

**AGENDA
BOROUGH OF MONTVALE
WORK SESSION MEETING
Mayor and Council Meeting
September 27, 2022
Meeting to Commence 7:30 P.M.
Closed Executive Session 7:00 P.M.**

CLOSED/EXECUTIVE SESSION:

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

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

- a. Potential Acquisition of Property- Attorney Client Privilege
- b. Potential Litigation – 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

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2022-1525 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE CERTAIN CONSTRUCTION PERMIT FEES AND OTHER SUBCODE PERMIT FEES AND TO PROVIDE FOR A NEW TENANT/ RESALE CERTIFICATE

(Public Hearing 10-11-22)

MINUTES:

September 13, 2022

CLOSED/EXECUTIVE MINUTES:

August 30, 2022

September 13, 2022

RESOLUTIONS: (CONSENT AGENDA*)

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

145-2022 Authorize Designation of Public Agency Compliance Officer (P.A.C.O.)/Christine Kalafut

146-2022 Group Affidavit Audit Report

147-2022 Corrective Action Plan

148-2022 A Resolution Approving an Amendment to a Settlement Agreement for Affordable Housing with Bear-Ban Builders, LLC

RESOLUTIONS: (CONSENT AGENDA*) continued

- 149-2022 A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing NJDOT State Aid 2021 Craig Road Roadway Improvements
- 150-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Building Department Vehicle/State Contract #21-Fleet-01483 Hertrich Fleet Service, Inc.
- 151-2022 A Resolution Authorizing Appointment Of Municipal Representatives To The Bergen County Community Development Regional Committee
- 152-2022 A Resolution of the Borough of Montvale Awarding a Contract to The Land Conservancy, for an Environmental Resource Inventory (ERI)
- 153-2022 Tax Appeal Settlement/Block 2904/Lot 3/102 Chestnut Ridge Road/JD Montvale, LLC
- 154-2022 Approving Renewal of Liquor License for the 2022-2023 License Term/ERA Hospitality LLC/Inactive License

BILLS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Montvale Pump Stations (3) Huff Terrace, Valley View & Middletown Road back up pumps required for each site location cost estimate.
- b. Request purchase a portion of Hearthstone Way/Adjacent Property/T. Caleca

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

The next Regular Public Regular Meeting of the Mayor & Council to be held on October 11, 2022 at 7:30 pm.

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

BOROUGH OF MONTVALE

ORDINANCE NO. 2022-1525

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 27th day of September 2022, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 11th day of October 2022 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

**BOROUGH OF MONTVALE
ORDINANCE NO. 2022-1525**

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE CERTAIN CONSTRUCTION PERMIT FEES AND OTHER SUBCODE PERMIT FEES AND TO PROVIDE FOR A NEW TENANT/ RESALE CERTIFICATE

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

Section 1. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 10, "Construction permit," is hereby amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-10 Construction permit.

The fee for a construction permit shall be the sum of the subcode fees listed hereinafter, plus all applicable special fees listed herein, and shall be paid before the permit is issued. All fees are to be rounded to the nearest dollar amount.

A. The building subcode fees shall be:

- (1) New construction: \$0.0371 per cubic foot of building or structure volume.
- (2) Minimum fee for new construction: \$250.
- (3) Additions: \$0.0371 per cubic foot of building or structure volume.
- (4) Minimum fee for additions: \$150.
- (5) Alterations or renovations: \$20 per \$1,000 of the estimated cost of construction.
- (6) Minimum fee for alterations or renovations: ~~\$400.~~ \$150.
- (7) All other fees shall be as follows:

(a) Roofs:

[1] Residential: No fee. ~~\$75.~~

[2] Commercial: ~~\$150.~~ \$200.

(b) Siding: ~~\$75.~~ No fee.

(c) Pools:

[1] Aboveground: ~~\$75.~~ \$100.

[2] In-ground: \$200 plus C.O. fee.

(d) Sheds (over 100 square feet): \$150.

(e) Tennis courts: \$250.

(f) Asbestos/lead abatement: \$75.

(g) Tank installation:

[1] Residential: ~~\$75.~~ \$100.

[2] Commercial: \$150.

(h) ~~[Reserved]~~ Tank removal:

[1] ~~Residential: \$75.~~

[2] ~~Commercial: \$150.~~

(i) Stoves (fuel-burning): \$75.

(j) Fences: ~~\$50.~~ \$75.

(k) Demolition:

[1] Principal residential: ~~\$250.~~ \$400.

[2] Accessory residential: ~~\$50.~~ \$150.

[3] Commercial: ~~\$500.~~ \$750.

(l) Air conditioning:

[1] Residential: \$75.

[2] Commercial: \$20 per \$1,000.

(m) Radon: \$60.

(n) Certificate of occupancy:

- [1] Residential (N S F D): \$150.
- [2] Residential (addition): ~~\$75.~~ \$100.
- [3] Others (less than 10,000 square feet): \$150.
- [4] Others (10,000 square feet and above): \$300.

(o) Certificate of compliance for asbestos: \$20.

(p) Signs:

- [1] Thirty square feet or less: \$50.
- [2] Over 30 square feet: \$100.

(q) All accessory structures not specifically mentioned above: \$100.

B. Plumbing subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60.~~ \$75.

(b) Commercial: ~~\$100.~~ \$150.

(2) Residential (per fixture): ~~\$17.~~ \$20.

(3) Commercial (per fixture): ~~\$20.~~ \$25.

(4) Other fees shall be as follows:

(a) Piping (or fuel oil): ~~\$50.~~ \$75.

(b) Sewer connection: ~~\$70.~~ \$75.

(c) Water service connection: ~~\$70.~~ \$75.

(d) Water heater:

[1] Residential: ~~\$40.~~ \$100.

[2] Commercial: ~~\$50.~~ \$100.

(e) Boiler:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(f) Sewer pump:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(g) Air conditioning:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(h) Swimming pools:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(i) Interceptor/separator: ~~\$50.~~ \$75.

(j) Backflow preventer: ~~\$50.~~ \$75.

(k) Refrigeration unit: ~~\$50.~~ \$75.

(l) Chimney Liner: _____ \$75.

(m) _____ Furnace: _____ \$75.

(n) All other devices:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

C. The electrical subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60.~~ \$75.

(b) Commercial: ~~\$100.~~ \$150.

(2) Fixtures and receptacles:

(a) One to 50: ~~\$50.~~ \$75.

(b) Each additional 25: ~~\$25.~~ \$30.

(3) Motors:

(a) One-eighth horsepower to one horsepower: ~~\$20.~~ \$30.

- (b) One horsepower to 10 horsepower: ~~\$30.~~ \$40.
 - (c) Ten horsepower to 50 horsepower: ~~\$40.~~ \$50.
 - (d) Fifty horsepower to 100 horsepower: \$100.
 - (e) One hundred horsepower and over: \$400.
- (4) Electrical devices:
- (a) One kilowatt to 10 kilowatt: ~~\$20.~~ \$75.
 - (b) Ten kilowatt to 45 kilowatt: ~~\$40.~~ \$100.
 - (c) Forty-five kilowatt to 112.5 kilowatt: ~~\$70.~~ \$200.
 - (d) 112.5 kilowatt and over: \$400.
- (5) Service:
- (a) Two hundred ampere: ~~\$50.~~ \$100.
 - (b) Six hundred ampere: ~~\$85.~~ \$125.
 - (c) One thousand ampere: \$150.
 - (d) Over 1,000 ampere: \$300.
 - (e) Temporary service: ~~\$50.~~ \$75.
- (6) Generators/transformers:
- (a) One kilowatt to 7.5 kilowatt: ~~\$40.~~ \$75.
 - (b) 7.5 kilowatt to 30 kilowatt: ~~\$65.~~ \$100.
 - (c) Thirty kilowatt to 60 kilowatt: ~~\$85.~~ \$125.
 - (d) Sixty kilowatt to 112.5 kilowatt: ~~\$150.~~ \$200.
 - (e) Over 112.5 kilowatt: ~~\$450.~~ \$600.
- (7) Other fees shall be as follows:
- (a) Heat, smoke, burglar detectors, data, telephone, intercoms:
 - [1] Residential: ~~\$25.~~ \$75.
 - [2] Commercial one to 25: ~~\$125.~~ \$150.
 - [3] Each additional 25: ~~\$25.~~ \$40.

(b) Bonding: ~~\$45.~~ \$50.

(c) Pools, whirlpools, spas with bonding: ~~\$45.~~ \$75.

(d) Light standards:

[1] One to 10: \$75.

[2] Each additional: ~~\$5.~~ \$10.

(e) Trench inspections: ~~\$25.~~ \$50.

D. Fire subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60.~~ \$75.

(b) Commercial: ~~\$100.~~ \$150.

(2) Detectors and sprinkler heads:

(a) One to 50: ~~\$80.~~ \$200.

(b) 51 to 100: ~~\$150.~~ \$250.

(c) 101 to 200: ~~\$200.~~ \$300.

(d) 201 to 400: ~~\$400.~~ \$600.

(e) ~~Over 400: 1 to 500: \$500.~~ \$1,000.

(f) ~~Over 500: \$750.~~

(3) Suppression systems:

(a) Fire pump: ~~\$200.~~ \$250.

(b) Dry pipe, alarm valves, preaction valves, standpipes:

[1] 2.5-inch pipe: \$75.

[2] Four-inch pipe: \$125.

[3] Six-inch pipe: \$175.

[4] Eight-inch pipe: \$225.

[5] Over eight inches: \$275.

(4) Other fees shall be as follows:

(a) Storage tanks, flammable, combustible, LPG:

[1] Residential: \$200.

[2] Commercial \$400.

(b) Alarm devices, supervisory, signaling:

[1] Residential: \$75.

[2] Commercial: ~~\$175.~~

First 1-10: \$200.

11-50: \$20 each.

Over 50: \$25 each.

(c) Kitchen hood exhaust systems:

[1] Residential: [~~\$50.~~] \$75.

[2] Commercial: [~~\$100.~~] \$200.

(d) Gas/oil-fired appliance: \$75.

(e) Wood stoves: \$75.

(f) Preengineered systems: \$125.

(g) Pool heater: \$75.

(h) Solar panels:

[1] Residential: \$75.

[2] Commercial: \$200.

(i) Tank removal:

[1] Residential: \$100.

[2] Commercial: \$150.

E. Elevator fees shall be as set forth in N.J.A.C. 5.23 Subchapter 12.

(1) Acceptance test. The fee for elevators in structures not in Use Groups R-3 and R-4 shall be as follows:

(a) Traction and winding drum elevators:

[1] One to 10 floors: \$340; administrative fee: \$68.

- [2] Over 10 floors: \$567; administrative fee: \$113.
 - [3] Hydraulic elevators: \$302; administrative fee: \$60.
 - [4] Rope hydraulic elevator: \$340; administrative fee: \$68.
 - [5] Escalator and moving walks: \$302; administrative fee: \$60.
 - [6] Dumbwaiter: \$76; administrative fee: \$15.
 - [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$76; administrative fee: \$15.
- (2) Additional charges for device equipped with the following features shall be as follows:
- (a) Oil buffers: \$60; administrative fee: \$12.
 - (b) Counterweight governor and safeties: \$151; administrative fee: \$30.
 - (c) Auxiliary power generator: \$114; administrative fee: \$23.
- (3) The fee for elevator devices in structures in Use Groups R-3 and R-4 shall be per N.J.A.C. 5:23-12.6(a)3: \$227; administrative fee: \$45.
- (4) The fee for witnessing acceptance test of and performing inspections of alterations shall be per N.J.A.C. 5:23-12.6(a)4: ~~\$76~~ \$100; administrative fee: ~~\$45~~ \$25.
- (5) The fee for routine six-month tests and inspections for elevator devices in structures not in Use Groups R-3 and R-4 shall be as follows:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors: \$190.
 - [2] Over 10 floors: \$244.
 - [3] Hydraulic elevators: \$136.
 - [4] Rope hydraulic elevator: \$190.
 - [5] Escalator and moving walks: \$190.
- (6) The fee for one-year periodic inspection and witnessing of tests of elevator devices, which shall include six-month routine inspection, shall be as follows, per N.J.A.C. 5:23-12.6(b)2.i through iv:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors: \$302; administrative fee: \$60.
 - [2] Over 10 floors: \$362; administrative fee: \$72.

- [3] Hydraulic elevators: \$227; administrative fee: \$45.
 - [4] Rope hydraulic elevator: \$302; administrative fee: \$60.
 - [5] Escalator and moving walks: \$484; administrative fee: \$97.
 - [6] Dumbwaiter: \$120; administrative fee: \$24.
 - [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$183; administrative fee: \$37.
- (7) Additional yearly periodic inspection charges for elevator devices equipped with the following features shall be as follows, per N.J.A.C. 5:23-12.6(b)3.i thru iii:
- (a) Oil buffers: \$60; administrative fee: \$12.
 - (b) Counterweight governor and safeties: \$120; administrative fee: \$24.
 - (c) Auxiliary power generator: \$76; administrative fee: \$15.
- (8) The fee for three- or five-year inspection of elevator devices shall be as follows, per N.J.A.C. 5:23-12.6(b)4.i and ii:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors (five-year inspection): \$513; administrative fee: \$103.
 - [2] Over 10 floors (five-year inspection): \$646; administrative fee: \$129.
 - (b) Hydraulic and roped hydraulic elevator:
 - [1] Three-year inspection: \$387; administrative fee: \$77.
 - [2] Five-year inspection: \$227; administrative fee: \$45.
- F. New Jersey state permit surcharge fee shall be as set forth in N.J.A.C. 5:23-4.19.

Section 2. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 11, "Other certificates and permits," is hereby amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-11 Other certificates and permits.

Other certificates and permit fees shall be as follows:

- A. Accessory structures (less than 100 square feet): ~~\$400.~~ \$150.
- B. Signs.

(1) Application fee: ~~\$150.~~ \$200.

(2) Refacing of message per side: \$50.

(3) Temporary signs: \$100.

(4) Temporary sign renewal (~~six months~~): ~~\$100.~~ \$250 annually. Due by January 31 of each calendar year.

C. Certificate of continued occupancy:

(1) Residential: ~~\$100.~~ \$150.

(2) Commercial: ~~\$200.~~ \$250.

(3) Use groups other than R-3 with a total floor area of more than 10,000 square feet (A CCO shall be required for a change of ownership of a commercial structure.): ~~\$250.~~ \$500.

D. Temporary trailers (one year): \$100; temporary trailers (2 weeks): \$25.

E. Special letters: \$100.

F. Fence permits: ~~\$50.~~ \$100.

G. Satellite dishes and antenna structures: ~~\$75.~~ \$100.

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. An administrative fee of 20% will be deducted from each fee:

	Review	Construction	Total
New single-family dwelling	\$250	\$250	\$500
Additions to single-family dwelling	\$150	\$150	\$300
Swimming pools, tennis courts	\$150	\$100	\$250
Retaining walls over four feet in height	\$200	\$250	\$450

- I. Change of contractor performing permitted work: \$25.
- J. Driveway: \$50.
- K. Patio/pavers: \$50.
- L. Filling (less than 50 cubic yards): \$50.
- M. Generator pad: \$50.
- N. Retaining walls: \$100.
- O. Violations and penalties. Violations of this section shall be punished as set forth in Chapter 1, Article I, General Penalty.

Section 3. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 14, "Certificate of occupancy and certificate of continued occupancy," is hereby retitled and amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-14 Certificate of occupancy, and certificate of continued occupancy, and new tenant/ resale certificate.

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

CERTIFICATE OF CONTINUED OCCUPANCY

The certificate provided for at N.J.A.C. 5:23-2.23 of the State Uniform Construction Code which certifies that, as a result of a general inspection of the visible parts of the existing dwelling, there are no apparent violations of the regulations.

CERTIFICATE OF OCCUPANCY

The certificate provided for at N.J.A.C. 5:23-2.23 of the State Uniform Construction Code which certifies that all work covered by a construction permit has been completed in accordance with the permit, the code and other applicable laws and ordinances.

DWELLING

One- and two-family residences.

NEW TENANT/ RESALE CERTIFICATE

A certificate issued by the Construction Official upon a change in ownership or transfer of title or lease of real property to a new owner or tenant to any dwelling or rental space certifying that there are no violations of law or orders of the Construction Official pending and it has been established, after inspection and investigation of available municipal records, that the alleged use of the dwelling has lawfully existed.

OWNER

Any person who, alone or jointly or severally with others, shall have legal title to any dwelling with or without accompanying actual possession thereof; or who shall have charge, care or control of any dwelling as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter and the rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

B. Certificate types:

(1) Certificate of eOccupancy.

(a) **New buildings:** A building or structure erected shall not be used or occupied in whole or part until a form of a certificate of occupancy shall have been issued by the Construction Official.

(2)

(b) **Building hereafter altered:** A building or structure hereafter enlarged, extended or altered shall not be occupied or used until the certificate of occupancy shall have been issued by the Construction Official. Any use or occupancy which was not discontinued during the work or alteration shall be discontinued within 30 calendar days after the completion of the alteration unless the certificate of occupancy is secured from the enforcing agency.

(2) Certificate of Continued Occupancy:

(a) Upon request of the owner of an existing building or structure, the Construction Official, with the approval of the subcode officials, shall issue a certificate of continued occupancy provided that there are not violations of law or orders of the construction official pending, and it is established after inspection and investigation of available municipal records that the alleged use of the building or structure has lawfully existed. The certificate of continued occupancy shall evidence only that a general inspection of the visible parts of the building has been made, and that no violations of N.J.A.C. 5:23-2.14 have been determined to have occurred, and no unsafe conditions violative of N.J.A.C. 5:2302.32(a) have been found. Nothing in this subsection shall prevent the continued lawful use and occupancy of any such lawfully existing building or structure.

(3) New Tenant/ Resale Certificate:

(a) **Existing dwellings:** No person shall change ownership or otherwise transfer title or lease of the same to a new owner or tenant to any dwelling or rental unit unless and until that person shall have first obtained from the Construction Official a New Tenant/ Resale Certificate, ~~certificate of continued occupancy~~. The Construction Official, with the approval of the subcode officials, shall issue a ~~certificate of continued occupancy~~ New Tenant/ Resale Certificate, provided that there are no violations of law or orders of the Construction Official pending and it is established, after inspection and investigation of available municipal records, that the alleged use of the dwelling has lawfully existed. Nothing in this

subsection shall prevent the continued lawful use and occupancy of any such lawfully existing dwelling.

C. Application for certificate.

- (1) Prior to occupancy, change of ownership or transfer of title of any building, structure or dwelling, as applicable, application for a the appropriate certificate permitting occupancy shall be made in writing to the Construction Official by the owner, and consent shall be given therewith to the Construction Official or his agent to enter upon and examine the building, structure or dwelling for which the application is applied for.
- (2) All applications for such certificates shall be made in writing and shall state the name and address of the owner of the building, structure or dwelling and the name and address of the buyer, if a sale or transfer of title, of the seller, and shall further state the name and address of the sales agent, if any, and shall describe the premises to be occupied, including the street address thereof.

D. Inspections.

- (1) Upon request for a certificate provided for in this section, ~~the~~ Construction Official or his agent shall conduct an inspection of the premises to ensure compliance with applicable municipal ordinances and rules and regulations affecting the use and occupation of all such buildings, structures or dwellings. The inspection for a certificate of occupancy shall also require compliance with, but not be limited to, the following:
 - (a) Flue connections are properly sealed;
 - (b) Sump pumps are not connected to the sanitary sewer;
 - (c) All electrical outlets, switches and panel boxes are properly covered;
 - (d) Relief valves from boilers and water heaters are properly piped;
 - (e) All plumbing fixtures are in working order;
 - (f) Pools are properly fenced;
 - (g) There are rails on all interior stairs of more than ~~two~~ four risers;
 - (h) Exterior rails must be properly secured;
 - (i) Property must not be in violation of the Property Maintenance Code;
 - (j) The property is being used for the use for which it is zoned; and
 - (k) The submission of a certified property survey that shows the current uses and structures on the property.
- (2) No certificate ~~permitting~~ of occupancy shall be issued unless there is full and complete compliance with all of the foregoing, unless otherwise specified, in writing,

by the Construction Official or his agent.

- (3) At the discretion of the Construction Official, the submission of a certified property survey pursuant to Subsection D(1)(k) above may be waived under the following circumstances:
 - (a) The applicant submits a certified survey of the property;
 - (b) Any changes to the property that have been approved and performed since the date of said survey have received the appropriate permits and/or approvals from the Borough of Montvale;
 - (c) Such changes are shown on the survey with appropriate specificity and detail to allow the Construction Official to confirm the accuracy thereof;
 - (d) Such changes are minor in nature and do not create any reasonable doubts concerning the property's compliance with zoning, property maintenance, or other applicable codes, standards, rules, or regulations.
- (4) The inspection for a certificate of continued occupancy shall be in accordance with Section B(2)(a), above.
- (5) The inspection for a new tenant/ resale certificate shall be in accordance with Section B(3)(a), above, and shall also require submission of and/or compliance with the items in Section D(1)(i), (j) and (k), above.

E. Violations and penalties.

- (1) Any person, persons, partnership, firm, corporation, holding company, foreign corporation, limited liability company or any other entity who in any manner knowingly fails to fully comply with the terms and covenants of this chapter shall be subject to the penalties provided herein.
- (2) Any person(s) who violates any of the provisions of this chapter shall, upon conviction, be punishable as provided in Chapter 1, Article I, General Penalty.

F. Issuance of certificate; fee.

A certificate permitting occupancy shall be issued solely by the construction official without the necessity of approval by the governing body of the Borough of Montvale. All fees paid in connection with a certificate shall be in accordance with the schedule set forth at § 170-11 of this Code.

Section 4. Repeal of Inconsistent Ordinances.

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

Section 5. Savings Clause.

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

Section 6. Severability.

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

Section 7. Effective Date.

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

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Municipal Clerk

INTRODUCTION: 9-27-22

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 10-11-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:31PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

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

ROLL CALL:

Councilmember Arendacs - absent
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane - absent
Councilmember Roche
Councilmember Russo-Vogelsang - absent

ORDINANCES:

None

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No public comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

July 26, 2022

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

August 9, 2022

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

August 30, 2022

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

CLOSED/EXECUTIVE MINUTES:

August 9, 2022

A motion to accept closed minutes by Councilmember Cudequest; seconded by Councilmember Koelling – all ayes

RESOLUTIONS: (CONSENT AGENDA*)

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

139-2022 Appointment Regular Member / Montvale Fire Department / Mustafo Mustafokulov

WHEREAS, the Montvale Fire Department is desirous of adding a regular member; and
WHEREAS, Mustafo Mustafokulov of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of Mustafo Mustafokulov, as a Member of the Montvale Fire Department, is hereby approved

140-2022 Approving Tax Appeal Settlement / 20 Craig Road LLC/ Block 1902 Lot 11/20 Craig Road

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property tax appeal filed by 20 Craig Rd Owner, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 007270-2018, 004603-2019, 004321-2020, 007141-2021 and 003771-2022, and;
WHEREAS, the aforesaid tax appeal involves a commercial property located at 20 Craig Road, which is otherwise referred to as Block 1902 Lot 11 on the tax assessment map of the Borough (hereinafter the "subject property"), and;
WHEREAS, the Governing Body has been advised as to the merits of the subject Tax Appeal settlement by legal counsel, the Borough Appraiser and the Borough Tax Assessor, and;
WHEREAS, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;
WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;
BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

141-2022 A Resolution Authorizing Temporary Outdoor Seating Permits for Licensed Restaurants, Bars and Other Such Establishments in the Borough of Montvale and Setting Forth a Procedure for Obtaining Said Permits Consistent with State Law

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

WHEREAS, the State of New Jersey previously adopted State-wide standards governing same; and **WHEREAS**, the Borough of Montvale also previously amended its procedures to be consistent with State Law and to assist businesses during this difficult time due to the COVID-19 pandemic and to allow for additional outdoor seating on a temporary basis; and **WHEREAS**, the State of New Jersey has recently extended the time period during which certain outdoor dining will be permitted until November 30, 2024; and **WHEREAS**, temporary outdoor dining is permitted only between April 1 and November 30 of each year; and **WHEREAS**, the Borough is therefore desirous of amending its procedures to be consistent with the new law.

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

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

certificate naming the Borough of Montvale as an additional insured.

- h. A statement acknowledging that nothing in this Resolution or in the issuance of any Permit pursuant to this Resolution shall be considered a land use approval or variance pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., nor shall any Permit be deemed to authorize the use of any Outdoor Seating Area past November 30, 2024.
 - i. A statement acknowledging the following: Tents may not exceed 40'x40' in size. Tents may not have sides and must be open-air. Open flames are not permitted underneath tent structures. Outdoor Seating Areas may not have electrical service or "wired" lighting. All fees applicable to the approval of tents shall be waived.
 - j. A statement acknowledging that failure to comply with the terms and conditions of any Permit, or with any of the requirements established by the Governor and/or the State of New Jersey, may result in the Borough revoking the Permit and closing the Outdoor Seating Area.
 - k. An executed indemnification agreement in favor of the Borough of Montvale with respect to losses arising solely from the operation of the Outdoor Seating Area.
4. Upon receipt of a completed Application, the Land Use Administrator shall refer the Application to the following officials and/or departments or their designees (the "Reviewing Entities") for a review and recommendation:
- a. Planning Board Site Plan Review Committee
 - b. Police Department
 - c. Fire Department
 - d. Board of Health
 - e. Borough Engineer
 - f. Any other official that the Land Use Administrator deems necessary to assist the Site Plan Review Committee.
5. The Reviewing Entities shall review the Application in order to determine that the business has demonstrated that allowing the Outdoor Seating Area is safe for both the customers and the public. The Reviewing Entities shall work with Applicants to reach reasonable accommodations to assist such businesses to obtain a Permit from the Borough, and they shall make any recommendations deemed necessary to protect the health, safety and welfare of the public.
6. The Reviewing Entities shall review the Application and the proposed Outdoor Seating Area and either recommend to the Zoning Officer the approval, denial or revision of the Application. The approval of an Application shall set forth all terms and conditions of approval.
7. Upon receipt of the recommendation of approval by all Reviewing Entities, the Zoning Officer shall issue a Permit to the Applicant. All terms and conditions set forth by any Reviewing Entities with a recommendation of approval shall become conditions on the issuance of a

Permit by the Zoning Officer.

8. There shall be no fee for a Permit Application.
9. The hours of operation of any Temporary Outdoor Seating Area shall be as per the Borough Code.
10. Applicants seeking to utilize public sidewalks shall be subject to the following conditions:
 - a. A walking path of not less than four feet wide must be maintained on the public sidewalk at all times so as not to obstruct pedestrian traffic;
 - b. All fixtures must be removed from public sidewalks at the conclusion of each day; and
 - c. The Borough reserves the right to order the temporary suspension of outdoor dining and the removal of all fixtures from public sidewalks due to road or utility construction, predicted high winds or severe weather, predicted snow or ice storms, the need to remove snow or ice from the sidewalks, or any other public emergency that may arise.
11. All Permits issued pursuant to this Resolution and procedure shall terminate on November 30, 2024, unless otherwise extended by State Law or by executive order of the Governor.
12. Nothing in this Resolution or in the issuance of any Permit pursuant to this Resolution shall be considered a land use approval or a variance pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., nor shall any Permit be deemed to authorize the use of any Outdoor Seating Area past November 30, 2024.
13. All Applicants seeking approval of permanent outdoor seating areas shall apply to the Planning Board in accordance with existing procedures.
14. All Applications shall be either approved or denied within fifteen (15) days of the submission of a complete application. Any denial shall set forth the basis for such denial which must be based upon current violations of any other health, safety, fire, permitted use, or zoning regulation, or upon any applicable law permitting the denial of a zoning permit, which is not otherwise directly superseded by State Law. An appeal of the denial of a Permit shall be filed with the Borough Clerk. The Governing Body (or its designee, which may be either a municipal official or a licensed attorney) shall conduct a hearing and render a decision within thirty (30) days of the filing of an appeal.

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

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

142-2022 Award Purchase/ Police Computer/Observation Room/NJ State Contract #19-TELE-00656 Dell Technologies

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

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

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

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

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

143-2022 Amending Resolution No. 112-2021 To Establish Recreational Fees for Year 2022

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

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

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

TIME SCHEDULE FOR SKATING RINK:

Weekdays:

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

Weekends:

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

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$15	\$20
Golf Instruction	6 weeks	\$115	\$135
	8 weeks	\$150	\$170
Pickleball Clinic	3 weeks	\$50	\$65
Pickleball Clinic Drop In Fee	1 class	\$20	\$25
Pickleball Program	January-May	\$50	\$75
Summer Camp: Grades 1-5	4 weeks	\$450 per child \$1350 family max	\$500 per child \$1500 family max
Adventure Camp: Grades 6-7	4 weeks	\$550 per child	\$610 per child

<p>Summer Camp Resident/Non-Resident</p>	<p>\$30 Additional Fee after Registration Period. \$25 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale.</p>		
<p><u>Program Name</u></p>	<p><u>Session Length</u></p>	<p><u>Resident Fee</u></p>	<p><u>Non-Resident Fee</u></p>
<p>Extended Day Multisport Camp by TGA During Summer Camp Weeks Only</p>	<p>1 week (2:30-6:30pm)</p>	<p>\$220</p>	<p>\$250</p>
<p>Multisport Camp by TGA After Summer Camp Weeks Conclude and/or During School Breaks</p>	<p>1 week (Half Day)</p>	<p>\$245</p>	<p>\$255</p>
	<p>1 week (Full Day)</p>	<p>\$295</p>	<p>\$305</p>
	<p>1 week (Full Day + After Care)</p>	<p>\$375</p>	<p>\$395</p>
<p>The Way- The Art of Life</p>	<p>8 weeks (@ 2 classes per week)</p>	<p>\$120</p>	<p>\$180</p>
<p>Tai Chi</p>	<p>8 weeks</p>	<p>\$80</p>	<p>\$100</p>
<p>Montvale Senior Club Tai Chi Discount:</p>	<p>8 weeks</p>	<p>\$40</p>	<p>\$40</p>
<p>Tennis Lessons</p>	<p>6 weeks</p>	<p>\$115</p>	<p>\$145</p>
	<p>8 weeks</p>	<p>\$150</p>	<p>\$190</p>
<p>Tennis Badges</p>			
<p>Adult (Ages 18-61)</p>	<p>March-December</p>	<p>\$30</p>	<p>\$60</p>
<p>Child (Ages 17 & Younger)</p>	<p>March-December</p>	<p>\$10</p>	<p>\$20</p>
<p>Family Max</p>	<p>March-December</p>	<p>\$50</p>	<p>\$100</p>
<p>Seniors (Ages 62 & Up)</p>	<p>March-December</p>	<p>Free</p>	<p>\$10</p>
		<p>\$10 Fee for Replacement Tennis Badge</p>	
<p>Basketball Badges</p>			
<p>Adult (Ages 18-61)</p>	<p>Residents: Lifetime Non-Residents: January- December</p>	<p>Free</p>	<p>\$25</p>
<p>Child (Ages 17 & Younger)</p>	<p>Residents: Lifetime Non-Residents: January- December</p>	<p>Free</p>	<p>\$15</p>

Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Pickleball Badge	
Ultimate Frisbee	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
Volleyball- Adult	January-May	\$210	\$230
Volleyball- Girls	8 weeks	\$140	\$160
Women's Softball- Adult	April - August	\$60	\$70
Yoga	8 weeks	\$80	\$100
Yoga Mini Session	4 weeks	\$40	\$100
Youth Theater	September-December	\$10	\$50

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

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

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

<u>Facilities</u>	<u>Fee</u>	<u>Resident Team/Corporation</u>	<u>Non-Resident Team/Corporation</u>
Ballfields: Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
Turf Fields: Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)

Basketball Courts: (Memorial)	Per Hour: Court #2 Only	\$25	\$50
Tennis Court Group Reservation (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Day	\$25	\$50
Corporation Event Field Reservation (1 scheduled day plus 2 rain dates)	Per Day	\$200	\$400

Field and Facility Permit Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

144-2022 A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services

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

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

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

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

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

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

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

WHEREAS, pursuant to N.J.S.A. 40A:11-5, public notice of this contract award shall be published in the official newspaper of the Borough in accordance with applicable law; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that a professional services contract is hereby awarded for housing rehabilitation services in accordance with the terms and conditions set forth in the Proposal and rates which are made a part and detailed in Schedule A Scope of Services and Compensation, as follows:

Contractor:

CGP&H

101 Interchange Plaza, Suite 301

Cranbury, New Jersey 08512

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

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

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

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

BILLS: Municipal Clerk read the Bill Report.

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

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

COMMITTEE REPORTS:

Councilmember Koelling

Police

Monthly report included in original minutes;

Planning Board

2 Use permits were discussed; discussion of the Master Plan

Veterans committee

First meeting – trying to get more members, next meeting will be October 4th at 6:30 at boro hall
September 16 is POW/MIA Recognition Day

Councilmember Cudequest

Library

Most successful summer reading program with 250 children and 100 adults that participated; from June 1st through August 15 over 100 new library cards were issued;

TV Access

My Montvale and Montvale in motion – Tony Salerno is looking for new people to interview

Board of Health

Flu clinic, Saturday, October 8th 9am-11am at Community center; Street Fair, Oct 23rd – 22 street vendors, North West will be inspecting; Rabies clinic, November 19th 10-1130am at the DPW garage

Councilmember Roche

Chamber of Commerce

Street Fair is scheduled for October 23rd; networking event will be held at Davey's Locker on October 12th from 5:30-7:30

MAL

Soccer, cheer and football are underway; registration is open for basketball and indoor soccer

Recreation

Day in the Park was well attended by patrons; the committee is in need of volunteers, they only had 3 volunteers;

Regional BOE

Construction of the schools is going slowly;

Environmental Commission

Made a presentation at the Planning Board regarding the waterways in Montvale; working with DEP to try and stabilize the ground between the brook and Huff pond; the boy scout troops cleaned the trail; there is an alternate position available; will be having an event regarding Bats.

Mayor

Day in the Park was well attended; suggestions to make it a longer day, more food trucks, more options. Held 9/11 ceremony, this year we had young kids speak; the Superintendent of Schools attended the ceremony and mentioned she would like her students to be more involved with the ceremony; receiving calls regarding the deer, at this time we have no solutions.

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

Paving program is completed along with Craig Road; LaTrenta field is completed; Magnolia bridge is in the next phase of construction; the light on Woodland and Grand will be coming down once the bridge is completed; Kinderkamack Road paving will be sometime in October; Mayor Ghassali asked what needs to be done in order to keep the light at Woodland and Grand; Andy stated that Montvale and Park Ridge would need to pass a resolution asking for the County to install a light there permanently; Fieldstone bathroom trailer requires hard hookups including water and electric will provide a proposal to go out for competitive bids.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

The GRC made a decision regarding the O'Sullivan OPRA case in which he was requesting 4 years of closed session minutes relating to any discussions about affordable housing; the decision was upheld for us to redact the majority of the minutes.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

a. Request for Street Name/Valley View Subdivision/Sandstone Court
Councilmembers all agreed on Sandstone Court

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Clint Miller

Mentioned that the Fire department will have its 100 year anniversary in October of 2024; will be have special events and fundraisers in the next several months

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

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

Meeting was adjourned at 8:13pm

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 145-2022**

RE: Authorize Designation of Public Agency Compliance Officer (P.A.C.O.)/Christine Kalafut

WHEREAS, NJAC 17:27-1.1, regulates equal employment opportunity in the performance of contracts funded by the state; and

WHEREAS, NJAC 17:27-3.2 requires that a public agency annually designate a public agency compliance officer who shall be responsible for ensuring the agency's compliance with the regulations;

NOW, THEREFORE, BE IT RESOLVED that Christine Kalafut, Borough Treasurer and Qualified Purchasing Agent, is hereby designated as the Public Agency Compliance Officer for Equal Employment Opportunity pursuant to this action.

BE IT FURTHER RESOLVED that a copy of this resolution to the New Jersey Department of Treasury, Division of Contract Compliance & Equal Opportunity Office

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE & PROPERTY
CONTRACT COMPLIANCE AUDIT UNIT
EEO MONITORING PROGRAM

Print Form

Submit by Email

Designation Of Public Agency Compliance Officer (P.A.C.O)

The designated Public Agency Compliance Officer (P.A.C.O.) is:

Public Agency:	<u>Borough of Montvale</u>	Telephone:	<u>201-391-5700</u>
Name:	<u>Christine Kalafut</u>	Fax:	<u>201-391-9317</u>
Title:	<u>Treasurer/QPA</u>	Email:	<u>ckalafut@montvaleboro.org</u>
Business Address:	<u>12 DePiero Drive</u>		
	<u>Montvale, NJ 07645</u>		

Current Highest Elected or Appointed Official:

Mayor Michael Ghassali

- No Person currently serving as the P.A.C.O.
- The P.A.C.O will be appointed at the next Board/Council meeting. A copy of the resolution designating the appointee will be sent to the Division of Purchase & Property, Contract Compliance Audit Unit, EEO Monitoring Program.
- Additional technical assistance is required.

Public Agency Official Signature:

Christine Kalafut

Please mail or fax form to:

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 146-2022**

RE: Group Affidavit Audit Report

WHEREAS, N.J.S.A. 40A:5-4 requires the Governing Body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of the N.J.S.A.40A:5-6, and a copy has been received by each member of the Governing Body; and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S.52:27BB-34; and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the Governing Body of each municipality shall be resolution certify to the Local Finance Board of the State of New Jersey that all members of the Governing Body have reviewed, as a minimum, the sections of the annual audit entitled:

GENERAL COMMENTS

RECOMMENDATIONS

and

WHEREAS, the members of the Governing Body have personally reviewed as a minimum the Annual Report of Audit, specifically the sections of the Annual Audit entitled: General Comments - Recommendations; as evidenced by the group affidavit form of the Governing Body; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the Annual Audit, as per the regulations of the Local Finance Board; and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the Affidavit as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the Governing Body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52 - "A local officer or member of a local Governing Body who, after a dated fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the Provisions of this Article, shall be guilty of a misdemeanor and upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 10, 1968 and does here submit a certified copy of this resolution and the required Affidavit to said Board to show evidence of said compliance.

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 147-2022**

RE: Corrective Action Plan

WHEREAS, the audit report for the year ended December 31, 2021 was completed and filed on August 31, 2022 and received by the Borough of Montvale on September 1, 2022; and

WHEREAS, the Division of Local Government Services requires a corrective action plan to be prepared and submitted within 60 days from the date the audit is received by the Governing Body; and

WHEREAS, the corrective action plan covers all findings and recommendations in the audit report, including state, federal and general findings, as well as, the status of prior year findings and recommendations; and

WHEREAS, the corrective action plan should be prepared by the Chief Financial Officer, with the assistance from other municipal officials affected by the audit recommendations, and approved by the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby approves the corrective action plan prepared and submitted by the Chief Financial Officer in response to the findings and recommendations included as part of the audit report for the year ended December 31, 2021.

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

Adopted: September 27, 2022

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF LOCAL GOVERNMENT SERVICES
CORRECTIVE ACTION PLAN

<u>MUNICIPALITY</u>	<u>COUNTY</u>	<u>DATE AUDIT RECEIVED</u>
Borough of Montvale	Bergen	September 1, 2022

Recreation: Lisa Loranger, Recreation Director

GENERAL FINDING #1

Finding/Condition:

The audit of the Borough's departments revealed that the Recreation Department did not furnish all of its financial records and documents at the time of audit.

Recommendation:

That the Recreation Department furnish all of its financial records and documents at the time of audit.

Explanation and Corrective Action:

The Recreation Director was not readily available to compile and submit all of the Department's records and documents that were requested at the time of audit. The audit was being performed during the summer months and the Recreation Director was working at a different location and/or out of the office during the performance of the audit.

The Recreation Director has assured the Borough that, for future audits, all of the required financial records and documents will be provided to Administration by the end of January of each year.

Implementation Date:

Corrective action has been implemented.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 148-2022**

RE: A Resolution Approving an Amendment to a Settlement Agreement for Affordable Housing with Bear-Ban Builders, LLC

Whereas, by agreement dated November 16, 2004 (the "Affordable Housing Agreement"), the Borough, the Planning Board, and Bear-Ban Builders, LLC and Robert E. Meyers (collectively, the "Developer") (along with property Owner Henry J. Bonnabel and Contract Purchaser Stanley Nowak) entered into an agreement setting forth the terms and conditions applicable to, *inter alia*, the development of certain real property referred to in said agreement as the "Woodland Tract," identified as Block 1301, Lots 24, 26 and 27, and Block 2204, Lots 39 and 40; and

Whereas, Developer is now both the owner and developer of the Woodland Tract, which is known as the "Woodland Heights" development; and

Whereas, the Affordable Housing Agreement provided for the payment of a total of \$140,000 by Developer to the Borough's Affordable Housing Trust Fund to fund the construction or rehabilitation of four (4) units of affordable housing (the "Affordable Housing Payment") in connection with the development of the Woodland Tract; and

Whereas, the parties are desirous of amending said agreement for the sole purpose of revising the payment structure for the Affordable Housing Payment applicable to the Woodland Tract; and

Whereas, the parties have drafted an Amendment to Agreement for Affordable Housing to effectuate same.

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the Amendment to Agreement for Affordable Housing in a form approved by the Borough Attorney.
2. The Mayor, Borough Clerk, and all other appropriate officers, officials, employees and agents are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the purposes and provisions of this resolution.
3. This resolution shall take effect immediately.

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**AMENDMENT TO AGREEMENT FOR AFFORDABLE
HOUSING**

(the "Amendment")

by and between

The Borough of Montvale
(“Borough”)

The Planning Board of the Borough of Montvale
(“Planning Board”)

and

Bear-Ban Builders, LLC and Robert E. Meyers
(“Developer”)

Whereas, by agreement dated November 16, 2004 (the “Affordable Housing Agreement”), the Borough, the Planning Board, and the Developer (along with property Owner Henry J. Bonnabel and Contract Purchaser Stanley Nowak) entered into an agreement setting forth the terms and conditions applicable to, *inter alia*, the development of certain real property referred to in said agreement as the “Woodland Tract,” identified as Block 1301, Lots 24, 26 and 27, and Block 2204, Lots 39 and 40; and

Whereas, Developer is now both the owner and developer of the Woodland Tract, which is known as the “Woodland Heights” development; and

Whereas, the Affordable Housing Agreement provided for the payment of a total of \$140,000 by Developer to the Borough’s Affordable Housing Trust Fund to fund the construction or rehabilitation of four (4) units of affordable housing (the “Affordable Housing Payment”) in connection with the development of the Woodland Tract; and

Whereas, the parties are desirous of amending said agreement for the sole purpose of revising the payment structure for the Affordable Housing Payment applicable to the Woodland Tract.

Now, Therefore, It Is Agreed by and between the Parties hereto

as follows:

1. Section 2.A.1 of the Affordable Housing Agreement and Schedule A-1 thereof is hereby amended by setting forth a new payment schedule for the Affordable Housing Payment of \$140,000, as follows:

\$35,000 due upon closing of title for 17 Flintlock Road

\$35,000 due upon closing of title for 1 Flintlock Road

\$35,000 due upon issuance of Building Permit for 9 Flintlock Road

\$35,000 due upon closing of title for 9 Flintlock Road

2. All other provisions of the Affordable Housing Agreement shall remain unchanged, except to the extent same are inconsistent with this Amendment. In the event of a conflict between the provisions of this Amendment and the original Affordable Housing Agreement or the Borough Code, the provisions of this Amendment shall prevail.

Maureen Iarossi-Alwan
Borough Administrator/Clerk

Mike Ghassali
Mayor

R. Lorraine Hutter
Planning Board Secretary
Board Chairman

John DePinto
Planning

Witness
[Title]


Robert E. Meyers
[Title]

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 149-2022**

RE: A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing/NJDOT State Aid 2021Craig Road Roadway Improvements

Whereas, the Borough of Montvale's was required to conduct Bituminous Concrete Core Sampling & Testing for the 2021 NJDOT Craig Road – Various Streets Program as required by the NJDOT in order to ensure the pavement has been properly installed prior to the release of final payment; and

Whereas, the Borough Engineer has recommended that the Borough award this contract to conduct these services to KeyTech Laboratories, consistent with the August 29, 2022 proposal, a copy of which is attached hereto and made a part hereof; and

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

Now, Therefore, Be It Resolved that the Borough of Montvale hereby accepts the Key Tech Proposal, 210 Maple Place, Keyport, NJ 07735 and authorizes the appropriate officials to execute an agreement and/or purchase order for this work.

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

Adopted: September 27, 2022

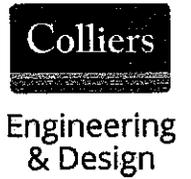
ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

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



September 14, 2022

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

Re: **Asphalt Coring Quote**
MA-2021-Various Streets-Craig Road
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0033

Dear Ms. Iarossi:

Please find the attached proposal from KeyTech Laboratories, 210 Maple Place, P.O. Box 48, Keyport, New Jersey, in the amount of \$1,820.00, for asphalt coring services for the referenced project. The core-testing services outlined in this proposal are required by the NJDOT in order to ensure the pavement has been properly installed prior to release of the final payment. Based on our review of the attached, we take no exception to the proposal and recommend the award of the contract for these services as outlined in the attached proposal at the next Mayor and Council meeting.

If you have any questions pertaining to this matter, please do not hesitate to call me.

Sincerely,

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

A handwritten signature in black ink, appearing to read "Andrew Hipolit".

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

ARH/cld/lb

Attachment

cc: Frank McCombs, NJDOT (frank.mccombs@dot.nj.gov)

R:\Projects\M-P\MVBMVB0033\Correspondence\OUT\220914_arh_Iarossi-Alwan_Craig Rd_NJDOT_Coring Proposal_MVB0033.docx



210 Maple Place

P.O. Box 48

Keyport NJ 07735

Phone (732)888-8308

Fax (732)888-8307

August 29, 2022

Colliers Engineering & Design
Attn: Mr. Christopher Dour, P.E.
400 Valley Road
Suite 304
Mt. Arlington, NJ 07856

**Re: NJDOT MA: Craig Road Roadway Improvements:
Limits are inclusive from Grand Avenue (0+00) – Summit Avenue (23+75)+/-
HMA Core Sampling and Testing, per NJDOT State Aid - 2019
Borough of Montvale – County of Bergen, NJ
Key-Tech Job No.: 22-242**

Bituminous Concrete Core Sampling and Testing Proposal

Dear Mr. Dour,

In follow up to your request, we are pleased to enclose our Proposal of Services pertaining to the above referenced project.

Our laboratory has been inspected and accredited by AASHTO Materials Reference Laboratory since 1990 and we have performed testing services on numerous local aid projects throughout the State of New Jersey.

We appreciate the opportunity to submit our proposal. Should you have any questions please do not hesitate to contact me.

Sincerely,

Douglas K. Reilly – SAT II
General Manager
KEY TECH LABORATORIES

Email Address: DReilly@keytechlabs.com

August 29, 2022

RE: SCOPE OF SERVICES INCLUDED IN OUR COST ESTIMATE

Project: NJDOT MA: Craig Road Roadway Improvements:

Limits are inclusive from Grand Avenue (0+00) – Summit Avenue (23+75)+/-

HMA Core Sampling and Testing, per NJDOT State Aid - 2019

Borough of Montvale – County of Bergen, NJ

Key-Tech Job No.: 22-242

BITUMINOUS CONCRETE CORE SAMPLING

Core sampling performed in accordance with NJDOT Spec. – ASTM/AASHTO procedures.

- Perform random sampling calculations and sample mark out in field.
- Filling and compacting sample holes with patch material.

LABORATORY ANALYSIS

Quality Control tests are performed in our AASHTO certified laboratory by a New Jersey Society of Asphalt Certified Technician in accordance with AASHTO procedures as required by the N.J.D.O.T.

- Bulk specific gravity and void analysis (density) AASHTO procedure T-166.
- Maximum theoretical specific gravity AASHTO procedure T-209.

CALCULATION OF PENALTIES (IF APPLICABLE) AND FINAL REPORT

- Calculation of penalties based upon in-place quantities supplied by client.
- Preparation of the required N.J.D.O.T. final report of test results for submittal to the N.J.D.O.T. for project acceptance and cost reimbursement.

COST ESTIMATE PROPOSAL

Based upon the information supplied, the following number of core samples and tests are required: **1 Lot: Surface Course (5 Cores Samples Extracted / 5 Tests Conducted)**

- 5 each, 6.00" diameter samples to be tested for bulk specific gravity, maximum theoretical gravity, void analysis and thickness measurements.

Our Lump Sum Cost Estimate for this project is \$ 1,820.00

NOTE: The above cost estimate is inclusive with Traffic Control provided by Key Tech Laboratories, at no additional cost to this contract. Should local authorities or traffic conditions warrant lane closures and/or additional traffic directors, the cost for additional local off-duty police officers would be charged at their cost to us after authorization by the client.

For final reporting to be completed – the submission of approved Form SA-11 is to be provided along with confirmation of the Final Paving Date. Additionally, The Upper Portion, along with the Mix Analysis Section of Form DS-8 HMA Summary Report, is to be completed by the respective Asphalt Plant QC Technician.

Should the Township/Municipality be invoiced for the above requested work, a voucher from the must be attached at the time of the core request.

Accepted By: _____

Date: _____

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 150-2022**

RE: Resolution Awarding Purchase Under New Jersey State Contract / Montvale Building Department Vehicle/State Contract #21-Fleet-01483 Hertrich Fleet Service, Inc.

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

WHEREAS, by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

WHEREAS, in the year 2022 the Mayor and Council approved the acquisition of a Building Department vehicle; and

WHEREAS, the Borough of Montvale authorized the payments in the amount of \$38,707.22 for the vehicle; and

WHEREAS, payment shall be made to Hertrich Fleet Services, Inc. 1427 Bay Road, Milford, DE 19963; and

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

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

PURCHASE OF Vehicle STATE CONTRACT #21-Fleet-01483 (T2776)
2023 Chevrolet Tahoe 4WD 4dr SSV Non-Pursuit CK15706

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Amount \$38,707.22
Account #C-04-55-497-B02 \$37,805.47
2-01-25-760-051 \$901.75

HERTRICH FLEET SERVICES, INC

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep
Lincoln - Honda - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

NJ State Contract #21-FLEET-01483 (T2776)

**Item #1, Line #21, Section 11: Tahoe Special Service Vehicle (SSV), 4-Door, w/ Gasoline Engine
(Non- Police Pursuit) 4WD**

Mike Wright, Government Sales Manager
Hertrich Fleet Services Inc
1427 Bay Rd
Milford, DE 19963
Phone: (800) 698-9825
Fax: (302) 839-0555
Email: mwright@hertrichfleet.com

QUOTE FOR: MONTVALE

#09122022-05

2023 Chevrolet Tahoe 4WD 4dr SSV Non-Pursuit CK15706

SELECTED OPTIONS(Included in Base Contract Price):

<u>Code</u>	<u>Description</u>
1FL	COMMERCIAL PREFERRED EQUIPMENT GROUP
5W4	IDENTIFIER FOR SPECIAL SERVICE VEHICLE
C6H	GVWR, 7500 lbs. (3402 kg)
GU5	REAR AXLE, 3.23 RATIO
L84	ENGINE, 5.3L ECOTEC3 V8
MHU	TRANSMISSION, 10-SPEED AUTOMATIC
K3W	BATTERY, 850 cold-cranking amps with 95 amp hour rating
K6K	BATTERY, AUXILIARY, 760 cold-cranking amps with 70 amp hour rating
KX4	ALTERNATOR, 250 amps
—	PROTECTED IDLE
—	EXTERIOR ORNAMENTATION DELETE
—	POWER SUPPLY, 100-AMP, auxiliary battery, rear electrical center
—	POWER SUPPLY, 120-amp, (4) 30-amp circuit, Primary battery
—	POWER SUPPLY, 50-amp, power supply, auxiliary battery
—	THEFT-DETERRENT SYSTEM, vehicle, PASS-Key III
5J3	CALIBRATION, SURVEILLANCE MODE interior lighting
5J9	CALIBRATION, TAILLAMP FLASHER, Red/White
5L0	CALIBRATION, TAILLAMP FLASHER, Red/Red
6J7	FLASHER SYSTEM, HEADLAMP AND TAILLAMP, DRL compatible with control wire
ATD	SEAT DELETE, THIRD ROW PASSENGER
AX2	KEY, UNIQUE
AZ3	SEATS, FRONT 40/20/40 SPLIT-BENCH
BCV	LOCK CONTROL, DRIVER SIDE AUTO DOOR LOCK DISABLE
HIT	JET BLACK, CLOTH SEAT TRIM
IOR	AUDIO SYSTEM, CHEVROLET INFOTAINMENT 3 SYSTEM, 8" diagonal color touchscreen
NE1	NORTHEAST EMISSIONS
PZX	WHEELS, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum
QDF	TIRES, 265/65R18SL ALL-SEASON, black wall
RC1	SKID PLATE
RM7	WHEEL, FULL-SIZE SPARE 17" x 8" (43.2 cm x 20.3 cm) steel

HERTRICH FLEET SERVICES, INC

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep
Lincoln - Honda - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

SELECTED OPTIONS(Included in Base Contract Price):

<u>Code</u>	<u>Description</u>
T66	WIRING PROVISION, for outside mirrors and cargo side mirrors
UT7	GROUND WIRES, blunt cut cargo area and blunt cut console area
V53	LUGGAGE RACK SIDE RAILS, DELETE
VK3	LICENSE PLATE FRONT MOUNTING PACKAGE
VZ2	SPEEDOMETER CALIBRATION
WUA	FASCIA, FRONT HIGH-APPROACH ANGLE
ZW7	SUSPENSION PACKAGE, PREMIUM SMOOTH RIDE

BASE CONTRACT PRICE: \$37941.00

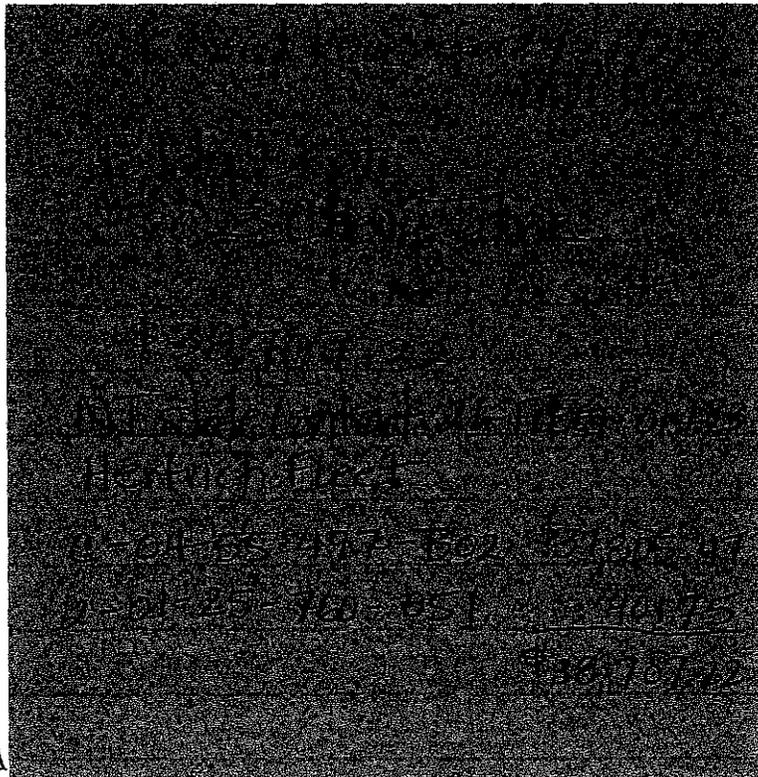
EXTERIOR COLOR:

G6M DARK ASH METALLIC \$0.00

ADDITIONAL OPTIONS :

<u>Code</u>	<u>Description</u>	<u>Price</u>
AZ3	SEATS, FRONT 40/20/40 SPLIT-BENCH	\$0.00
B30	FLOOR COVERING, COLOR-KEYED CARPETING in occupant area. Horizontal surface of cargo area covered in black vinyl.	\$177.45
B58	FLOOR MATS, COLOR-KEYED CARPETED first and second row, removable (Required and only available with (B30) color-keyed carpeting floor covering.)	\$72.80
DRZ	REAR CAMERA MIRROR, inside rearview auto-dimming with full camera display (Includes (CWA) Rear Camera Mirror Washer. Not available with (PQA) IFL Safety Package.)	\$432.25
6J3	WIRING, GRILLE LAMPS AND SIREN SPEAKERS	\$83.72

TOTAL W/OPTIONS: \$38707.22



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 151-2022**

RE: A RESOLUTION AUTHORIZING APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

WHEREAS, the Municipality of Borough of Montvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2022-2023 term starting July 1, 2022 and ending on June 30, 2023.

NOW THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Maureen Iarossi-Alwan as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his/her representative and Councilmember Douglas Arendacs as his/her alternate to serve on the Community Development Regional Committee for FY 2022-2023; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director, Bergen County Division of Community Development, One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601.

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 152-2022**

RE: A Resolution of the Borough of Montvale Awarding a Contract to The Land Conservancy, for an Environmental Resource Inventory (ERI)

WHEREAS, the Borough of Montvale is desirous of engaging the services of a reputable company to assist the Borough of Montvale, Borough Planning Board and Environmental Commission with an Environmental Resource Inventory; and

WHEREAS, this contract is for professional services for which no public bidding is required; and

WHEREAS, the Borough of Montvale's Environmental Commission and Montvale Planning Board recommended The Land Conservancy to provide such services. The Board's determined The Land Conservancy demonstrates the expertise and proven reputation; and

WHEREAS, the Borough Council based on the recommendation of both the Environmental Commission and Montvale Planning Board is therefore desirous in obtaining an Environmental Resource Inventory and wishes to award a contract to the Land Conservancy, for the prices and on the terms set forth in the attached Proposal attached to the original of this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale that a contract is hereby awarded to the Land Conservancy agreement which is hereto attached to the original of his resolution.

BE IT FURTHER RESOLVED that the pricing for this contract shall be for a total of \$11,500.00 to be split between the Montvale Planning Board budget and Environmental Commission budget.

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

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

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Aiwan
Municipal Clerk

Michael Ghassali
Mayor

Amount \$11,500.00
Accounts: Planning Board & Environmental Commission Split



Roso

19 Boonton Avenue
Boonton, NJ 07005
Tel: (973) 541-1010
Web: tlc-nj.org

SCOPE OF WORK

BOROUGH OF MONTVALE: ENVIRONMENTAL RESOURCE INVENTORY

An Environmental Resource Inventory (ERI) is a compilation of text and visual information about the capacity, characteristics, and features of the municipality's natural resources. It provides baseline documentation for evaluating natural resources. The ERI is a valuable tool for environmental commissions, planning boards, and zoning boards of adjustment. It can be adopted as part of a Master Plan and serves as the first step to protecting and preserving the natural resources within a municipality. ERIs should be updated as new data become available.

The ERI produced by The Land Conservancy will be consistent with the Association of New Jersey Environmental Commissions (ANJEC) guidelines and the Sustainable Jersey certification requirements. A municipality will earn 20 points toward Sustainable Jersey certification for an ERI completed from within 10 years and it can also count toward a Gold Star in Water. The ERI will include the following: Geology; Geography, Topography; Climate; Air; Hydrology; Soils; Wetlands; Vegetation; Wildlife (including Threatened and Endangered Species habitat); Existing Land Use and Transportation. If street locations are available for locally and regionally designated historic sites, these will be mapped for inclusion in the report.

Sections to be completed for the Environmental Resource Inventory:

1. Geography, Topography
2. Geology
3. Soils
4. Land Use/Land Cover and Impervious Coverage
5. Vegetation, Tree Canopy
6. Wildlife, Threatened & Endangered Species
7. Hydrology
8. Wetlands, Riparian Areas, Flood Zones
9. Water Quality
10. Climate and Air
11. Contaminated Sites

The Land Conservancy will complete between eight (8) and twelve (12) maps, which may include the following:

- Wetlands and Hydrology
- Geology
- Soils including soil types and series
- Endangered Species Habitat
- Aquifer Recharge and Wellhead Protection Areas
- Known Contaminated Sites



All maps, figures, and tables in the document will incorporate the most current scientific data. Maps will be done on an ArcGIS 10.8 mapping platform so the environmental data can be layered and visualized with greater detail and accuracy.

The Land Conservancy can start the ERI immediately, and a draft will be ready for review within six to eight months. The ERI will be finalized based upon comments received. Staff will attend one (1) public meeting in person. Any additional meetings will be conducted via Zoom or will result in additional charges. The Land Conservancy will provide no printed final copies but will instead provide the Borough with an electronic copy that will be sent via an internet link so it may be downloaded directly to the user's computer.

FEE (ENVIRONMENTAL RESOURCE INVENTORY): \$11,500

Proposal submitted November 10, 2021 for \$12,500

Proposal resubmitted September 20, 2022 for \$11,500

Since the Land Conservancy is completing an Open Space Plan Update for the Borough, we have reduced our fee by \$1,000 to complete the ERI.

If the Borough requires other information to be included in the report, above what is within this proposal, and/or requests a shortened timeline for delivery of the report, the costs will increase.

Work to commence upon approval and authorization by Montvale Borough

QUALIFICATIONS

The Land Conservancy is uniquely experienced and qualified to assist Montvale Borough with the complete of its ERI. We have written 176 plans, of which 18 have been municipal ERIs. Our staff has completed an ERI reports for Teaneck Township in Bergen County. Combining the ERI with the completion of the update to the Borough's Open Space Plan, provides a comprehensive approach to protecting the environment and quality of life for your residents

Our staff is well versed on the region's natural areas and cultural resources, and we are equipped to efficiently and quickly step in to produce the Borough's ERI.

The Land Conservancy is an accredited nonprofit land trust organization dedicated to permanently protecting land for conservation of natural resources, recreation, and water quality protection. Founded in 1981, we have helped 100 government and private organizations preserve, steward, and protect open space. Our staff includes a licensed planner, technical writers, skilled GIS cartographers, naturalists, and graduate students in planning and geography.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 153-2022**

RE: Tax Appeal Settlement/Block 2904/Lot 3/102 Chestnut Ridge Road/JD Montvale, 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 JD Montvale, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 006961-2017, 008155-2018, 003116-2019, 003445-2020, 007146-2021 and 003772-2022; and,

WHEREAS, the aforesaid Tax Appeal involves an office building located at 102 Chestnut Ridge Road, and is otherwise referred to as Block 2904 Lot 3 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 the Borough's Appraiser and Tax Assessor; and,

WHEREAS, the proposed settlement terms 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.

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

SCHEDULE "A"

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

2017 Appeal: Withdrawn
2018 Appeal: Withdrawn
2019 Appeal: \$5,250,000
2020 Appeal: \$5,250,000
2021 Appeal: \$5,000,000
2022 Appeal: \$5,000,000

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 154-2022**

RE: Approving Renewal of Liquor License for the 2022-2023 License Term/ERA Hospitality LLC/Inactive License

WHEREAS, renewal applications have been filed or submitted through POSSE ABC portal as directed by the ABC; and,

WHEREAS, the submitted, renewal application has been accepted via POSSE ABC, the Municipal Fees have been paid and a Tax Clearance Certificate has been received for the following licensee; and,

WHEREAS, the submitted license renewal application received a special ruling pursuant to N.J.S.A. 33: 1-12.39 dated September 20, 2022 and was approved by the State Alcohol Beverage Control Director, a copy of which is annexed hereto; and

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

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Montvale State of New Jersey, that the renewal of the following Liquor License for the 2022-2023 license terms be and are hereby authorized:

License Number	Licensee	Establishment
0236-33-004-009	ERA Hospitality, LLC	Inactive

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

Adopted: September 27, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



STATE OF NEW JERSEY

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF ALCOHOLIC BEVERAGE CONTROL
P.O. BOX 087
TRENTON, NJ 08625-0087
PHONE: (609) 984-2830 FAX: (609) 633-6078
WWW.NJOAG.GOV

PHILIP D. MURPHY
Governor

MATTHEW J. PLATKIN
Acting Attorney General

SHEILA Y. OLIVER
Lt. Governor

JAMES B. GRAZIANO
Director

September 20, 2022

Douglas Cohen
ERA Hospitality LLC
10 Sterling Boulevard, Suite #401
Englewood, NJ 7631

RE: SPECIAL RULING TO PERMIT RENEWAL OF INACTIVE LICENSE PURSUANT TO N.J.S.A. 33:1-12.39 FOR THE 2022 - 2023 LICENSE TERM(S); LIC. NO. 0236-33-004-009; LIC. NAME: ERA HOSPITALITY LLC; DOCKET NO. 09-22-864; JOB NO. 546951

Dear Petitioner:

Enclosed please find a Special Ruling to permit consideration of a renewal application for the above referenced inactive license pursuant to N.J.S.A. 33:1-12.39. As noted in the enclosed document, this Ruling merely determined that good cause exists for the issuing authority to consider your application. It is now within the purview of the local issuing authority to either grant or deny your renewal application in the reasonable exercise of its discretion.

Be advised that if your license is merely inactive and is sited at a premises, in order to activate this license during any of the license terms referenced above, you are required to file an amendment to your license application pursuant to N.J.A.C. 13:2-2.14. To properly file the amendment, pages 1, 2, and 11 of the 12-page license application must be filed with the local issuing authority not more than 10 days prior to, or 10 days after, opening the business. The local issuing authority will then present you with a current license certificate which must be prominently displayed where it can be readily seen by customers. N.J.A.C. 13:2-23.13(a)1.

However, if your license is a "pocket license," (a license not sited at a premises) and you wish to activate your license at a premises during any of the license terms referenced above, you must file a full 12-page application transferring the license from "pocket" status to the intended premises. Please contact your local issuing authority to comply with all requirements regarding the transfer.

I suggest that you contact the local issuing authority immediately to determine what steps are necessary to complete your license application renewal process.

Very truly yours,
MATTHEW J. PLATKIN
ACTING ATTORNEY GENERAL OF NEW JERSEY

Mary Stevens

By: _____

Mary Stevens
Deputy Attorney General

Cc: Municipality VIA EMAIL
ABC Licensing VIA EMAIL



**STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF ALCOHOLIC BEVERAGE CONTROL**

LICENSE NO. 0236-33-004-009
DOCKET NO. 09-22-864
JOB NO. 546951

IN THE MATTER OF THE APPLICATION TO)
PERMIT THE RENEWAL OF AN INACTIVE)
LICENSE PURSUANT TO N.J.S.A. 33:1-12.39) SPECIAL RULING
FOR THE 2022 - 2023 LICENSE TERM(S))
)
ERA HOSPITALITY LLC)

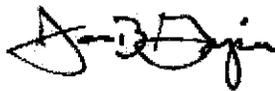
BY THE DIRECTOR:

The petitioner or licensee has filed a verified petition requesting authorization for the local issuing authority to consider a renewal application for License No. 0236-33-004-009 for the 2022 - 2023 license term(s) pursuant to the provisions of N.J.S.A. 33:1-12.39.

I have reviewed the petition filed in this matter and have considered all the facts and circumstances related to the inactive status of this license. I find that the petitioner or licensee has established good cause in accordance with the statutory requirements to warrant an application for renewal of the license for the license term(s).

Accordingly, the municipal issuing authority is hereby authorized to consider the application for renewal of the subject license for the 2022 - 2023 license term(s), and to thereupon grant or deny said application in the reasonable exercise of its discretion. This authorization does not abrogate the licensee's obligation to timely submit the license renewal application and requisite fees prior to any consideration of renewal, including obtaining a tax clearance.

Please note that the approval granted herein is conditional, and is based upon the representations set forth in the petitioner's notarized letter(s). This approval is subject to review and/or modification should the factual circumstances warrant.



JAMES B. GRAZIANO
DIRECTOR

DATED: September 20, 2022

JBG/MS/AL



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	\$133,699.47	Bill List Wire 9/27/2022
	<u>309,204.82</u>	Wires/Manual Checks
Current TOTAL	442,904.29	
Capital	43,326.63	Bill List Wire 9/27/2022
Escrow	24,819.25	Bill List Wire 9/27/2022
Housing Trust	2,259.12	Bill List Wire 9/27/2022
Open Space Trust	3,248.58	Bill List Wire 9/27/2022
Recreation Trust	299.00	Bill List Wire 9/27/2022

This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 9/27/22

Introduced by: _____

Approved: 9/27/22

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
September 27, 2022

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		9/12/22	Payroll Account-Current	196,474.91
WIRE		9/12/22	Salary Deduction Account	112,679.91
WIRE		9/12/22	FSA Account	50.00
Total				<u><u>309,204.82</u></u>

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

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

Include Non-Budgeted: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
		22-00008	01/03/22	COPY MACHINE LEASE - MAILROOM	Open	399.00	0.00		B
		22-00009	01/03/22	COPY MACHINE LEASE - POLICE	Open	179.00	0.00		B
						578.00			
00027	BT SPECIALTIES								
		22-01078	08/31/22	6 GLASS AWARDS	Open	432.00	0.00		
00047	D & E UNIFORM								
		22-00915	07/25/22	NEW RECRUIT CLOTHING	Open	5,864.65	0.00		
00055	FOLEY, ALISHA								
		22-01102	09/07/22	REIMB CLOTHING ALLOWANCE	Open	138.97	0.00		
00097	CABLEVISION								
		22-01082	09/01/22	07873-218840-01-0 CABLEVISION	Open	21.06	0.00		
		22-01083	09/01/22	07873-240495-01-5 CABLEVISION	Open	116.23	0.00		
		22-01123	09/13/22	07873-204461-01-0 CABLEVISION	Open	135.48	0.00		
						272.77			
001001	ALL TRAFFIC SOLUTIONS								
		22-00928	07/27/22	Police Speed Alert Signs -2	Open	11,104.50	0.00		
00116	VERIZON								
		22-01081	09/01/22	651-285-414-0001-73 VERIZON	Open	295.29	0.00		
00118	NJ STATE LEAGUE OF								
		22-01164	09/20/22	NJLOM FLOOR PASSES 2022	Open	720.00	0.00		
00125	NORTHWEST BERGEN REGIONAL								
		22-00121	01/18/22	2022 HEALTH SERVICES	Open	5,159.00	0.00		B
00139	SCORDO, FRANCES								
		22-01150	09/19/22	PETTY CASH FOR AUGUST	Open	163.09	0.00		
00146	PSE&G CO.								
		22-01175	09/21/22	PSE&G - AUGUST 2022	Open	178.49	0.00		
00164	STATELINE FIRE & SAFETY, INC.								
		22-01091	09/06/22	OCTAGON FIRE EXTINGUISHERS	Open	55.00	0.00		
00258	ROCKLAND ELECTRIC COMPANY								
		22-01158	09/20/22	ROCKLAND ELECTRIC CO. - AUGUST	Open	88.96	0.00		
00503	NJ SERVICE, TESTING &								
		22-00991	08/12/22	ANNUAL FIRE SPRINKLER INSPECT.	Open	975.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00554	BERGEN MUNI EMPL BENEFITS FUND	22-00105	01/13/22	2022 HEALTH CARE BENEFITS	Open	61,732.00	0.00		B
00730	BOGGIA, BOGGIA, BETESH & VOYTUS	22-01086	09/01/22	AFFORDABLE HOUSING - JULY 2022	Open	1,659.12	0.00		
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	3,258.00	0.00		B
		22-00465	04/07/22	MEMORIAL BASEBALL/SOFTBALL FLD	Open	2,293.50	0.00		B
		22-00871	07/14/22	LATRENTA PARKING LOT IMPROV.	Open	4,586.50	0.00		B
		22-00872	07/14/22	NJDOT 2021 VARIOUS STREETS	Open	4,772.00	0.00		B
		22-01038	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	1,948.00	0.00		
		22-01039	08/24/22	MUNICIPAL ENGINEERING REVIEW	Open	2,081.50	0.00		
		22-01045	08/25/22	MUNICIPAL ENGINEERING REVIEW	Open	724.00	0.00		
		22-01046	08/25/22	MUNICIPAL ENGINEERING REVIEW	Open	5,056.50	0.00		
		22-01047	08/25/22	MUNICIPAL PLANNING REVIEW	Open	44.25	0.00		
		22-01066	08/29/22	MUNICIPAL ENGINEERING REVIEW	Open	2,715.00	0.00		
		22-01067	08/29/22	MUNICIPAL PLANNING REVIEW	Open	10,133.25	0.00		
		22-01068	08/29/22	MUNICIPAL PLANNING REVIEW	Open	1,755.75	0.00		
		22-01077	08/31/22	2021 GENERAL ENGINEERING	Open	4,182.00	0.00		
						44,000.25			
00891	RIDGEMONT PIZZA & RESTAURANT	22-01043	08/25/22	DITP VOLUNTEER DINNER	Open	346.00	0.00		
00934	RIVER VALE TOWNSHIP	22-01074	08/30/22	ATLANTIC COAST FIBER-RECYCLING	Open	101.40	0.00		
00999	AMAZON.COM SERVICES, INC.	22-01109	09/08/22	GET WELL GIFT PETERSEN	Open	39.99	0.00		
01028	HAWKEN, CHRISTOPHER	22-01087	09/06/22	REIMB CLOTHING ALLOWANCE	Open	111.96	0.00		
01132	COOPERATIVE COMMUNICATIONS, INC	22-00180	01/27/22	2022 BORO PHONE 201-391-5700	Open	2,063.19	0.00		B
01156	DIRECT ENERGY BUSINESS	22-01114	09/08/22	DIRECT ENERGY - AUGUST 2022	Open	34.47	0.00		
01211	TURN OUT UNIFORMS & CO.	22-01060	08/29/22	CLOTHING ALLOW HAWKEN	Open	214.50	0.00		
01227	PIAZZA & ASSOCIATES, INC.	22-00116	01/18/22	2022 AFFORDABLE HOUSING SVCS.	Open	600.00	0.00		B
01241	ALMAGASA CORP.	22-01097	09/06/22	SITE PLAN REVIEW DINNER	Open	108.39	0.00		
01278	MCNERNEY & ASSOCIATES, INC	22-01075	08/30/22	PREP & ATTEND. AT CONFERENCE	Open	450.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01330	GHASSALI, MICHAEL	21-00774	06/15/21	MAILCHIMP	Open	51.99	0.00		B
01464	SURENIAN, EDWARDS & NOLAN	22-01098	09/06/22	PROFESSIONAL SERVICES RENDERED	Open	361.00	0.00		
01497	SALERNO, GERALD	22-00330	03/04/22	2022 PUBLIC DEFENDER	Open	2,500.00	0.00		B
01542	WICKERSHEIM & SONS	22-01072	08/30/22	SINK TRAP LEAKING TRAIN ST	Open	250.38	0.00		
01594	GALLS, LLC	21-01534	12/06/21	HANNA CLOTHING ALLOWANCE	Open	284.20	0.00		
01643	LORANGER, LISA	22-01076	08/30/22	MAILCHIMP SUBSCRIPTION	Open	299.00	0.00		
01892	AC DAUGHTRY INC.	22-01071	08/30/22	BURGLAR ALARM RESET	Open	493.48	0.00		
01924	AIR SYSTEMS MAINTENANCE, INC	22-00645	05/18/22	EMERGENCY REPAIR OF AH2 MOTOR	Open	7,589.26	0.00		
01972	LIBERTY ELEVATOR CORPORATION	22-00632	05/12/22	ELEVATOR MAINTANENCE CONTRACT	Open	2,400.00	0.00		
01974	UNITED FEDERATED SYSTEMS, INC.	22-00715	06/07/22	REPLACE ACCESS CONTROL READER	Open	384.50	0.00		
01982	BRIAN W. MURPHY	22-01020	08/18/22	DITP BAND & SOUND	Open	1,300.00	0.00		
01983	GENTILINI FORD, INC	22-00980	08/11/22	POLICE 2022 Ford Explorer	Open	38,740.13	0.00		
01986	WALKER, LORINDA	22-00984	08/11/22	MONTVALE WELLNESS PROGRAM	Open	220.00	0.00		
02141	REGAN, ROBERT T., ESQ.	22-01134	09/14/22	PROFESSIONAL SERVICES RENDERED	Open	195.00	0.00		
02559	INS.DESIGN ADMINSTRATORS	22-00171	01/25/22	2022 VISION BENEFITS	Open	280.00	0.00		B
02757	TYCO ANIMAL CONTROL SERVICES	22-00115	01/18/22	2022 ANIMAL CONTROL SERVICES	Open	1,960.00	0.00		B
		22-00462	04/07/22	2022 GEESE CONTROL SERVICES	Open	400.00	0.00		B
						<u>2,360.00</u>			
03060	TRI-STATE TECHNICAL SERVICES	22-01119	09/13/22	PD COMPUTER MAINT	Open	465.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03084	WESLEY SICOMAC DAIRY	22-00184	01/27/22	2022 MILK DELIVERY	Open	35.44	0.00		B
03573	BELSON OUTDOORS, LLC.	22-00561	04/27/22	4' CAMBRIDGE BENCH/MOUNTING EQ	Open	555.08	0.00		
03589	DELL MARKETING LP	22-00927	07/27/22	Police Dept-Power Edge Server	Open	6,865.00	0.00		
03623	BORGATA HOTEL CASINO AND SPA	22-00719	06/07/22	NJLOM CONVENTION	Open	3,848.00	0.00		
03682	CRUISE, E. K.	22-01126	09/13/22	REIMB CRUISE	Open	525.32	0.00		
03727	STAPLES INC	22-01027	08/23/22	OFFICE SUPPLIES	Open	162.28	0.00		
Total Purchase Orders:		67	Total P.O. Line Items:		0	Total List Amount:	207,652.05	Total Void Amount:	0.00

Totals by Year-Fund Fund Description Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2022 1-01	9,290.19	0.00	9,290.19	0.00	0.00	9,290.19
CURRENT FUND 2022 2-01	124,409.28	0.00	124,409.28	0.00	0.00	124,409.28
CAPITAL FUND C-04	43,326.63	0.00	43,326.63	0.00	0.00	43,326.63
BOA ESCROW ACCOUN E-08	24,819.25	0.00	24,819.25	0.00	0.00	24,819.25
OTHER TRUST ACCOU T-03	2,259.12	0.00	2,259.12	0.00	0.00	2,259.12
OPEN SPACE TRUST T-14	3,248.58	0.00	3,248.58	0.00	0.00	3,248.58
RECREATION TRUST T-19	299.00	0.00	299.00	0.00	0.00	299.00
Year Total:	5,806.70	0.00	5,806.70	0.00	0.00	5,806.70
Total of All Funds:	207,652.05	0.00	207,652.05	0.00	0.00	207,652.05

Rapid Pump & Meter Service Co., Inc.



Ph: 973.345.5600
 Fx: 973.345.0301
 www.rapidservice.com

285 Straight Street Paterson, NJ 07501
 Remit to: PO Box AY
 Paterson, NJ 07509

Quote

Attn	cc
Richard Campanelli	
Phone:	Fax:
(201) 388-5940 x	(201) 664-2919 x

Quote Number
RFRQ22167

Customer Information

River Vale DPW
 320 River Vale Rd.
 River Vale, NJ 07675

Ship To Information

River Vale DPW
 320 River Vale Rd.
 River Vale, NJ 07675

Quote Date:	7/20/2022
Customer ID:	100986
Quoted By:	Clinton Moore
RFQ #:	
Salesperson:	Clinton Moore
Terms:	Net 10

Nameplate Information

Ship Via: Prepay & Add to Invoice

Quote Information

Required Work: Furnish (1) Spare Wilo Pump for (3) Stations, as per quote

Huff Terrace PS - FA10.65-282 - \$11,400
Valley View PS - FA10.78-330 - \$24,930
Middletown PS - FA10.65-318 - \$11,400

	Pick Up On	Lead Time	Total Price
Work Based on Straight Time:		12 weeks	\$47,730.00

All work is quoted on a straight time basis. If overtime is required, this would be at additional cost. Sales taxes, licenses, permits and/or fees, if any, are not included in this proposal.
 Quote is valid for 30 days.

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____ PO# (If not yet issued) _____

Mayor and Council
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645
Attention: Maureen Iarossi-Alwan

Dear Ms. Iarossi-Alwan,

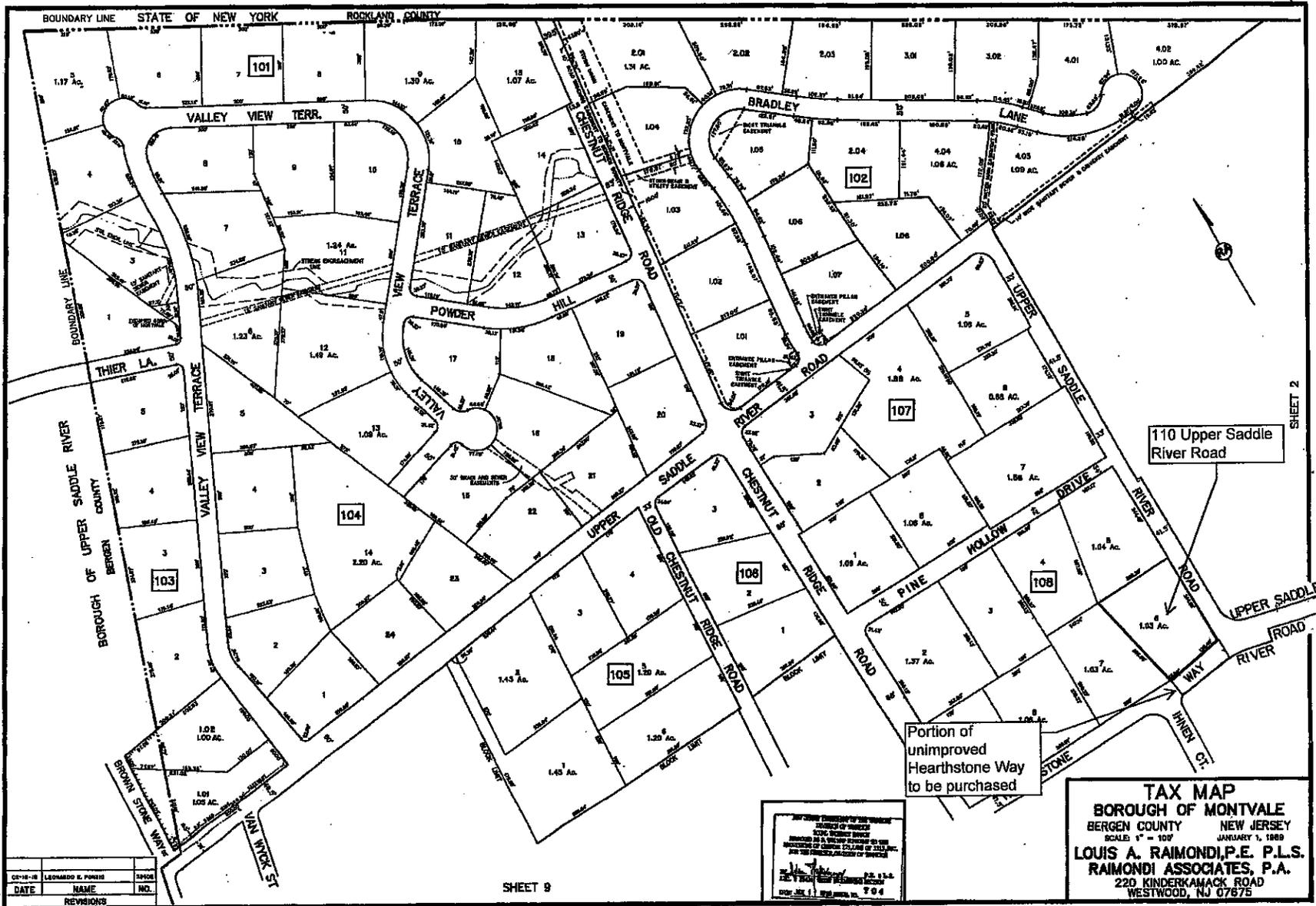
I am the owner of Block 108, Lot 6, also known as 110 Upper Saddle River Road. I am writing to make a request to the Mayor and Council to purchase a portion of Hearthstone Way which is adjacent to my property as shown on the attached tax map. This portion of Hearthstone Way has remained unimproved since being shown on the tax map in 1989 and, as such, should be vacated.

Please let me know if you need anything else in regard to this request and what the next steps would be. I can be reached at 973-801-8848.

Regards,



Thomas Caleca



DATE	NAME	NO.
02-14-18	LEONARDO E. PONSI	1
REVISIONS		

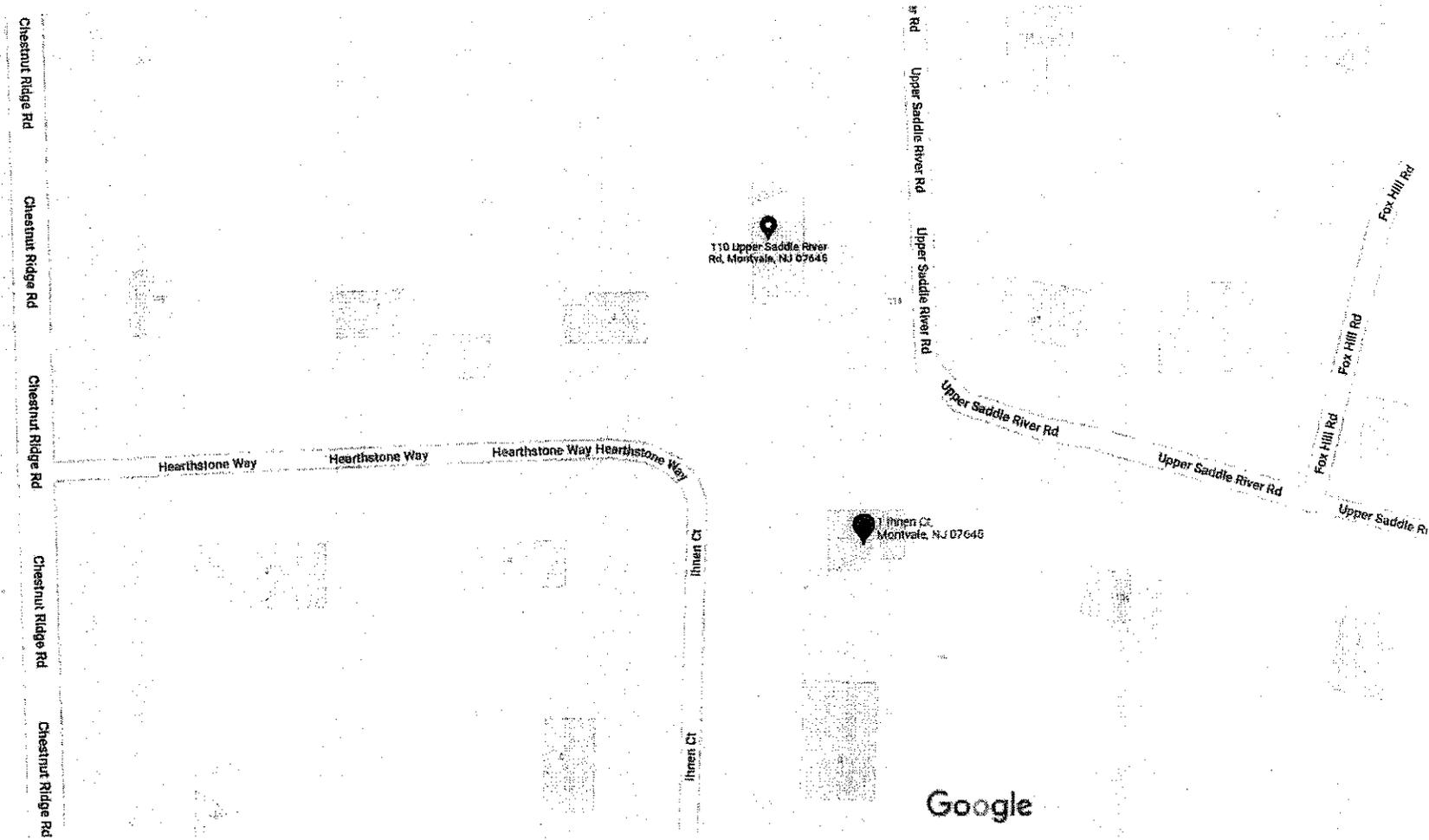
SHEET 9

FOR COUNTY PURPOSES TO BE MAINTAINED
 TOWN OF MONTVALE
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY
 TO BE MAINTAINED IN THE
 RECORDS OF THE COUNTY CLERK OF BERGEN COUNTY
 FOR THE PURPOSES OF THE TAX MAP
 1/1/18
 L. A. RAIMONDI, P.E., P.L.S.
 220 KINDERKAMACK ROAD
 WESTWOOD, NJ 07675

TAX MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY NEW JERSEY
 SCALE: 1" = 100'
 JANUARY 1, 1989
LOUIS A. RAIMONDI, P.E., P.L.S.
RAIMONDI ASSOCIATES, P.A.
 220 KINDERKAMACK ROAD
 WESTWOOD, NJ 07675

SHEET 2

Google Maps 1 Ihnen Ct



Map data ©2022 50 ft 