III (SLEO)	\$50,000 - \$57,000
I.	Special/Auxiliary Police	\$22/hour - \$26/hour
J.	School Cross Guard/Police Matrons	\$22/hour - \$26/hour

SECTION 4A: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each)		
0-6 months	\$47,452	- \$48,733
6 months – 1 year	\$54,347	- \$55,814
1 – 2 years	\$59,007	- \$62,894
2 – 3 years	\$68,490	- \$77,053
3 – 4 years	\$88,815	- \$91,213
4 – 5 years	\$102,601	- \$105,372
5 – 6 years	\$116,388	- \$119,530
6 – 7 years	\$130,176	- \$133,691
7 – 8 years	\$143,963	- \$147,850

SECTION 4B: In addition to the compensation stated above, Full Time Employees in Section 4 and Section 4A (excepting the Chief, Captain, and any other employee whose contract specifically excludes longevity), shall be paid an annual longevity increment pursuant to the following schedule:

MICHAEL GHASSALI, Mayor

ATTEST:
MAUREEN IAROSSO-ALWAN
Municipal Clerk

INTRODUCTION: 1-31-23

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

ADOPTED: 02-28-23

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE
ORDINANCE NO. 2023-1530**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on February 14, 2023 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on February 28, 2023 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE ENGINEERING FEES AND PAYMENT PROCEDURES APPLICABLE TO CERTAIN PERMIT APPLICATIONS

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

Section 1. Chapter 170, "Construction Codes, Uniform," Section 11, "Other certificates and permits," is hereby amended by replacing Subsection H thereof to read as follows:

§170-11 Other certificates and permits.

...

H. Engineering fees.

- (1) In order to ensure that the Borough standards are met for all site improvements, including curbs, sidewalks, driveway pavement, seepage pits and to create zero runoff from new residential single-family dwelling construction and additions, swimming pools, tennis and retaining walls over four feet, the following fees shall be collected at the time an application is made that will require engineering plan review and construction inspection. An administrative fee of 20% will be added to the base fees to be retained by the construction department:

	Plan Review	Construction Inspection	Engineering Subtotal	Total Fee
New single-family dwelling	\$500	\$500	\$1000	\$1200
Additions to single- family dwelling	\$400	\$400	\$800	\$960
Swimming pools, tennis courts	\$350	\$350	\$700	\$840

	Plan Review	Construction Inspection	Engineering Subtotal	Total Fee
Retaining walls over four feet in height	\$250	\$250	\$500	\$600
Other site improvements affecting impervious coverage or runoff	\$250	\$250	\$500	\$600

- (2) In the event that the above engineering fees are determined to be insufficient to complete the necessary engineering plan review and/or construction inspection, then in that event the applicant shall be provided a letter from the Borough Engineer setting forth the additional services required, including the estimated cost of such activities. The applicant shall be required to deposit such additional funds prior to the issuance of a permit or the closing out of a permit, as the case may be. There shall be no administrative fee for additional engineering fees.
- (3) Any engineering fees deposited in excess of the fees actually charged by the Borough Engineer for the application shall be refunded to the applicant within thirty (30) days of the closing out of the permit.

Section 2. All other provisions of Section 170-11 other than subsection H shall remain unchanged.

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

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

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

MICHAEL GHASSALI, Mayor

ATTEST:
MAUREEN IAROSSE-ALWAN
Municipal Clerk

INTRODUCTION: 2-14-23

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 02-28-23

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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).

Present: Mayor Ghassali; Administrator, Joe Voytus; Councilmembers, Arendacs, Cudequest, Koelling, Lane, Roche and Russo-Vogelsang; Treasurer, Christine Kalafut; CFO, Matt Cavallo Municipal Clerk, Maureen Iarossi-Alwan and Deputy Clerk, Fran Scordo

○ **Planning Board – Lorraine Hutter and Chairman John DePinto**

Lorraine mentioned some slight increases in postage and printing. She mentioned as part of the Master Plan they would like to include a survey portion that would be sent to all the residents.

○ **Recreation – Lisa Lorenger**

Lisa requested an upgrade to the online registration software. The pickleball courts are in need of some repairs and she would like to install permanent netting for the courts. She also mentioned about the replacement of the lights at LaTrenta field, she will ask Andy, the borough engineer, for guidance. It was mentioned by councilmembers of the possibility of increasing the fees for for non-residents that use the fields.

○ **Montvale Athletic League (MAL) – John Carvelli**

Replace soccer goals and other equipment, councilmembers suggested to have DPW look at the goals and maybe they can be restored. Suggested possibly heavier weighted bags for the goals. John mentioned that there will be a clinic for Lacrosse for K-3.

○ **Montvale Library - Giulia Bombace**

Library membership has increased. The library has been in this current building for 20 years and would like to update by painting and adding new carpeting. Once completed, they will have a grand re-opening to celebrate 20 years. There was a discussion about a shared service with Woodcliff Lake.

○ **Construction - Chris Gruber**

Slight increases in line items due to price increase of postage and printing. Chris mentioned he is in need of an additional part-time building inspector for 6 hours a week. The building department is solely funded by fees collected.

○ **Various Other Budgets**

Fran Scordo, Tax Collector, and Maureen Iarossi-Alwan, Municipal Clerk spoke on their respective budgets with slight increases in postage and printing.

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

Carolee Adams

With the current issues with the water in town, such as the recent water main breaks and chlorine issues, is that something that is included in the budget? Mayor Ghassali answered no, Veolia is responsible. Mrs. Adams mentioned that hard water is the reason for corrosion, what about looking into water softening.

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

Mayor Ghassali suggested that the finance committee, CFO and administrator should meet to review all the data collected from the budget meetings and compile a rough draft of the budget.

CFO stated the budget introduction will be March 28, 2023 and adoption will be April 25, 2023

Meeting adjourned at 8:00pm

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:39pm. 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
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Dave Lafferty; Administrator, Joe Voytus; Municipal Clerk, Maureen Iarossi-Alwan and Deputy Clerk, Fran Scordo

PROCLAMATION: Arbor Day/April 22nd 2023

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2023-1529 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1528 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY FOR THE YEAR 2023
(Public Hearing 2-14-23)

A motion to Introduce Ordinance **2023-1529** for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes

MINUTES:

January 10, 2023

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

BUDGET MEETING MINUTES:

January 9, 2023

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

January 23, 2023

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

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: (CONSENT AGENDA*)

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

46-2023 Authorizing the Appointment of Police Chief/Douglas McDowell

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale that the following employed is hereby confirmed, effective January 1, 2023.

Police Chief - Douglas McDowell

47-2023 Tax Appeal Settlement/Life Time Fitness/Tenant/Terraza 18/LLC.

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Life Time Fitness, Tenant/Terraza 18 LLC, Owner (hereinafter the "Tax Appeal"), under Docket Numbers 006979-2021 and 003266-2022, and;

WHEREAS, the aforesaid tax appeal involves a commercial fitness center located at 10 Van Riper Road, and is otherwise referred to as Block 3302 Lot 2 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

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

SCHEDULE "A"

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

2021 Appeal: \$33,000,000

2022 Appeal: \$35,750,000

The 2023 assessment shall be set at a total amount not to exceed \$36,000,000.

48-2023 A Resolution Authorizing the Execution of the Continued Participation in the Interlocal Services Agreement with Northwest Bergen Central Dispatch for Emergency Dispatch Services

WHEREAS, N.J.S.A. 52:17C-6 requires all New Jersey municipalities to provide telephonic access to an appropriate Public Safety Answering Point (PSAP) serving the municipality; and

WHEREAS, regionalized provision of such services is a concept specifically endorsed by N.J.S.A. 52:17C-7; and

WHEREAS, Northwest Bergen Central Dispatch (hereafter referred to as "NWBCD") is a joint meeting established by the Borough of Glen Rock and the Village of Ridgewood pursuant to N.J.S.A. 40:48B-1, et seq. to provide, among other things, regional PSAP and dispatch services; and

WHEREAS, the Borough of Montvale is a New Jersey municipality with its offices at 12 Mercedes Drive, Montvale, New Jersey; and

WHEREAS, due to increasing costs of operations, capital improvements and maintenance, the Borough of Montvale has determined that it is in the public interest of the communities it serves to have its duties and responsibilities performed by NWBCD; and

WHEREAS, each of the parties is a governmental entity authorized to provide jointly for PSAP and dispatch services pursuant to the provisions of the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et seq.); and

WHEREAS, each of the parties has independently concluded that implementation of the New Jersey mandated Emergency Enhanced 9-1-1 Telephone System program on a shared basis is in the best interests of the taxpayers of the respective entities; and

WHEREAS, Montvale and NWBCD have negotiated the terms of an Interlocal Services Agreement entitled "INTERLOCAL SERVICES AGREEMENT FOR ENHANCED 9-1-1 SERVICE BETWEEN NORTHWEST BERGEN CENTRAL DISPATCH, A Joint Meeting AND THE BOROUGH OF MONTVALE," a copy of which is on file with the Borough Clerk and which is expressly incorporated herein by reference pursuant to N.J.S.A. 40A:65-5(b); and

WHEREAS, the Uniform Shared Services and Consolidation Act requires that the Shared Services Agreement be approved by resolution of the governing body of each participating municipality; and

WHEREAS, the Borough of Montvale is desirous of approving this Agreement and authorizing the Mayor to execute same.

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

1. The Interlocal Services Agreement continued participation referenced herein between the Borough of Montvale and NWBCD is hereby approved.

49-2023 Appointment Jr. Member / Montvale Fire Department / Jacob Ryan Nestory

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

WHEREAS, Jacob Nestory 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 Jacob Nestory, as a Jr. Member of the Montvale Fire Department, is hereby approved.

**50-2023 Authorize Execution Access Agreement/Advantage Environmental Consultants/
12 Montvale Ave/Installation Monitoring Well**

WHEREAS, Advantage Environmental Consultants, LLC (AEC) on behalf of their client is investigating ground water contamination at the Montvale Citgo site located at 12 Railroad Avenue in Montvale, and

WHEREAS, a detailed Access Agreement has been provided to the Borough of Montvale which is attached to the original of this resolution and has been reviewed and approved; and

WHEREAS, Mayor Michael Ghassali is hereby authorized to execute the Access Agreement for well installation and testing.

This is a duplicate resolution

**51-2023 Award Professional Service Contract Administrative Agent for the Borough
consistent with N.J.A.C. 5:80-26.14 and to coordinate the affirmative marketing, review and
approval of the sale and rental of affordable units in the Borough of Montvale/Piazza &
Associates, Inc.**

WHEREAS, the Borough of Montvale requires the services of an experienced, qualified agency to serve as Administrative Agent for the Borough consistent with N.J.A.C. 5:80-26.14 and to coordinate the affirmative marketing, review and approval of the sale and rental of affordable units in the Borough of Montvale, and the income qualification of the applicants who seek to reside in such units; and

WHEREAS, such services have previously been provided to the Borough by the Bergen County Housing Authority, which has advised the Borough that it will no longer be providing such services in connection with affordable rental units in the Borough and future sale units; and

WHEREAS, the Borough is in receipt of a proposal from Piazza & Associates, Inc., 216 Rockingham Row, Princeton Forrestal Village, Princeton, New Jersey 08540 to perform such services as is more particularly detailed in a document entitled, "Proposal Submitted To The Borough of Montvale, Bergen County, New Jersey, which is hereto attached to the original of this resolution; and

WHEREAS, said services constitute a professional service under the Local Public Contracts Law; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funding is available for such services.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that it does hereby approve the aforesaid proposal with Piazza & Associates, Inc. for a one (1) year period in accordance with the draft Contract, provided that Piazza & Associates, Inc. submits documentation consistent with N.J.S.A. 19:44A-8 and 16 that it has not made a reportable contribution to any candidate for local office in Montvale or any political committee in the Borough; and

BE IT FURTHER RESOLVED that Mayor and Administrator be and are hereby authorized to execute the Contract on behalf of the Borough.

**52-2023 Amending Resolution No. 33-2022 Awarding a Professional Services Contract to
Surenian, Edwards & Nolan, LLC to Serve as Special Counsel in Connection with the
Borough's Affordable Housing**

WHEREAS, the Governing Body previously awarded a contract to Surenian, Edwards & Nolan, LLC, to serve as Special Counsel to represent the Borough in connection with the Borough's affordable housing obligations; and

WHEREAS, said resolution authorized a Not-To-Exceed figure of \$15,000 without further authorization of the Governing Body; and

WHEREAS, it is necessary to increase the total contract amount by the sum of \$2,359.48 to cover the cost of necessary services rendered for the year 2022; and

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

NOW, THEREFORE, BE IT RESOLVED that the maximum contract amount for Surenian, Edwards & Nolan LLC to serve as Special Counsel is hereby increased to \$17,359.48, which amount shall be sufficient for all invoices for the year 2022.

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*.

54-2023 Authorizing The Adoption of the MEL's Cyber JIF Cybersecurity Risk Management Framework Relating To the Borough's Cyber Risk Management Program

WHEREAS, the Borough obtains its Property & Casualty coverages through its membership in the Bergen County Municipal Joint Insurance Fund (hereinafter, the JIF), and

WHEREAS, the Cybersecurity Risk Management Framework provides a financial incentive (deductible reimbursement), if the Borough establishes and maintains effective policies and practices in accordance with the Cybersecurity Risk Management Framework program promulgated by the JIF and the Municipal Excess Liability Fund (MEL) to safeguard the Information Technology of the Borough and the privacy of its employees, customers and third-party vendors; and

WHEREAS, more specifically, said JIF/MEL achieves Cybersecurity Risk Management Framework compliance through the adoption and implementation of a Two-Level Compliance Program; and

WHEREAS, the Borough places great value and consideration for the Cyber Security programs promulgated by the JIF/MEL.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Montvale, County of Bergen, State of New Jersey, the Borough hereby adopts the following Policies and Protocols which is attached hereto:

**MEL's Cybersecurity Risk Management Framework
Respective to
Level 2 & Level 3**

BE IT FURTHER RESOLVED, the Borough will continue to consider future security enhancements and subsequent modifications to the Cybersecurity Risk Management Framework, as promulgated by the MEL and/or through the recommendation of the Information Technology Professional; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be maintained on file in the Borough's office and shall also be forwarded to Professional Insurance Associates, 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ 07072, Risk Management Consultant to the Borough

55-2023 Authorize Budget Transfers Between Appropriation Accounts Pursuant to N.J.S.A. 40A:4-58

WHEREAS, certain transfers of funds for various 2022 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, *N.J.S.A. 40A:4-58* provides for the transfer of appropriations with excess over and above the amount deemed necessary to fulfill their purposes to those appropriations considered to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by

N.J.S.A. 40A:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2022 Municipal Budget as follows:

	FROM	TO
General Appropriations (A)Operations - within "CAPS" UTILITIES Water	\$6,500	
General Appropriations (A)Operations - within "CAPS" UTILITIES Electricity		\$6,500

56-2023 Amending Resolution No. 19-2023 Authorizing the Policy & Procedures Manual of the Municipality

WHEREAS, the Municipality has a Policies & Procedures Manual which has been established to ensure Employees and prospective Employees are treated in a manner consistent with all applicable employment laws, regulations and protocols; and

WHEREAS, the Borough places great value and consideration in relation to the health, well-being and safety of its Employees.

WHEREAS, said Manual is also in accordance with the requirements promulgated by the North Bergen Municipal Joint Insurance Fund and under the auspices of the New Jersey Municipal Excess Liability Fund; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey the Manual previously adopted is hereby amended to include the following changes which are hereto attached to this resolution; and

BE IT FURTHER RESOLVED, the Borough will continue to monitor changes in Federal and State Statutes and Regulations to ensure continued compliance with applicable laws, regulations and policies that impact the employment practices of the Municipality; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be maintained on file in the Municipal Clerk's office and shall also be forwarded to Professional Insurance Associates, 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ 07072, Risk Management Consultant for the Municipality

57-2022 Renewal Bergen Municipal Employee Benefits Fund

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the **Bergen Municipal Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of the Borough of Montvale hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Health Insurance and/or Dental and/or Prescription as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

Bergen Municipal Employee Benefits Fund

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

53-2023 Approving Study For Emergency Medical Services/Tri Borough Volunteer Ambulance

WHEREAS, across the country municipalities have had difficulty in maintaining the necessary volunteers to provide full-time emergency ambulance services; and

WHEREAS, the Boroughs of Montvale, Park Ridge and Woodcliff Lake are entering into a Shared Services Agreement for retaining a consultant for emergency medical services; and

WHEREAS, EMS Consulting Services has submitted a proposal to perform a study and assessment of the emergency medical services provided with Tri-Boro Volunteer Ambulance regarding funding, recruitment, compensation and retention of volunteers; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects a cost of \$15,000.00 with the Borough of Montvale, Borough of Park Ridge and the Borough of Woodcliff Lake each contributing \$5,000.00 toward the cost of same; and

WHEREAS, the Borough Administrator has reviewed the proposal submitted by EMS Consulting Services, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the proposal submitted by EMS Consulting Services in the amount of \$15,000.00 to perform a study and assessment of the emergency medical services provided with Tri-Boro Volunteer Ambulance for the Borough of Montvale, Borough of Park Ridge and Borough of Woodcliff Lake and Borough of Montvale, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough of Woodcliff Lake shall be the lead agency with respect to the agreement; and

BE IT FURTHER RESOLVED, that the Borough of Montvale, Borough of Park Ridge and Borough of Woodcliff Lake shall each contribute \$5,000.00 towards the cost of the study; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to EMS Consulting and the Borough of Woodcliff Lake and the Borough of Park Ridge upon its passage.

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

Mayor Ghassali stated this is as a result of meeting with Park Ridge and Woodcliff Lake to hire a consultant to determine what is needed for Tri-Boro

58-2023 A Resolution Authorizing the Execution of an Access Agreement for the Installation of Two Monitoring Wells on the Borough-Owned Parking Lot on Railroad Avenue

WHEREAS, Advantage Environmental Consultants, LLC (AEC), on behalf of Atlantis Management Group (AMG), is investigating ground water contamination at the Montvale Citgo site located at 12 Railroad Avenue in Montvale, New Jersey; and

WHEREAS, during the investigation, elevated levels of petroleum related compounds were detected in the ground water; and

WHEREAS, recent sampling has indicated that a plume of contaminated ground water has potentially moved off-site; and

WHEREAS, AEC intends to install one (1), two-inch-diameter well on the municipal parking lot property located on Railroad Avenue and one (1) two-inch-diameter well in the sidewalk located adjacent to Railroad Avenue to delineate potential groundwater impacts to the north and east; and

WHEREAS, the monitoring wells will be completed as flush-mounted wells; and

WHEREAS, the well installation and quarterly sampling will be conducted at no cost to the Borough, and a summary of the analytical results will be provided to the Borough upon completion and decommissioning of the wells as authorized by the NJDEP; and

WHEREAS, AEC has provided an Access Agreement that provides for, *inter alia*, proof of insurance and indemnification of the Borough by AEC in connection with the installation of the monitoring wells; and

WHEREAS, the Borough is desirous of approving said Access Agreement.

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

The Access Agreement dated January 11, 2023, provided by Advantage Environmental Consultants, LLC is hereby approved.

The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute said Access Agreement on behalf of the Borough.

All other appropriate Borough officials, officers, employees and agents are further directed, authorized and empowered to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.

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

Councilmember Cudequest asked for clarification. The administrator explained that there were some contaminants discovered on the Citgo site and they want to make sure it did not migrate to other areas.

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER'S REPORT:

Andrew Hipolit - absent

Report/Update

a. Upper Saddle River Road Drainage Improvements / Emergency Repair

The administrator stated that the work needs to be done and the borough has a contract already in place for emergency repairs.

ATTORNEY REPORT:

David Lafferty, Esq.

Report/Update

No report

UNFINISHED BUSINESS:

a. Discussion Tri-Borough Ambulance / Stipend / 911 Calls / Transport

Mayor Ghassali stated in his latest discussions with Park Ridge and Woodcliff Lake, Tri-Boro was asking for \$5,000 per town for a stipend each quarter. Woodcliff Lake wanted to wait to see what the study finds. Councilmembers authorized the stipend without the study.

NEW BUSINESS:

a. Appointment Environmental Commission / Alternate #2 - Louis Baldanza

Mayor Ghassali would like to appoint Lou Baldanza as an Alternate #2. He comes highly recommended.

c. Discussion / Celebration of Ramadan - Various Events

Zaheera Khan spoke about creating awareness of Ramadan. She would like to have 2 events, a lighting ceremony and an Inter-Faith dinner. Details and dates to be determined.

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.

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

Carolee Adams

Mentioned that on a recent post on the Montvale Police Facebook page about the new recruits, it came up with trying to sell Montvale Police Department items, sweatshirts etc. This is not coming directly from the police department, it is a third party. Suggested that the police department should make a statement. In regards to Tri-Boro, a few years ago it was mentioned that they did not have enough trainers to train new recruits, Mrs. Adams asked the mayor to bring it up at his next discussion. Mrs. Adams spoke about the 911 dispatch service and there has been some complaints reported with the service. Suggested to have an analysis of the water done in the area. Asked if there is a way to check on the affordable units to see if they continue to be legitimate. The administrator stated that there are only certain things you can do by regulation standards.

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

ADJOURNMENT:

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

Meeting adjourned at 8:20pm

The Next Regular Public Meeting of the Mayor & Council to be held at 7:30pm on February 14th, 2023

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 59-2023**

RE: Authorizing the Appointment of Police Captain/Alisha Foley

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale that the following employed is hereby confirmed, effective February 14, 2023.

Police Captain - Alisha Foley

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 60-2023**

RE: A RESOLUTION AUTHORIZING THE BOROUGH OF MONTVALE TO ACCEPT THE BID OF JTZ HOLDINGS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1601, LOT 14

WHEREAS, the Borough of Montvale is the owner of real property identified as Block 1601, Lot 14 on the official Tax Map of the Borough (the "Property"); and

WHEREAS, the Property, presently used as an asphalt paved parking lot, is not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-1 et seq. authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

WHEREAS, by Resolution No. 185-2022, dated December 27, 2022, the Borough authorized the Public Sale of the Property, subject to certain conditions, including but not limited to a minimum bid of \$850,000.00; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13, advertisement of the sale of the property not needed for public use by open sale at auction was advertised in the Record on January 16, 2023 and January 23, 2023; and

WHEREAS, on Thursday, January 26, 2023 the Borough offered the Property for sale to the highest bidder; and

WHEREAS, the sole bid received was from JTZ Holdings, LLC in the amount of \$850,000; and

WHEREAS, JTZ Holdings, LLC did tender the required ten-percent (10%) deposit at the time of its bid, in the amount of \$85,000.00, payable to the Borough of Montvale; and

WHEREAS, the Borough wishes to accept the bid received from JTZ Holdings, LLC in the amount of \$850,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the Borough of Montvale shall accept the bid from JTZ Holdings, LLC in the amount of \$850,000.00 plus usual and customary adjustments at closing, for the real property identified as Block 1601, Lot 14 in accordance with the terms and conditions set forth in Resolution 185-2022, including payment of the balance of the purchase price, legal fees incurred by the Borough for the transfer of title, the cost of the Borough's appraisal for the property, engineering fees incurred by the Borough and the cost of advertisement of the public sale, and authorizes the Borough Attorney to prepare a contract for sale, deed, and such other documents as are necessary to transfer the subject property; and

BE IT FURTHER RESOLVED, that the Mayor, Clerk and Administrator are authorized to execute the contract of sale, quitclaim deed, and any other documentation to effectuate the transfer of the property.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 61-2023**

**RE: Authorizing Hiring Electric Subcode Official & Inspector / Construction Department -
Michael Cataraso**

WHEREAS, Michael Cataraso meets the qualifications for the position of Electric Subcode Official and Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the above named individual is hereby appointed to the above position effective February 1, 2023.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 62-2023**

**RE: Authorizing Hiring Building Subcode and Special Inspector / Construction Department -
Thomas Gensheimer**

WHEREAS, Thomas Gensheimer meets the qualifications for the position of Electric Subcode Official and Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the above named individual is hereby appointed to the above position effective February 16, 2023.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 63-2023**

RE: Authorize Release of Escrow / Montvale Property Management / 10 Craig Road / Block 1902-12

WHEREAS, Montvale Property Management located at 10 Craig Road, Montvale, NJ 07645 have requested release of escrow posted for Block 1902, Lot 12; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to Montvale Property Management in the amount of \$2,430.00; and

BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE
ESCROW AND/OR BOND RELEASE

BLOCK 1902 LOT 12

ADDRESS 10 Craig Road, Suite A

APPLICANT: Montvale Property Management

10 Craig Road, Suite A

Montvale, NJ 07645

SIGN OFFS

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>C. Kalafut</i>	
ENGINEERING	D. Sheth/A. Hipolit	<i>Christine Baker</i>	<i>2-6-2023</i>
CONSTRUCTION	J. Fondacaro/C. Gruber	<i>Christine Baker</i>	<i>2-2-2023</i>
TAX COLLECTOR			
POLICE			
FIRE			
DPW			
ENVIRONMENTAL COMM			
PLANNING BOARD ATTY	Robert Regan	<i>Christine Baker</i>	<i>1-23-2023</i>
PLANNING BOARD	Lorraine Hutter	<i>R. Lorraine Hutter</i>	<i>2/7/22</i>
LAND USE			
ADMINISTRATOR- FINAL SIGNATURE	Joe Voytus	<i>Joe Voytus</i>	
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	RELEASE DATE:
ACCOUNT #	E-08-00-221-21A	\$2,430.00	AMOUNT: \$2,430.00

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 64-2023**

RE: Authorize Release of Escrow / Vitalant / 102 Chestnut Ridge Road / Block 2904-3

WHEREAS, Vitalant (Bergen Community Regional Blood Center) located at 102 Chestnut Ridge Road, Montvale, NJ 07645 have requested release of escrow posted for Block 2904, Lot 3; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release to Vitalant in the amount of \$359.00; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE **ESCROW AND/OR BOND RELEASE**

BLOCK 2904 LOT 3

Bergen Community Reg'l Blood Ctr

ADDRESS 102 Chestnut Ridge Rd

APPLICANT: Vitalant

attn: Maureen Musselman

Dept 880337

PO Box 29650

Phoenix, AZ 85038-9650

SIGN OFFS

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>C. Kalafut</i>	
ENGINEERING	Chris Dour/A. Hipolit	<i>Christine Kalafut</i>	<i>2-2-23</i>
CONSTRUCTION	Cindy Petersen/C.Gruber	<i>C. Kalafut</i>	<i>9/16/22</i>
TAX COLLECTOR			
POLICE			
FIRE			
DPW			
ENVIRONMENTAL COMM			
PLANNING BOARD ATTY	Robert Regan	<i>Christine Kalafut</i>	<i>1-23-23</i>
PLANNING BOARD	Lorraine Hutter	<i>C. Kalafut</i>	<i>9/16/22</i>
LAND USE			
ADMINISTRATOR-FINAL SIGNATURE	<i>Maureen</i> Maureen Iarossi-Aliwan	<i>[Signature]</i>	<i>2/8/23</i>
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	<i>2/8/23</i>
ACCOUNT # <u>E-08-00-212-11A</u>		RELEASE DATE:	
		AMOUNT:	<u>\$359.00</u>

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 65-2023**

RE: Resolution Adopting The Homeowner Association Fee Assistance Operating Manual and The Rental Assistance Program Operating Manual For The Borough Of Montvale

WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, *et seq.*, the Borough of Montvale is required to adopt all program operating manuals, which set forth the procedures for administering the program(s) and their associated affordability controls for affordable housing units created within the Borough of Montvale.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, that the Borough does hereby adopt the following attached operating manuals, subject to final approval as to form by the Borough Planner and Borough Attorney:

1. Homeowner Association Fee Assistance Program (HOA-FA) Operating Manual
2. Rental Assistance Program Operating Manual

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Piazza & Associates

AFFORDABILITY ASSISTANCE:
HOMEOWNER ASSOCIATION
FEE ASSISTANCE PROGRAM
(“HOA-FA Program”)

OPERATING MANUAL

February 2023 (revised)

**PIAZZA & ASSOCIATES MANUAL FOR
AFFORDABILITY ASSISTANCE: HOMEOWNER ASSOCIATION FEE
ASSISTANCE PROGRAM**

I. PREFACE

N.J.A.C. 5:97-8.8(a) states that "...at least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low and moderate income households in affordable units included in the municipality's Fair Share Plan. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, sales assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs." There are currently 44 occupied affordable sales units in the Borough of Montvale (the "Borough"), of which 2 new affordable units were recently purchased. In addition, the Borough anticipates the development of 16 new sales units in 2020. To that end, the Borough has prepared a spending plan that includes a Homeowner Association Fee Assistance Program ("HOA-FA Program").

II. INTRODUCTION

This HOA-FA Manual has been prepared to assist in the administration of the HOA-FA Program. It will serve as a guide to the program staff, Homeowner Associations and Owners of affordable homes.

This manual describes the basic content and operation of the program, examines program purpose and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the HOA-FA Program process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, contract payments and overall program administration.

The program requirements are subject to change and grant funding is subject to availability. The following represents the procedures developed to implement the HOA-FA Program.

III. PROGRAM DESCRIPTION

This program makes available grants of \$50.00 per month to income-qualified owners of existing, deed-restricted affordable units in the Borough (the “Affordable Units”) for the calendar year 2023 (retroactive to January 1, 2023). The Borough’s Spending Plan has allocated a maximum of \$84,000 for this program, to be spent between 2018 and 2025. These funds will be distributed annually, in January, by the Borough to the respective Homeowner Association in which the Affordable Units are located (the “Association”), which shall post a credit for each of the Affordable Units.

The Affordable Units are currently located in the following properties:

1. Summit Hill (Greenway) (10 units);
2. Valley View (26 units);
3. The Reserve (6 units); and
4. 99 Spring Valley Road (2 units, each for 4 months in 2019).

Affordable Units to be placed into service in 2020:

1. Village Spring (Toll Brothers / 2 Paragon) (16 units).

IV. Program Requirements

Participation in this program requires:

- A. At the time the unit owner (hereinafter, “the Owner”) is applying for the grant, the Owner residing in the affordable home, and the household (including everyone living in the affordable home) must be re-certified as having a gross annual income that is less than 80% of the Regional Median Income for COAH Region I, (AKA “Moderate Income”), pursuant to by N.J.A.C. 5:80-26.1 et seq. (Owners who acquired their units within the prior six months do not need to be re-certified.)

The determination of income by the Borough or its Administrative Agent (“AA”) during the recertification process will have no impact on the ownership of the affordable unit, since there is no limit on income after a home is purchased. However, the Owner must be in compliance with the affordable housing restrictions in order to take advantage of the grants provided under this program.

The AA shall recertify Owners using the same process and under the same terms and conditions that it uses to certify applicants to purchase affordable units in the Borough, as set forth by N.J.A.C. 5:80-26.1 et seq. and the procedures set forth in the Operating Manual for that purpose.

- B. The Owner must be in compliance with the residency requirements of Uniform Housing Affordability Controls (NJAC 5:80-25.1 et seq.), including the requirement that the Affordable Unit be the principal residence of the Owner.

V. Funding and Distribution

The funding projections are detailed in the 2018 Spending Plan.

VI. The Process

- A. The Borough will designate a qualified Administrative Agent to prepare the documentation and implement this program.
- B. The AA will prepare and mail a letter to the Associations and Owners, announcing this program and its parameters. The letter to the Owners will be accompanied by an application form for the program.
- C. Income-eligibility for the HOA-FA Program is based on the recertification form and accompanying documentation, sufficient for the AA to certify the gross annual income of the applicant pursuant to N.J.A.C. 5:80-26.1 et seq., and as set forth in the applicable Operating Manual of the Borough.
- D. Verification of ownership and residency will be based on the submission by the owner and review by the AA of the following documents.
 - 1. Affordable Housing Deed, Mortgage and Note, and set forth in UHAC Certification J.
 - 2. A Municipal Residency Form, which requires each head of household to provide the name and age of every resident of the Unit, and so to certify as to its accuracy.
 - 3. A copy of the property tax assessment and property tax payment for the unit;
 - 4. A copy of a New Jersey driver's license for every member of the household who has been issued a current driver's license; or for every member of the household who has not been issued a current New Jersey driver's license, an alternative identification, issued by the State of New Jersey or the federal government, that clearly includes the address of the household member.
 - 5. A copy of the most recent two (2) utility bills from at least three (3) of the following utilities: water, sewer, gas, electric, TV, phone and internet services provided to the Unit.

6. A signed and notarized statement from every member of the household 18 years or older that the Unit is their primary residence; that they reside in the Unit 260 days or more during the course of each year; that no part of the Unit is leased to any other party for any purpose; that no persons outside of the household resides in the Unit or uses the Unit address for their residency.
- E. The AA shall inform the Borough and the Owner as to the status of each application within 10 days.
- F. In the event that an Owner is not approved for the program, an appeal can be made to the Borough through the Municipal Housing Liaison.
- G. Once approved and certified for eligibility, the Owner will continue to qualify for the program for each month of residency until such time as the limit of grant funding for the Affordable Unit is reached or the program funds are no longer available.
- H. In the event that the limit of grant funding for a particular Affordable Unit is reached, or there are no longer funds in the Housing Trust Fund for the program, the Owner will be notified by the AA.
- I. Each year, during the month of January, the Associations will be required to submit to the Administrative Agent an owner report that details the beginning date and, if applicable, the ending date for each owner's membership in the Association during the prior 12-month period.
- J. The Administrative Agent will review the owner's report for accuracy, and, if approved, forward same to the Borough for processing.
- K. A check for the amount due to eligible owners will be processed and sent directly to the Association in January of the year following.
- L. The Association will credit the accounts of the existing owners in an amount that is equal to the funding provided to the Association by the Borough.
- M. The Administrative Agent will audit the program by contacting a random number of owners and former owners to ensure that the funding has been properly distributed.

VII. PROGRAM LIMITATIONS

The HOA-FA Program will continue, contingent upon the availability of funds within the Affordable Housing Trust Fund. The reduction or elimination of available funds will result in a corresponding reduction or elimination of HOA-FA Program grants. Notwithstanding anything herein to the contrary, the funding for each Affordable Unit is limited to an aggregate of \$2,000, and the amount available for each unit in any given year is based on the Trust Fund account balance and subject to change without notice.

Piazza & Associates

AFFORDABILITY ASSISTANCE:
RENTAL ASSISTANCE PROGRAM
("RAP")

OPERATING MANUAL

February 2023 (revised)

PIAZZA & ASSOCIATES MANUAL FOR AFFORDABILITY ASSISTANCE: RENTAL ASSISTANCE PROGRAM

I. PREFACE

N.J.A.C. 5:97-8.8(a) states that "...at least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low and moderate income households in affordable units included in the municipality's Fair Share Plan. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs." There are currently 33 occupied affordable rental units in the Borough of Montvale (the "Borough") and 21 affordable units that are in the process of being rented up. To that end, the Borough has prepared a spending plan (approved by the Borough Council on May 8, 2018) that includes a Rental Assistance Program ("RAP").

II. INTRODUCTION

This RAP Manual has been prepared to assist in the administration of the RAP. It will serve as a guide to the program staff, landlords and tenants.

This manual describes the basic content and operation of the program, examines program purpose and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the RAP process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, contract payments and overall program administration.

The program requirements are subject to change and grant funding is subject to availability.

The following represents the procedures developed to implement the RAP.

III. PROGRAM DESCRIPTION

This program makes available grants of between \$30.00 and \$100 per affordable rental unit (the “Affordable Units”), per month for the calendar year 2023 (retroactive to January 1, 2023). The Borough’s Spending Plan has allocated a maximum of \$120,000 for this program, to be spent between 2018 and 2025. These funds will be distributed on a monthly basis by the Borough to landlords for each household renting an Affordable Units, based on the number of tenants residing in Affordable Units on the first of each month. Notwithstanding anything herein to the contrary, tenants of Affordable Units who are receiving a project-based federal rent subsidy will not receive a subsidy under this RAP.

The Affordable Units that do not receive a federal project-based rent subsidy are currently located in the following properties:

1. Greenway (2 units);
2. Bear Brook Village (5 units);
3. Nottingham Manor (8 units);
4. Montvale Commons (18 units);
5. Madeline Partners (10 units); and
6. Charlestowne Court (3 units)

Affordable Units to be placed into service by December 31, 2019:

1. Alexa (18 units, 2 of which are very low income).
2. Montvale Station (3 units)
3. The District North Market (44 units, 6 of which are very low income).

IV. PROGRAM REQUIREMENTS

Participation in this program requires:

- A. At the time the tenant in the Affordable Unit (hereinafter, “the Tenant”) is applying for the grant, the Tenant residing in the affordable home, and the household (including everyone living in the affordable home) must be re-certified as having a gross annual income that is less than 80% of the Regional Median Income for COAH Region I, (AKA “Moderate Income”), pursuant to by N.J.A.C. 5:80-26.1 et seq. (Tenants who were income-certified for initial occupancy within the prior six months do not need to be re-certified.)

The determination of income the Borough or its Administrative Agent (“AA”) during the recertification process will have no impact on the eligibility of the

Tenant to remain in the Affordable Unit, since there is no limit on income after the initial occupancy of each Tenant. However, the Tenant must be in compliance with the affordable housing restrictions in order to take advantage of the grants provided under this program.

The AA shall recertify Tenants using the same process and under the same terms and conditions that it uses to certify applicants to purchase affordable units in the Borough, as set forth by N.J.A.C. 5:80-26.1 et seq. and the procedures set forth in the Operating Manual for that purpose.

- B. The Tenant must be in compliance with the residency requirements of Uniform Housing Affordability Controls (NJAC 5:80-25.1 et seq.), including the requirement that the Affordable Unit be the principal residence of the Tenant.

V. Funding and Distribution

The funding projections are detailed in the Spending plan.

VI. THE PROCESS

- A. The Borough will designate a qualified Administrative Agent to prepare the documentation and implement this program.
- B. The AA will prepare and mail a letter to the Landlords and Tenants, announcing this program and its parameters. The letter to the Tenants will be accompanied by an application form for the program.
- C. Income-eligibility for the RAP is based on the recertification form and accompanying documentation, sufficient for the AA to certify the gross annual income of the applicant pursuant to N.J.A.C. 5:80-26.1 et seq., and as set forth in the applicable Operating Manual of the Borough.
- D. Verification of residency will be based on the submission by the Tenant of the RAP application form and review by the AA of the following documents.
 - 1. A Municipal Residency Form, which requires each head of household to provide the name and age of every resident of the Unit, and so to certify as to its accuracy.
 - 2. A copy of the current lease for the Affordable Unit.
- E. The AA shall inform the Borough and the Tenant as to the status of each application within 10 days.
- F. In the event that an Tenant is not approved for the program, an appeal can be made to the Borough through the Municipal Housing Liaison.

- G. Once approved and certified for eligibility, the Tenant will continue to qualify for the program for each month of residency until such time as the limit of grant funding for the Affordable Unit is reached or the program funds are no longer available.
- H. In the event that the limit of grant funding for a particular Affordable Unit is reached, or there are no longer funds in the Housing Trust Fund for the program, the Tenant will be notified by the AA.
- I. Each month, the Landlords will be required to submit to the Administrative Agent a rent roll that details the occupancy of each Affordable Unit and, if applicable, the ending date for each lease.
- J. The Administrative Agent will review the rent roll for accuracy, and, if approved, forward same to the Borough for processing.
- K. A check for the amount due to Tenants will be processed and sent directly to the Landlord prior to the 20th of each month.
- L. The Landlord will credit the accounts of the income-qualified Tenants in an amount that is equal to the funding provided to the Landlord by the Borough.
- M. The Administrative Agent will audit the program by contacting a random number of Tenants to ensure that the funding has been properly distributed.

VII. PROGRAM LIMITATIONS

The RAP will continue, contingent upon the availability of funds. The reduction or elimination of available funds will result in a corresponding reduction or elimination of RAP grants. Likewise, if there are funds available in excess of the program projections, the annual grants will be increased proportionately.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 66-2023**

RE: Authorize Execution of Agreement with Four Seasons At Ridgemont Condominium Association, Inc. Municipal Service Agreement

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

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

WHEREAS, this agreement shall remain in effect for a five year period to commence on January 1, 2023 and terminating on December 31, 2027; and

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

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE



PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT

THIS PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT made this 1st day of January, 2023, by and between the BOROUGH OF MONTVALE, with offices at 12 DePiero Drive, Montvale, New Jersey, 07645 (hereinafter the "Borough") and FOUR SEASONS AT RIDGEMONT CONDOMINIUM ASSOCIATION, INC. (hereinafter the "Association"), a homeowners association or other not-for-profit entity responsible for management of a qualified private community as defined in *N.J.S.A. 40:67-23.2 et seq.* (hereinafter the "Condo Services Act") with its manager having its offices c/o Cedarcrest Property Management, Inc., 91 Clinton Road, Suite 2D, Fairfield, New Jersey 07004.

WITNESSETH:

WHEREAS, the Condo Services Act, *N.J.S.A. 40:67-23.2, et seq.*, provides for a phase-in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by a municipality in lieu of such reimbursement; and

WHEREAS, the Four Seasons at Ridgemont condominium complex ("Four Seasons") consists of 108 units, approximately 72 of which are located within the Borough of Montvale; and

WHEREAS, the Four Seasons complex includes approximately 0.29 miles of interior roadways ("Four Seasons roadways"), a portion of which is located within the Borough of Woodcliff Lake; and

WHEREAS, the Borough has determined that the Four Seasons roadways would require five (5) streetlights to be consistent with the lighting provided in the Borough at-large, at a cost per-streetlight of \$202.86; and

WHEREAS, the Borough has further determined that the Four Seasons roadways would require approximately six (6) hours per year spent on the removal of snow and other obstructions at the cost of \$215.00 per hour; and

WHEREAS, the municipal services addressed by this Agreement consist of the following enumerated services (hereinafter the "Condo Services"):

- (1) Reimbursement for removal of snow, ice and other obstructions from the roads and streets;
- (2) Reimbursement for the cost of lighting of the roads and streets, to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment; and
- (3) Collection, removal and disposal of leaves, recyclable materials and solid waste along the roads and streets.

WHEREAS, the Borough and the Association hereby agree that the Borough shall provide for the collection and disposal of solid waste and recyclable materials at the Four Seasons pursuant to its existing municipal contract for these services; and

WHEREAS, the Borough and the Association have agreed upon provisions for reimbursement to the Association by the Borough for other enumerated services in full satisfaction of the Borough's obligations under the Condo Services Act.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration duly acknowledged, the parties hereto agree as follows:

1. Purpose and Interpretation. This Agreement is intended to implement the Condo Services Act as presently in force in the State of New Jersey, and shall be interpreted in a manner consistent with said current statutory enactment. In the event of any subsequent amendment to the Condo Services Act, this Agreement shall remain in full force and effect unless notice is given by the Borough of its intent to initiate modification of its provisions as a result of any such amendment.
2. Definitions. The following definitions shall apply in this Agreement:
 - A. *Reimbursable Costs* include and are expressly limited to "Reimbursable Removal Costs" and "Reimbursable Lighting Costs" as said terms are defined below, and as calculated, adjusted and limited in accordance with this Agreement.
 - B. *Reimbursable Removal Costs* refers to the cost that would be incurred by the municipality in directly providing for the removal of snow, ice and other obstructions from the roads and streets located on the Association's property in similar manner as said service is provided to single family residences through the Borough's various departments including the Department of Public Works, excluding all costs attributable to clearing sidewalks, parking lots and all other areas of the Association's property other than roads and streets. It is specifically

provided that said service shall not include the repair, re-paving, replacement or maintenance of any road or street located on Association property.

C. *Reimbursable Lighting Costs* refers to the cost that would be incurred by the municipality in directly providing for the lighting of roads and streets located on the Association's property in the same fashion as those services are provided on the public roads and streets to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment.

3. Borough Option to Provide Services. Anything to the contrary notwithstanding, the Borough reserves the right to provide to the Association any category of Condo Services in lieu of paying Reimbursable Costs to the Association for such service or services. If the Borough elects to provide any service to the Association, or to terminate any such service after it has been provided, the Association shall be given thirty (30) days advance written notice thereof by the Borough. The Borough shall not be obligated to pay Reimbursable Costs to the Association for any expense incurred by the Association for any service while the same service is being provided by the Borough. If the Borough elects to provide any service, the Association shall pay the cost of any insurance riders required by the Borough to enable the Borough's vehicles to operate on the Association's private road and streets in accordance with *N.J.S.A. 40:67-23.4*.
4. Commencement Date. This Agreement shall be deemed to have commenced and become effective as of January 1, 2023, and this Agreement shall remain in effect for an initial period of five (5) years, terminating on December 31, 2027, unless notice is sent by the Borough as provided in Paragraph 1.

5. Reimbursed Condo Services. It is hereby agreed by the parties that the Borough shall pay to the Association a maximum sum of \$2,304.30 per year, said sum representing the maximum total of Reimbursable Costs pursuant to the Condo Services Act. Said sum shall consist of the following components:
- A. Reimbursable Removal Costs: The Borough shall pay to the Association 100% of the Reimbursable Removal Costs as defined above. It is agreed that said cost is approximately 6 hours at a rate of \$215.00 per hour, for a total sum of \$1,290.00 per year.
 - B. Reimbursable Lighting Costs: The Borough shall pay to the Association 100% of the Reimbursable Lighting Costs as defined above. It is agreed that said cost is five (5) streetlights at a rate of \$202.86 per light, for a total sum of \$1,014.30 per year. It being provided, however, that the Borough may elect to have said costs billed directly to it by the providing utility. In such event, the Association shall only be entitled to reimbursement to the date such direct billing commences. The Association shall cooperate fully to the extent necessary to implement such direct billing.
6. Borough Provided Condo Services. As of the commencement date hereof, the Borough shall provide the following Condo Services to the Association:
- A. Collection, removal and disposal of leaves, recyclable materials and solid waste along the roads and streets. The Borough shall be responsible for the collection, removal and disposal of leaves, recyclable materials and solid waste from the Association's roads and streets in similar manner as said service is provided to

single family residences through the Borough's various departments including the Department of Public Works.

7. Reimbursement Undertaking. Subject to compliance by the Association with all substantive provisions and procedural requirements of this Agreement, the Borough hereby agrees to provide annual reimbursement to the Association for the Association's total Reimbursable Costs.
8. Reimbursement Procedure. Requests by the Association for the payment of reimbursement under this Agreement shall be processed pursuant to the following procedure:
 - A. The Association shall submit a signed voucher to the Borough with each request for payment, using voucher forms to be provided by the Borough.
 - B. Vouchers shall be submitted on an annual basis for which reimbursement is requested upon incurring expenses up to \$1,290.00 for snow, ice and obstruction removal and \$1,014.30 for site lighting, but no later than February 15 of the following year. Each voucher shall contain a separate line item entry for each category and subcategory of Reimbursable Costs for which reimbursement is requested. With respect to all Reimbursable Costs, each voucher shall be accompanied by copies of invoices, payment receipts and other appropriate documentation which demonstrates to the satisfaction of the Borough that all costs constitute Reimbursable Costs and that the Association incurred all costs during the applicable reimbursement period. Vouchers conforming to the aforementioned procedures will be paid within sixty (60) days. Vouchers shall not be processed for payment by the Borough if they do not conform with these

requirements. In that event, the Association will be given notice and the opportunity to provide additional requested documentation and/or otherwise cure any nonconformity with these submission requirements.

C. The Borough will review the Association's documentation and determine whether the requested reimbursement is consistent with and authorized by this Agreement. The Borough will provide the Association with written notice of any intention to disallow any excess amount or unauthorized portion of the reimbursement request.

D. Following formal approval of a reimbursement request, payment to the Association shall be made in accordance with routine Borough procedures for the payment of vouchers.

9. Notice. Any notice shall be conclusively deemed to have been received by the addressee and to be effective on the date on which personally delivered to the addressee for each such party set forth on Page 1 of this Agreement or, if sent by certified mail, return receipt requested, on the third business day after the day on which mailed to said addressee.

10. Concerning Successors and Assigns. Whenever in this Agreement any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party; and all covenants, promises and agreements, by or on behalf of any party hereto which are contained in this Agreement, shall bind its successors and assigns and inure to the benefit of its successors and assigns.

11. Modifications in Writing. Modifications or the waiver of any provisions of this Agreement shall in no event be effective unless the same shall be in writing and signed

by the parties hereto, and then such modification or waiver shall be effective only in the specific instance and for the specific purpose for which given.

12. Failure to Exercise Rights. Neither any failure nor any delay on the part of either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of any other right, power or privilege.
13. Assignment. There shall be no assignment of this Agreement by any party hereto.
14. Section Headings. The section headings contained herein are the reference purposes only and shall not in any way affect the meaning or interpretation of the Agreement.
15. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
16. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.
17. Reservation. Except as otherwise expressly set forth in this Agreement, and subject to the provisions of this Agreement being in accordance with the Condo Services Act, the Borough reserves all of its rights and powers under the Condo Services Act and other laws as a municipality of the State of New Jersey, and the Association reserves all of its rights and powers under the Condo Services Act.
18. Entire Agreement. This Agreement and its provisions constitutes the entire understanding and agreement of the parties regarding all matters covered by the Condo Services Act, and any prior discussions, representations, understandings and agreements are hereby superseded by this Agreement. The parties agree to be bound hereby and

acknowledge that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the
day and year first above written.

WITNESS/ATTEST:

BOROUGH OF MONTVALE

By: Carol Manhart

By: Joseph W. Voytus
Borough Administrator

WITNESS/ATTEST:

FOUR SEASONS AT RIDGEMONT
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]

By: Angel Cabrera
Property Director

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 67-2023**

Re: A Resolution Awarding a Two-Year Extension to the Contract with Westphal Waste Services, Inc. for Solid Waste Collection and Disposal Services Pursuant to N.J.S.A. 40A:11-15

WHEREAS, by Resolution No. 121-2020 the Borough of Montvale did award a three-year contract to Westphal Waste Services, Inc., 14 Jay Street, Norwood, New Jersey 076458, for solid waste collection and disposal services within the Borough, with the potential for up to two years of mutual extensions pursuant to N.J.S.A. 40A:11-15; and

WHEREAS, the Borough has determined that the services being provided by Westphal are being provided in an effective and efficient manner, and the Borough wishes to extend the contract for an additional two years; and

WHEREAS, the annual increases for the two extension years of the contract shall be 9.5% and 7.5%, respectively, which increases are compliant with the requirements of N.J.S.A. 40A:11-15; and

WHEREAS, Westphal has consented to the terms of this proposed extension; and

WHEREAS, the Borough CFO 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 as follows:

The Borough does authorize a two-year extension of the contract between the Borough of Montvale and Westphal Waste Services, Inc. pursuant to N.J.S.A. 40A:11-15, at annual increases of 9.5% commencing September 1, 2023, and 7.5% commencing September 1, 2024.

The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute an amendment to the contract with Westphal to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

This resolution shall take effect immediately.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 68-2023**

A Resolution Authorizing the Borough of Montvale Police Department to Apply, Enroll and Participate in the Department of Defense Law Enforcement Support Office ("LESO") 1033 Program to Enable the Montvale Police Department to Request and Acquire Excess Department of Defense Equipment

WHEREAS, the Department of Defense Law Enforcement Support Office ("LESO") facilitates a law enforcement support program, which originated from the National Defense Authorization Act of Fiscal Year 1997; and

WHEREAS, Federal law permits the Secretary of the United States Department of Defense to transfer to municipal, federal and State agencies personal property of the Department of Defense that the secretary determines is suitable for use by agencies in law enforcement activities; and

WHEREAS, informally known as the "1033 Program", this initiative allows local law enforcement agencies to obtain, at little or no cost, surplus federal property, including vehicles, small arms, rescue equipment, medical supplies, and even office supplies originally intended for use by the United States Armed Forces; and

WHEREAS, although equipment is provided through the 1033 Program at no cost to municipal law enforcement agencies, these entities are responsible for costs associated with the maintenance, fueling and upkeep of this equipment, and for specialized training for its operation; and

WHEREAS, on March 16, 2015, Governor Christie signed Senate Bill No. 2364 (P.L. 2015, c.23), which now establishes, in the absence of federal requirements, a system of local oversight over local law enforcement agencies that participate in and acquire equipment through the 1033 Program; and

WHEREAS, pursuant to N.J.S.A. 40A:5-30.2a, municipal governing bodies must now authorize participation in the 1033 Program by a "resolution adopted by a majority of the full membership of the governing body of a local unit prior to transmittal of any such application to the State Coordinator" of the 1033 Program; and

WHEREAS, pursuant to N.J.S.A. 40A:5-30.2b, the acquisition of any property by a local law enforcement agency shall be approved by a "resolution adopted by a majority of the full membership of the governing body"; and

WHEREAS, the Chief of Police of the Montvale Police Department has requested that the Governing Body authorize the Police Department to participate in the 1033 Program; and

WHEREAS, the Governing Body of the Borough of Montvale has determined that it is in the best interests of the residents of the Borough of Montvale to authorize the Police Department to apply, enroll and participate in the 1033 Program.

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

1. The Chief of Police or his designee, on behalf of the Montvale Police Department, is hereby authorized and empowered to apply, enroll and participate in the Department of Defense Law Enforcement Support Office 1033 Program, with the authorization to participate terminating on December 31 of the current calendar year.
2. The Chief of Police shall be responsible for ensuring compliance with the requirements for participation as outlined in 10 U.S.C. 2576a for all controlled equipment.

3. The Montvale Police Department is hereby authorized to acquire items of non-controlled property designated as DEMIL A, which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the Montvale Police Department, without restriction.
4. The Montvale Police Department is further authorized to acquire the identified "DEMIL B through Q" property on Exhibit A, attached hereto and expressly made a part hereof, if it shall become available in the period of time for which this resolution authorizes.
5. The Police Chief shall develop and implement a full training plan and policy for the maintenance and use of any acquired property; and
6. Pursuant to N.J.S.A. 40A:5-30.2b, the Chief of Police, or his designee, shall maintain an inventory of surplus property obtained under the 1033 Program, and shall provide a quarterly accounting of all property obtained through the 1033 Program, which shall be available to the public upon request; and
7. This resolution shall take effect immediately and shall be valid to authorize requests to acquire the above-identified DEMIL A property and DEMIL B through Q property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year.

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

Adopted: February 14, 2023

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,490,983.89	Bill List Wire 2/14/2023
	<u>280,742.90</u>	Wires/Manual Checks
Current TOTAL	3,771,726.79	
Capital	47,186.10	Bill List Wire 2/14/2023
Escrow	62,240.75	Bill List Wire 2/14/2023
Police Outside Detail	29.21	Bill List Wire 2/14/2023
Housing Trust	810.20	Bill List Wire 2/14/2023
Open Space Trust	2,375.00	Bill List Wire 2/14/2023
General Trust	588.25	Bill List Wire 2/14/2023
Recreation Trust	2,168.61	Bill List Wire 2/14/2023
Dog Trust	1,879.80	Bill List Wire 2/14/2023

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 2/14/23*

Introduced by: _____

Approved: 2/14/23

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
February 14, 2023

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		1/27/23	Payroll Account-Current	179,775.00
WIRE		1/27/23	Salary Deduction Account	100,867.90
WIRE		1/27/23	FSA Account	100.00
Total				<u>280,742.90</u>

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Page No: 1

P.O. Type: All

Range: First to Last

Format: Condensed

Vendors: All

Rcvd Batch Id Range: First to Last

Include Non-Budgeted: Y

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
		23-00090	01/13/23	COPY MACHINE LEASE - MAILROOM	Open	399.00	0.00		B
00027	BT SPECIALTIES								
		22-01490	11/21/22	L.HOPPER YRS. OF SERVICE PLAQ	Open	64.00	0.00		
00047	D & E UNIFORM								
		23-00137	01/18/23	SLEO 111 CLOTHING	Open	1,541.40	0.00		
00055	FOLEY, ALISHA								
		23-00107	01/13/23	REIMB 2022 CLTHG ALLOW & SUPPL	Open	319.48	0.00		
		23-00212	01/31/23	REIMBURSEMENT FLOWERS POLICE	Open	100.00	0.00		
						419.48			
00064	MUNNOS ITALIAN DELI								
		23-00025	01/03/23	Dinner for Annmarie Russo Fami	Open	159.71	0.00		
00095	HANRAHAN, ROBERT								
		23-00171	01/23/23	ENVIRONMENTAL COMMISSION REIMB	Open	63.00	0.00		
00097	CABLEVISION								
		23-00200	01/30/23	07873-199375-01-1 OPTIMUM	Open	194.98	0.00		
		23-00233	02/02/23	07873-218840-01-0 OPTIMUM	Open	21.06	0.00		
		23-00234	02/02/23	07873-240495-01-5 OPTIMUM	Open	236.23	0.00		
						452.27			
00102	MGL PRINTING SOLUTIONS								
		22-01568	12/02/22	CLERK/PLANNING/TAX SUPPLIES	Open	2,358.00	0.00		
00104	MONTVALE BOARD OF EDUCATION								
		23-00003	01/03/23	2023 LOCAL SCHOOL TAXES	Open	1,461,254.00	0.00		B
00111	AACOM BUSINESS SOLUTIONS								
		22-01666	12/16/22	PD COMPUTER MAINT & REPAIRS	Open	685.00	0.00		
00112	MONTVALE SENIOR CLUB								
		22-01623	12/13/22	SENIOR CLUB - TRANSPORTATION	Open	1,345.00	0.00		
		23-00140	01/19/23	SENIOR CLUB ZOOM RENEWAL	Open	159.83	0.00		
		23-00141	01/19/23	SENIOR CLUB NEW YEARS EVE	Open	640.00	0.00		
						2,144.83			
00116	VERIZON								
		23-00202	01/30/23	651-285-414-0001-73 VERIZON	Open	286.88	0.00		
00118	NJ STATE LEAGUE OF								
		23-00117	01/17/23	2023 MEMBERSHIP DUES - NJLM	Open	757.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00125	NORTHWEST BERGEN REGIONAL								
		23-00158	01/20/23	2023 HEALTH SERVICES	Open	5,237.00	0.00		B
00135	PASCACK VALLEY MAYORS' ASSOC								
		22-01380	10/28/22	PASCACK VALLEY MAYORS' ASSOC.	Open	705.57	0.00		
		23-00154	01/19/23	PASCACK VALLEY MAYORS' ASSOC.	Open	323.39	0.00		
						<u>1,028.96</u>			
00137	PASCACK VALLEY REGIONAL HS DST								
		23-00002	01/03/23	2023 REGIONAL SCHOOL TAXES	Open	1,207,879.17	0.00		B
00142	PITNEY BOWES, INC.								
		23-00257	02/08/23	POSTAGE MACHINE SUPPLIES	Open	186.99	0.00		
00146	PSE&G CO.								
		23-00251	02/08/23	PSE&G DECEMBER 2022	Open	9,195.02	0.00		
		23-00252	02/08/23	PSE&G JANUARY 2023	Open	2,280.26	0.00		
						<u>11,475.28</u>			
00159	AMADO, HERMINIO								
		23-00208	01/31/23	REMB MEAL ALLOW TRAINING	Open	111.27	0.00		
00163	STAR PRESS, INC.								
		23-00050	01/06/23	WINDOW AND REGULAR ENVELOPES	Open	630.00	0.00		
00164	STATELINE FIRE & SAFETY, INC.								
		23-00142	01/19/23	ANNUAL FIRE EXTINGUISHER INSP	Open	965.25	0.00		
00166	MUNIDEX, INC.								
		23-00033	01/04/23	2023 PETS SOFTWARE LICENSE	Open	1,581.00	0.00		
00215	TOWNSHIP OF RIVER VALE								
		23-00085	01/13/23	2023 PASCACK VALLEY DPW	Open	317,686.42	0.00		B
00244	EAST COAST EMERGENCY LIGHTING								
		21-01552	12/07/21	PD FORD EXPLORER UPFIT PKG	Open	14,122.69	0.00		
00250	FIRE AND SAFETY SERVICES LTD								
		22-01247	10/03/22	ANNUAL UL AERIAL TESTING - M5	Open	1,495.00	0.00		
00258	ROCKLAND ELECTRIC COMPANY								
		23-00250	02/08/23	ROCKLAND ELECTRIC JANUARY 2023	Open	25,913.82	0.00		
		23-00253	02/08/23	ROCKLAND ELECTRIC JANUARY 2023	Open	15,189.68	0.00		
						<u>41,103.50</u>			
00297	FRA TECHNOLOGIES								
		23-00077	01/12/23	MILS PROGRAM	Open	675.00	0.00		
00329	NJ STATE DEPT. OF HEALTH								
		23-00235	02/02/23	STATE DOG LICENSE FEE	Open	298.80	0.00		
00375	BOROUGH OF PARK RIDGE								
		23-00061	01/09/23	TRI-BORO FUEL - NOVEMBER 2022	Open	6,155.71	0.00		

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Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00375	BOROUGH OF PARK RIDGE			Continued					
		23-00120	01/17/23	TRI - BORO RADIO EXPENSES	Open	<u>2,212.51</u> 8,368.22	0.00		
00379	NJ CONFERENCE OF MAYORS								
		23-00048	01/06/23	NJCM 2023 MEMBERSHIP DUES	Open	395.00	0.00		
00400	FAIRFIELD MAINTENANCE, INC.								
		22-01402	11/03/22	ANNUAL COMPLIANCE TESTING	Open	2,945.00	0.00		
00440	BERGEN CTY LEAGUE OF MUNICIP								
		23-00192	01/26/23	ANNUAL DUES MAYORS LEAGUE 2023	Open	150.00	0.00		
00448	V.E. RALPH & SON, INC.								
		23-00101	01/13/23	PD MEDICAL SUPPLIES	Open	62.00	0.00		
00456	EAGLE POINT GUN								
		22-01433	11/09/22	PD AMMUNITION	Open	3,480.00	0.00		
00502	BOROUGH OF HILLSDALE								
		23-00055	01/06/23	CHILD HEALTH CONFERENCE 2023	Open	250.00	0.00		
00578	TREASURER, STATE OF NJ DCA								
		23-00134	01/18/23	4TH QUARTER DCA PAYMENT 2022	Open	8,686.00	0.00		
00582	MICROSYSTEMS-NJ.COM, L.L.C.								
		23-00153	01/19/23	ANNUAL TAX BILLING SERVICE	Open	120.00	0.00		
		23-00160	01/20/23	TAX ASSESSOR POST CARDS	Open	<u>2,290.24</u> 2,410.24	0.00		
00595	KEY - TECH								
		23-00074	01/12/23	REFUND OVERPAYMENT	Open	29.21	0.00		
00602	ANCHOR FENCE CONTRACTORS, INC.								
		23-00098	01/13/23	FIELDSTONE FENCE REPAIR	Open	1,575.00	0.00		
00660	AMERICAN ASPHALT & TRUCKING								
		22-00468	04/07/22	NJDOT FY2021 - STREET IMPROV.	Open	188,768.68	0.00		B
00705	APPROVED SURGICAL SUPPLIES INC								
		22-01665	12/16/22	PD OXYGEN REFILLS	Open	90.00	0.00		
		23-00161	01/20/23	PD OXYGEN REFILLS	Open	<u>84.00</u> 174.00	0.00		
00730	BOGGIA, BOGGIA, BETESH & VOYTUS								
		22-00112	01/18/22	2022 LEGAL FEES	Open	10,456.64	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN								
		22-00117	01/18/22	2022 ENGINEER RETAINER	Open	450.00	0.00		B
		22-00118	01/18/22	2022 GENERAL ENGINEERING	Open	4,796.00	0.00		B
		22-00123	01/18/22	BOROUGH PLANNER	Open	354.00	0.00		B
		22-01410	11/03/22	MONTVALE MASTER PLAN	Open	669.75	0.00		B
		22-01527	11/29/22	2022-2023 AFFORDABLE HOUSING	Open	531.00	0.00		B

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00731	COLLIER'S ENGINEERING & DESIGN	Continued					
23-00040	01/04/23	MUNICIPAL ENGINEERING REVIEW	Open	1,176.50	0.00		
23-00043	01/05/23	MUNICIPAL ENGINEERING REVIEW	Open	226.25	0.00		
23-00070	01/11/23	MUNICIPAL PLANNING REVIEW	Open	1,009.50	0.00		
23-00071	01/11/23	MUNICIPAL PLANNING REVIEW	Open	221.25	0.00		
23-00072	01/11/23	MUNICIPAL ENGINEERING REVIEW	Open	1,448.00	0.00		
23-00079	01/12/23	MUNICIPAL PLANNING REVIEW	Open	265.50	0.00		
23-00080	01/12/23	MUNICIPAL ENGINEERING REVIEW	Open	18,544.75	0.00		
23-00081	01/12/23	MUNICIPAL ENGINEERING REVIEW	Open	7,407.00	0.00		
23-00087	01/13/23	MUNICIPAL ENGINEERING REVIEW	Open	3,577.00	0.00		
23-00088	01/13/23	MUNICIPAL ENGINEERING REVIEW	Open	1,357.50	0.00		
23-00093	01/13/23	MUNICIPAL ENGINEERING REVIEW	Open	2,944.50	0.00		
23-00094	01/13/23	MUNICIPAL ENGINEERING REVIEW	Open	1,872.50	0.00		
23-00095	01/13/23	MUNICIPAL ENGINEERING REVIEW	Open	452.50	0.00		
23-00125	01/18/23	MUNICIPAL ENGINEERING REVIEW	Open	4,977.50	0.00		
23-00126	01/18/23	MUNICIPAL PLANNING REVIEW	Open	7,404.50	0.00		
23-00127	01/18/23	MUNICIPAL ENGINEERING REVIEW	Open	1,753.75	0.00		
23-00133	01/18/23	MUNICIPAL ENGINEERING REVIEW	Open	362.00	0.00		
23-00151	01/19/23	2023 BOROUGH PLANNER	Open	138.75	0.00		B
23-00183	01/25/23	MUNICIPAL ENGINEERING REVIEW	Open	950.25	0.00		
23-00206	01/30/23	MUNICIPAL PLANNING REVIEW	Open	185.00	0.00		
				63,075.25			
00762	HARBORTOUGH						
22-01654	12/16/22	COURT CREDIT CARD - NOVEMBER	Open	70.61	0.00		
00773	AXON ENTERPRISE, INC.						
22-01099	09/06/22	PD TASER TRAINING INSTRUCTOR	Open	375.00	0.00		
22-01650	12/15/22	PD TASER CARTRIDGES	Open	2,093.86	0.00		
				2,468.86			
00789	NJAPZA						
23-00176	01/24/23	2023 MEMBERSHIP DUES	Open	100.00	0.00		
00801	WESTPHAL WASTE SERVICES, INC.						
22-00185	01/27/22	2022 GARBAGE COLLECTION	Open	69,250.00	0.00		B
23-00254	02/08/23	2023 GARBAGE COLLECTION	Open	69,250.00	0.00		B
				138,500.00			
00812	NJ STATE ASSOCIATION OF						
23-00138	01/18/23	NEW CHIEF ASSOC DUES	Open	475.00	0.00		
00926	GRAINGER, INC.						
22-01599	12/06/22	Fire Department items	Open	1,752.80	0.00		
00996	ULINE, INC.						
23-00204	01/30/23	industrial shelving archive rm	Open	342.43	0.00		
00999	AMAZON.COM SERVICES, INC.						
23-00187	01/26/23	office supplies	Open	370.63	0.00		
01046	TOWNHOMES AT OLDE WOODS CONDOM						
22-00558	04/27/22	2022 SNOW & LIGHTING MAXIMUM	Open	1,116.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01132	COOPERATIVE COMMUNICATIONS, INC.								
	23-00046	01/06/23		NEW TELEPHONE	Open	670.00	0.00		
	23-00203	01/30/23		2023 BORO PHONE 201-391-5700	Open	2,097.65	0.00		B
						2,767.65			
01152	BAVIELLO LANDSCAPING CO., INC.								
	22-01354	10/26/22		GREEN GIANT ARBORVITAE	Open	1,000.00	0.00		
	22-01615	12/12/22		GREEN GIANT ARBORVITAE	Open	2,020.00	0.00		
						3,020.00			
01241	ALMAGASA CORP.								
	23-00119	01/17/23		SITE PLAN REVIEW DINNER	Open	122.14	0.00		
01278	MCNERNEY & ASSOCIATES, INC.								
	23-00066	01/10/23		TRIAL PREPARATION	Open	350.00	0.00		
01330	GHASSALI, MICHAEL								
	23-00110	01/17/23		MAILCHIP	Open	119.00	0.00		B
01367	VLADICK, MATTHEW								
	23-00102	01/13/23		REIMB 2022 CLOTHING ALLOWANCE	Open	336.37	0.00		
01453	STEIN'S FRESH BAGEL INC.								
	22-01672	12/29/22		chief's retirement breakfast	Open	1,177.88	0.00		
01517	LUDWIG, DAVID								
	23-00097	01/13/23		Mileage for 2022	Open	643.22	0.00		
01576	NEW JERSEY BUILDING OFFICIALS								
	23-00157	01/20/23		NJBOA MEMBERSHIP RENEWAL	Open	100.00	0.00		
01616	GEORGI'S HOOK UP LLC.								
	22-01582	12/06/22		PD WINDOW TINTS HQ	Open	1,000.00	0.00		
01643	LORANGER, LISA								
	23-00191	01/26/23		MAILCHIMP REIMBURSEMENT	Open	100.00	0.00		
01645	BOROUGH OF WOODCLIFF LAKE								
	23-00075	01/12/23		PAVING WOODMONT DRIVE	Open	29,859.60	0.00		
01694	AFFORDABLE HOUSING PROF. OF NJ								
	23-00118	01/17/23		2023 AHPNJ MEMBERSHIP DUES	Open	115.00	0.00		
01732	PICKLEBALL CENTRAL								
	22-01467	11/17/22		PICKLEBALL SET	Open	589.97	0.00		
01748	WERBA, JOSEPH								
	23-00108	01/13/23		REIMB 2022 CLOTHING ALLOWANCE	Open	216.96	0.00		
01749	ROMAN, ANDREW								
	23-00106	01/13/23		REIMB 2022 CLOTHING ALLOWANCE	Open	980.01	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01767	VERIZON								
		23-00197	01/27/23	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
01828	CGP&H, LLC								
		22-01159	09/20/22	PROFESSIONAL HOUSING REHAB SVC	Open	279.20	0.00		B
01833	MC GEE, HEATHER (PETTY CASH)								
		23-00209	01/31/23	REIMB PETTY CASH	Open	283.45	0.00		
01856	MONTVALE FLORIST								
		23-00132	01/18/23	PD FLOWERS CHIEF RETIREMENT	Open	50.00	0.00		
01891	TIGER RIDGE LLC								
		23-00135	01/18/23	PD GASOLINE PUMPS DOWN	Open	91.51	0.00		
01892	AC DAUGHTRY INC.								
		22-01352	10/25/22	ANNUAL HOSTED ACCESS-CARD READ	Open	2,080.87	0.00		
		23-00143	01/19/23	MAIN DOOR ENTRANCE RELAY	Open	394.50	0.00		
						2,475.37			
01894	JERSEY MAIL SYSTEMS, LLC								
		23-00028	01/04/23	INK FOR POSTAGE MACHINE	Open	228.00	0.00		
		23-00084	01/13/23	SUPPLIES FOR POSTAGE MACHINE	Open	258.95	0.00		
						486.95			
01895	INSTITUTE FOR PROFESSIONAL								
		23-00243	02/07/23	WEBINAR FOR TAX RATES/BUDGETS	Open	100.00	0.00		
01924	AIR SYSTEMS MAINTENANCE, INC								
		22-00505	04/14/22	HVAC UNITS MAINT. CONTRACT	Open	6,020.50	0.00		B
		23-00121	01/18/23	HVAC SERVICE CALL NO A/C	Open	1,052.36	0.00		
		23-00189	01/26/23	POLICE STATION NO AIR/HEAT	Open	570.00	0.00		
		23-00190	01/26/23	AIR HANDLER 2 BELT/PULLEY PROB	Open	1,499.97	0.00		
						9,142.83			
01946	HEARTSMART.COM								
		22-01531	11/29/22	PD ADULT AED PADS	Open	377.20	0.00		
01949	AT&T MOBILITY								
		23-00196	01/27/23	PD PATROL PHONES	Open	771.40	0.00		
01962	AT&T MOBILITY II LLC								
		23-00164	01/20/23	PD PATROL PHONE PLAN	Open	134.29	0.00		
01968	DISPOTO, NICHOLAS								
		23-00144	01/19/23	REIMB 2022 CLOTHING ALLOWANCE	Open	163.03	0.00		
02005	SALAZAR, DIEGO								
		23-00182	01/25/23	REIMB CLOTHING ALLOWANCE	Open	236.33	0.00		
02141	REGAN, ROBERT T., ESQ.								
		23-00065	01/10/23	ESCROW PAYMENTS	Open	448.50	0.00		
		23-00086	01/13/23	ESCROW PAYMENTS	Open	5,835.25	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02141	REGAN, ROBERT T., ESQ.				Continued				
		23-00129	01/18/23	ESCROW PAYMENT	Open	214.50	0.00		
		23-00217	01/31/23	ESCROW PAYMENTS	Open	195.00	0.00		
						6,693.25			
02559	INS. DESIGN ADMINSTRATORS								
		23-00056	01/06/23	2023 VISION BENEFITS	Open	300.00	0.00		B
02679	EDMUNDS GOVTECH								
		22-01622	12/12/22	CLOUD HOSTING LEVEL 1	Open	4,160.00	0.00		
		23-00083	01/13/23	2023 SOFTWARE MAINTENANCE	Open	16,687.55	0.00		
						20,847.55			
02757	TYCO ANIMAL CONTROL SERVICES								
		22-00115	01/18/22	2022 ANIMAL CONTROL SERVICES	Open	920.00	0.00		B
		22-00462	04/07/22	2022 GEESE CONTROL SERVICES	Open	400.00	0.00		B
		23-00255	02/08/23	2023 GEESE CONTROL SERVICES	Open	400.00	0.00		B
		23-00256	02/08/23	2023 ANIMAL CONTROL SERVICES	Open	980.00	0.00		B
						2,700.00			
03060	TRI-STATE TECHNICAL SERVICES								
		23-00060	01/09/23	NEW COMPUTER SET UP	Open	774.40	0.00		
		23-00063	01/09/23	NEW COMPUTER SET UP	Open	360.00	0.00		
		23-00114	01/17/23	2023 MICROSOFT WEB EXCHANGE	Open	448.00	0.00		B
		23-00124	01/18/23	2023 TEAM VIEWER RENEWAL	Open	675.00	0.00		
		23-00193	01/27/23	2023 COMPUTER MAINTENANCE	Open	790.42	0.00		B
						3,047.82			
03084	WESLEY SICOMAC DAIRY								
		22-00184	01/27/22	2022 MILK DELIVERY	Open	35.56	0.00		B
03215	UNUM LIFE INSURANCE								
		23-00005	01/03/23	2023 LIFE INSURANCE	Open	247.50	0.00		B
03472	AAA EMERGENCY SUPPLY								
		22-01292	10/13/22	SENSIT METHANE LEL SENSOR	Open	210.00	0.00		
		22-01470	11/17/22	HI RISE HOSE BAG	Open	477.00	0.00		
		22-01472	11/17/22	ANNUAL CALIBRATION OF OHD	Open	895.00	0.00		
		22-01570	12/05/22	BATTERIES FOR THERMAL CAMERA	Open	810.00	0.00		
						2,392.00			
03666	VERIZON -3070534								
		23-00188	01/26/23	450-001-742-0001-13 VERIZON	Open	68.93	0.00		
03682	CRUISE, E. K.								
		23-00163	01/20/23	REIMB CLOTHING EQUIP	Open	200.15	0.00		
03683	PIERRI, JASON								
		23-00104	01/13/23	REIMB 2022 CLOTHING ALLOWANCE	Open	453.34	0.00		
		23-00162	01/20/23	REIMB CLOTHING ALLOWANCE	Open	65.95	0.00		
						519.29			

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Borough of Montvale
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03727	STAPLES INC								
		23-00057	01/06/23	OFFICE SUPPLIES	Open	443.43	0.00		
		23-00082	01/12/23	CALENDAR, BINDERS, TABS	Open	51.79	0.00		
		23-00128	01/18/23	office supplies	Open	267.74	0.00		
						762.96			
03730	NJ DEPT OF ENVIRON PROTECTION								
		23-00078	01/12/23	BOILER AIR PERMIT	Open	885.00	0.00		
03743	S&S WORLDWIDE INC.								
		22-00688	06/01/22	ART & GENERAL SUPPLIES	Open	2,168.61	0.00		
03925	KALAFUT, CHRISTINE								
		23-00211	01/31/23	Deposit Slips- Current Account	Open	50.72	0.00		
Total Purchase Orders:		158	Total P.O. Line Items:		0	Total List Amount:		3,608,261.81	Total Void Amount: 0.00

Totals by Year-Fund						
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total
						Total
CURRENT FUND 2022	2-01	154,563.47	0.00	154,563.47	0.00	0.00
CURRENT FUND 2023	3-01	3,336,420.42	0.00	3,336,420.42	0.00	0.00
CAPITAL FUND	C-04	47,186.10	0.00	47,186.10	0.00	0.00
BOA ESCROW ACCOUN	E-08	62,240.75	0.00	62,240.75	0.00	0.00
POLICE OUTSIDE DE	P-10	29.21	0.00	29.21	0.00	0.00
OTHER TRUST ACCOU	T-03	1,398.45	0.00	1,398.45	0.00	0.00
DOG TRUST ACCOUNT	T-12	1,879.80	0.00	1,879.80	0.00	0.00
OPEN SPACE TRUST	T-14	2,375.00	0.00	2,375.00	0.00	0.00
RECREATION TRUST	T-19	2,168.61	0.00	2,168.61	0.00	0.00
Year Total:		7,821.86	0.00	7,821.86	0.00	0.00
Total of All Funds:		3,608,261.81	0.00	3,608,261.81	0.00	0.00