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BOROUGH OF MONTVALE  
MAYOR AND COUNCIL MEETING  
PUBLIC MEETING  
DECEMBER 10, 2013  
COMMENCING AT 7:35 P.M.

B E F O R E:

BOROUGH OF MONTVALE MAYOR AND COUNCIL  
THERE BEING PRESENT:

ROGER J. FYFE, MAYOR

LEAH J. LaMONICA, COUNCIL PRESIDENT

THERESA CUDEQUEST, COUNCILMEMBER

ROSE CURRY, COUNCILMEMBER

MIKE GHASSALI, COUNCILMEMBER

SALVATORE J. TALARICO, COUNCILMEMBER

TIMOTHY E. LANE, COUNCILMEMBER

A L S O P R E S E N T:

MAUREEN IAROSSO-ALWAN, RMC, CMC  
ADMINISTRATOR/MUNICIPAL CLERK

FRAN SCORDO, RMC, CTC  
DEPUTY MUNICIPAL CLERK/TAX COLLECTOR

ANDREW HIPOLIT, P.E.  
BOROUGH ENGINEER

WILLIAM BETESH, ESQ.  
BOROUGH ATTORNEY

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1 everybody knows, that we're going to be swearing in  
2 some new police officers. We have two sergeants, one  
3 lieutenant, and a captain.

4 Sal, do you want to say anything before  
5 we start that?

6 COUNCILMEMBER TALARICO: No, I just  
7 want to thank everyone who participated. Montvale is  
8 very fortunate to have a great crew of police  
9 officers. And this is never an easy task for us,  
10 when there are promotions, but I'm happy that we have  
11 a group promoting tonight and wish them all the luck.

12 MAYOR FYFE: Thank you.

13 I would add that I think it's important  
14 to note that in a little town like ours, you can be a  
15 patrolman for 20 years or 20 years plus, not by  
16 anything that you've done or haven't done, just  
17 simply because things don't open up ahead of you, as  
18 you climb the ladder. And for whatever reasons over  
19 the last couple of years, we've had a lot of changes  
20 and whatnot, so pretty much all of our sergeants on  
21 up are different than they were only several years  
22 ago, which is a good thing. It gives everybody a  
23 chance to advance. And I'd like to thank everybody  
24 that stuck it out to get their promotions and drove  
25 around in cars for 20 years plus. So, anyway, we'll

1 start now.

2 Lt. SanFilippo.

3 (At this point in the proceeding the  
4 Oath of Office is taken by Capt. SanFilippo.)

5 MAYOR FYFE: Congratulations.

6 (Applause.)

7 MAYOR FYFE: Sgt. Piatt.

8 (At this point in the proceeding the  
9 Oath of Office is taken by Lt. Piatt.)

10 MAYOR FYFE: Congratulations.

11 (Applause.)

12 MAYOR FYFE: Officer McDowell.

13 (At this point in the proceeding the  
14 Oath of Office is taken by Sgt. McDowell.)

15 MAYOR FYFE: Congratulations.

16 (Applause.)

17 MAYOR FYFE: Officer Szabo.

18 (At this point in the proceeding the  
19 Oath of Office is taken by Capt. SanFilippo.)

20 MAYOR FYFE: Congratulations.

21 (Applause.)

22 CHIEF ABRAMS: I want to take this  
23 opportunity to thank the Council and especially the  
24 Police Committee and Commissioner Talarico for all  
25 the work they put in to make this happen. Thank you

1 all so much. It keeps us moving forward. Thank you.

2 Good night.

3 (Applause.)

4 MAYOR FYFE: We'll take a five-minute  
5 break while everybody runs out. That's okay.

6 (A short recess is held.)

7 **PROCLAMATION:**

8 MAYOR FYFE: Okay. Let's start.

9 I have a proclamation supporting the  
10 Drive Sober or Get Pulled Over 2013 Year End Holiday  
11 Statewide Crackdown.

12 And it reads:

13 "Whereas impaired drivers on our  
14 nation's roads kill someone every 30 minutes, 50  
15 people per day, and almost 18,000 people per year;  
16 and

17 "Whereas, 19 percent of motor vehicle  
18 fatalities in New Jersey in 2012 were  
19 alcohol-related; and

20 "Whereas, an enforcement crackdown is  
21 planned to combat impaired driving; and

22 "Whereas, the season at the end of the  
23 year is traditionally a time of social gatherings  
24 which often include alcohol; and

25 "Whereas, the State of New Jersey,

1 Division of Highway Safety has asked law enforcement  
2 agencies throughout the state to participate in the  
3 Drive Sober or Get Pulled Over Year End Holiday  
4 Statewide Crackdown; and

5 "Whereas, the project will involve  
6 increased impaired driving enforcement from December  
7 6, 2013 through January 2, 2014; and

8 "Whereas, an increase in impaired  
9 driving enforcement and a reduction in impaired  
10 driving will save lives on our roadways;

11 "Now, therefore, I, Roger J. Fyfe,  
12 Mayor of the Borough of Montvale, County of Bergen,  
13 State of New Jersey do hereby declare support for the  
14 Drive Sober or Get Pulled Over Year End Holiday  
15 Statewide Crackdown from December 6, 2013 through  
16 January 2, 2014, and pledge to increase awareness of  
17 the dangers of drinking and driving."

18 All right. Mrs. Curry.

19 **PUBLIC HEARING ORDINANCE NO. 20133-1381:**

20 COUNCILMEMBER CURRY: Yes, Mayor, I'd  
21 like to make a motion to introduce for second and  
22 final reading Ordinance No. 2013-1381.

23 MAYOR FYFE: Second to the motion?

24 COUNCILMEMBER LANE: Second.

25 MAYOR FYFE: Clerk please read the

1 ordinance by title only.

2 ADMINISTRATOR/MUNICIPAL CLERK

3 IAROSSO-ALWAN: Ordinance No. 2013-1381, "AN  
4 ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING  
5 ORDINANCE 2013-1378 OF THE BOROUGH CODE AND  
6 DISSOLVING THE MONTVALE DEPARTMENT OF PUBLIC WORKS."

7 MAYOR FYFE: Okay. A motion to open  
8 the meeting to the public?

9 COUNCILMEMBER CUDEQUEST: So moved.

10 COUNCILMEMBER LANE: Second.

11 MAYOR FYFE: All in favor?

12 (All present Councilmembers respond in  
13 the affirmative.)

14 MAYOR FYFE: Any member of the public  
15 want to come up and speak?

16 (No response.)

17 MAYOR FYFE: Motion to close the  
18 meeting to the public?

19 COUNCILMEMBER LANE: So moved.

20 COUNCILMEMBER CUDEQUEST: Second.

21 MAYOR FYFE: All in favor?

22 (All present Councilmembers respond in  
23 the affirmative.)

24 MAYOR FYFE: Motion to adopt on second  
25 and final reading and in the newspaper be advertised?

1 COUNCILMEMBER LANE: So moved, Bergen  
2 Record.

3 MAYOR FYFE: Second to that motion?

4 COUNCILMEMBER CUDEQUEST: Second.

5 MAYOR FYFE: Any discussion?

6 COUNCILMEMBER GHASSALI: Discussion,  
7 Mr. Chairman.

8 MAYOR FYFE: Yes, sir.

9 COUNCILMEMBER GHASSALI: Just a  
10 comment.

11 As the Mayor and Councilmembers, shared  
12 services are almost forced on us because of our size  
13 and because of the two percent cap. This particular  
14 shared service I am absolutely of the opinion that  
15 we're not ready for it, and I just want to make that  
16 comment, Mr. Mayor.

17 MAYOR FYFE: Thank you.

18 Anybody else?

19 (No response.)

20 MAYOR FYFE: Okay. Clerk please read  
21 the ordinance by title only.

22 ADMINISTRATOR/MUNICIPAL CLERK

23 IAROSSO-ALWAN: Yes, Mayor.

24 Ordinance No. 2013-1381:

25 "AN ORDINANCE OF THE BOROUGH OF

1 MONTVALE AMENDING ORDINANCE NO. 2013-1378 OF THE  
2 BOROUGH OF MONTVALE CODE AND DISSOLVING THE MONTVALE  
3 DEPARTMENT OF PUBLIC WORKS."

4 MAYOR FYFE: Roll call, please.

5 ADMINISTRATOR/MUNICIPAL CLERK

6 IAROSSO-ALWAN: Yes.

7 (At this point in the proceeding roll  
8 call is taken and second and final reading of  
9 Ordinance No. 2013-1381 is passed by a vote of five  
10 in favor, with Councilmember Ghassali voting nay.)

11 ADMINISTRATOR/MUNICIPAL CLERK

12 IAROSSO-ALWAN: Thank you.

13 MAYOR FYFE: Thank you.

14 **MEETING OPEN TO PUBLIC:**

15 MAYOR FYFE: Motion to open the meeting  
16 to the public on agenda items?

17 COUNCILMEMBER CUDEQUEST: So moved.

18 COUNCILMEMBER LANE: Second.

19 MAYOR FYFE: All in favor?

20 (All present Councilmembers respond in  
21 the affirmative.)

22 MAYOR FYFE: Anyone want to speak about  
23 agenda items?

24 (No response.)

25 MAYOR FYFE: Okay, seeing none, motion

1 to close the meeting to the public?

2 COUNCILMEMBER LANE: So moved.

3 COUNCILMEMBER CUDEQUEST: Second.

4 MAYOR FYFE: All in favor?

5 (All present Councilmembers respond in  
6 the affirmative.)

7 **MINUTES:**

8 MAYOR FYFE: Minutes from November 26,  
9 2013. Is there a motion?

10 COUNCILMEMBER LANE: So moved.

11 MAYOR FYFE: Second?

12 COUNCILMEMBER CUDEQUEST: Second.

13 MAYOR FYFE: All in favor --

14 discussion, sorry.

15 (No response.)

16 MAYOR FYFE: All in favor?

17 (All present Councilmembers respond in  
18 the affirmative.)

19 **RESOLUTIONS:**

20 MAYOR FYFE: Resolutions:

21 192-2013, Resolution Opposing United

22 Water Rate Increase.

23 Is there a motion?

24 COUNCILMEMBER CUDEQUEST: So moved.

25 COUNCILMEMBER LANE: Second.

1 MAYOR FYFE: Discussion?

2 (No response.)

3 MAYOR FYFE: All in favor?

4 (All present Councilmembers respond in  
5 the affirmative.)

6 MAYOR FYFE: 193-2013, Tax Court  
7 Settlement/Block 2802; Lot 4/14 Philips Parkway, LLC.

8 Is there a motion?

9 COUNCILMEMBER LANE: So moved.

10 COUNCILMEMBER CUDEQUEST: Second.

11 MAYOR FYFE: Discussion?

12 (No response.)

13 MAYOR FYFE: All in favor?

14 (All present Councilmembers respond in  
15 the affirmative.)

16 MAYOR FYFE: 194-2013, Awarding  
17 Contract to IDA.

18 Is there a motion?

19 COUNCILMEMBER LANE: So moved.

20 COUNCILMEMBER CURRY: Second.

21 MAYOR FYFE: Discussion?

22 (No response.)

23 MAYOR FYFE: All in favor?

24 (All present Councilmembers respond in  
25 the affirmative.)

1                   MAYOR FYFE: 195-2013, Authorize Award  
2 State Contract #B27172, Panasonic Laptop Computers  
3 for Police Vehicles.

4                   Is there a motion?

5                   COUNCILMEMBER LANE: So moved.

6                   MAYOR FYFE: Second?

7                   COUNCIL PRESIDENT LaMONICA: Second.

8                   MAYOR FYFE: Discussion?

9                   (No response.)

10                  MAYOR FYFE: All in favor?

11                  (All present Councilmembers respond in  
12 the affirmative.)

13                  MAYOR FYFE: 196-2013, Authorize  
14 Release of Escrow/Block 1903; Lot 7/2 Paragon Drive.

15                  Is there a motion?

16                  COUNCILMEMBER GHASSALI: So moved.

17                  COUNCILMEMBER LANE: Second.

18                  MAYOR FYFE: All in favor?

19                  (All present Councilmembers respond in  
20 the affirmative.)

21                  MAYOR FYFE: At this time, I have to  
22 turn over the meeting to Council President Leah  
23 LaMonica, recusing myself from participating in the  
24 vote that will be taken on the resolution listed on  
25 tonight's agenda and doing so at the request of our

1 Borough Attorney, who will explain the reasons for  
2 his request.

3 I will be in my office during this  
4 portion of the meeting, and I will return to the  
5 Council Chambers after the Council has voted on each  
6 resolution.

7 (Whereupon, Mayor Fyfe is recused and  
8 has exited the Council Chambers.)

9 ADMINISTRATOR/MUNICIPAL CLERK

10 IAROSSO-ALWAN: Thank you, Mayor.

11 Council President LaMonica.

12 (Council President LaMonica is assuming  
13 the role of chair of the meeting.)

14 ADMINISTRATOR/MUNICIPAL CLERK

15 IAROSSO-ALWAN: Would you like to make a statement,  
16 please?

17 MR. BETESH: Yes, if I may say a few  
18 words.

19 The Borough Attorney, Philip Boggia,  
20 has asked that the Mayor recuse himself from voting  
21 on resolutions that are before us on tonight's  
22 meeting agenda. And the reason for this is for the  
23 following:

24 As a result of the governing body's  
25 decision to enter into a shared services agreement

1 with River Vale for the provision of DPW services, an  
2 allegation was subsequently raised that the Mayor had  
3 a conflict of interest, based upon the fact that one  
4 of the individuals hired was the Mayor's  
5 brother-in-law.

6 This was previously made public, it was  
7 disseminated, and we firmly believe that there is no  
8 conflict of interest in this case.

9 However, in order to put this issue to  
10 rest, it is our recommendation that the Council  
11 re-vote on these resolutions that were previously  
12 voted upon, except this time without the Mayor's  
13 participation.

14 The process of re-voting is known as  
15 "Corrective Action," and it should be noted that New  
16 Jersey law allows and encourages corrective action to  
17 take place whenever there is an instance where  
18 there's the possibility of a violation.

19 As I said previously, this is an  
20 allegation, we firmly believe that there is no  
21 violation. However, by taking this corrective  
22 action, we believe that it will help end the  
23 litigation that has been filed challenging the  
24 borough's right to enter into a shared services  
25 agreement, which was ultimately entered into for the

1 benefit of the borough's residents and taxpayers.

2 Thank you.

3 COUNCIL PRESIDENT LaMONICA: We will  
4 proceed with Resolution 197-2013, A Resolution  
5 Authorizing a Feasibility Study to be Conducted  
6 Concerning Potential Shared Public Works Services  
7 with the Township of River Vale.

8 Is there a motion?

9 COUNCILMEMBER LANE: So moved.

10 COUNCIL PRESIDENT LaMONICA: Second?

11 COUNCILMEMBER CUDEQUEST: Second.

12 COUNCIL PRESIDENT LaMONICA: Discussion?

13 (No response.)

14 COUNCIL PRESIDENT LaMONICA: All in  
15 favor?

16 (At this point in the proceeding roll  
17 call is taken and Resolution No. 197-2013 is passed  
18 by a vote of six in favor, with Mayor Fyfe recused.)

19 COUNCIL PRESIDENT LaMONICA:  
20 Resolution No. 198-2013, a Resolution Re-Authorizing,  
21 Re-Awarding and Re-Affirming a Professional Services  
22 Consulting Contract for DPW Shared Services  
23 Feasibility Study with LKM Consulting, LLC.

24 Is there a motion?

25 COUNCILMEMBER LANE: So moved.

1 COUNCIL PRESIDENT LaMONICA: Second?

2 COUNCILMEMBER CURRY: Second.

3 COUNCIL PRESIDENT LaMONICA: Discussion?

4 (No response.)

5 COUNCIL PRESIDENT LaMONICA: Roll call,  
6 please.

7 (At this point in the proceeding roll  
8 call is taken and Resolution No. 198-2013 is passed  
9 by a vote of six in favor, with Mayor Fyfe recused.)

10 COUNCIL PRESIDENT LaMONICA: Resolution  
11 No. 199-2013, A Resolution Re-Authorizing,  
12 Re-Awarding, and Re-Affirming Resolution No. 145-2013  
13 and the Shared Services Agreement with the Township  
14 of River Vale Concerning the Creation of a New  
15 Pascack Valley Department of Public Works with River  
16 Vale as the Lead Agency.

17 Is there a motion?

18 COUNCILMEMBER LANE: So moved.

19 COUNCIL PRESIDENT LaMONICA: Second?

20 COUNCILMEMBER CUDEQUEST: Second.

21 COUNCIL PRESIDENT LaMONICA: Discussion?

22 COUNCILMEMBER GHASSALI: Discussion,  
23 Madam President, quickly.

24 COUNCIL PRESIDENT LaMONICA: Yes.

25 COUNCILMEMBER GHASSALI: Since this is

1 already a law and the ordinance passed, I'm fully  
2 committed to support for the betterment of all.  
3 However, I would like to respectfully ask the Council  
4 to support me on two issues.

5 One, I'd like to ask if we can have the  
6 DPW superintendent or a representative to give us a  
7 monthly report, a one page, nothing fancy, on the  
8 status issues, opportunities, safety issues that have  
9 to do with Montvale, just so we're in the loop of  
10 what is happening.

11 The second one, I know the Mayor is  
12 working on putting together an oversight committee  
13 that's going to be taking care of the day-to-day, I  
14 guess, activities, just so we know exactly what is  
15 happening for Montvale and River Vale.

16 So those two issues, if we can have the  
17 support and we can ask the superintendent then to  
18 follow through.

19 COUNCILMEMBER LANE: I have no problem  
20 supporting that, and I would actually say that I want  
21 his report, not just as it relates to Montvale, but  
22 as it relates to both Montvale and River Vale,  
23 because the entire department is affected by that, so  
24 I think a comprehensive report is appropriate. I  
25 support that.

1 COUNCIL PRESIDENT LaMONICA: I agree.  
2 Thank you, Councilman Ghassali.

3 COUNCILMEMBER GHASSALI: Thank you.

4 COUNCIL PRESIDENT LaMONICA: Any other  
5 discussion?

6 (No response.)

7 COUNCIL PRESIDENT LaMONICA: Roll call,  
8 please.

9 (At this point in the proceeding roll  
10 call is taken and Resolution No. 199-2013 is passed  
11 by a vote of six in favor, with Mayor Fyfe recused.)

12 COUNCIL PRESIDENT LaMONICA: All right.  
13 Resolution No. 200-2013, Transfer of Appropriations.

14 Is there a motion?

15 COUNCILMEMBER CUDEQUEST: So moved.

16 COUNCIL PRESIDENT LaMONICA: Second?

17 COUNCILMEMBER LANE: Second.

18 COUNCIL PRESIDENT LaMONICA: Discussion?

19 (No response.)

20 COUNCIL PRESIDENT LaMONICA: All in  
21 favor?

22 (All present Council Members respond in  
23 the affirmative, with Mayor Fyfe recused.)

24 COUNCIL PRESIDENT LaMONICA: We're  
25 going to take a five-minute break now, thank you all,

1 and resume very shortly.

2 (A short recess is held.)

3 (Mayor Fyfe has re-joined the Public  
4 Meeting.)

5 **8:03 PM PRESENTATION: POTENTIAL DEVELOPMENT OF SITE**

6 **OF FORMER SCHOOL #2:**

7 MAYOR FYFE: Ms. Vandervalk.

8 MS. VANDERVALK: Thank you.

9 It's a pleasure to be talking about  
10 what seems to be my favorite topic lately, affordable  
11 housing, there's such a need for it, and I think you  
12 know that because you're dealing with the issue, and  
13 I thank you for that as well.

14 I just passed out an elevation for one  
15 of the two buildings that I had presented to you last  
16 time.

17 What I presented last time was the view  
18 from the street, from Grand Avenue. This elevation  
19 is the actual front of the building, which would be  
20 facing down towards the center of town or towards  
21 Hillside, if you follow what I'm saying.

22 It's conceptual. It doesn't have to be  
23 this way exactly. I mean, there's always room for  
24 change. And as I started out last time and I'll  
25 reiterate now, this whole project, which we think is

1 wonderful and I'll go into in a little bit, we're  
2 very excited about it. We think it's very elegant  
3 for the neighborhood.

4 Montvale has really been home to me for  
5 30 years, and I would only want to do the very best  
6 for Montvale. I raised my children here.

7 Anyhow, I think this is going to be a  
8 beautiful project. In the end, it's up to whatever  
9 the Council wants. I had stressed that and I stress  
10 it again. You can have something entirely different  
11 in the way of housing from an aesthetic viewpoint,  
12 size, numbers. If you want the school kept, we can  
13 do that too. You tell us, our agency, you tell us  
14 what you would like, and we can do it.

15 We ask you to consider us in this  
16 context, that this agency -- I am relatively new at  
17 the agency, but this agency is wonderful. This is  
18 the Housing Authority of Bergen County. And I'm  
19 particularly with the Housing Development  
20 Corporation, which is their nonprofit arm. And I'm  
21 only with them a little over a year, maybe a year and  
22 a half, but they were in business since the '70s --  
23 actually I take that back, since 1968, but my agency,  
24 the Housing Development Corporation, was in since the  
25 '70s, 1975.

1                   Since that time, we have over  
2                   1,000 units of housing. There's nobody that comes  
3                   close to the size and to the resources that we have.  
4                   So what we can offer you is something that we view as  
5                   very practical, very aesthetically pleasing, but at  
6                   the same time we can offer you the comfort of knowing  
7                   that you're going with an agency, a developer that  
8                   can complete the project.

9                   We do have resources behind us, so if  
10                  something goes wrong, we're at risk and we'll make it  
11                  whole.

12                  We have presented to you what we think  
13                  would be nice and appropriate for that piece of land,  
14                  two homes that would be in sort of a modified  
15                  Victorian style.

16                  I assume you still have what I gave you  
17                  in your files from last time, the views of the  
18                  buildings, the size of the layout, the site plan, the  
19                  floor plan, etc.

20                  I can answer any questions about that  
21                  that you may have.

22                  We can adjust the numbers on the  
23                  buildings, for instance. If you'd rather see a  
24                  higher or a lower number, we can do that.

25                  We have an opportunity right now to go

1 for funding and the longer we wait, the funding may  
2 just disappear, because so many entities across the  
3 state are applying for this funding right now, it's  
4 an unusual source, and once it's gone, it's hard to  
5 build anything less than, say, 30 units as a project.

6 The residents of those two buildings  
7 would be, as I described, special needs, with a  
8 physical disability and for independent living.

9 I was asked last time and I think I  
10 wasn't too sure about whether a super would live  
11 there. But we do not need a super, because the  
12 residents will be able to live independently with the  
13 help of a service provider that we will have  
14 available. The service provider is something that is  
15 costly. It goes into our budget. We have to show  
16 that budget for approval to our funding source. We  
17 have to spell out how many dollars that's going to  
18 cost and have that in the budget, not only for the  
19 current year but forever, every year. They do pro  
20 formas to show how that all works. They want to be  
21 sure that the project will be self-supporting. And  
22 they want to be sure that the people with special  
23 needs have the services that they will need to have  
24 them there.

25 So this service provider is at this

1 point we expect to be working with Catholic  
2 Charities. We have done this on a number of  
3 entities, a number of projects that we have, we  
4 formed this partnership with Catholic Charities, and  
5 they have the professionals that are trained to  
6 provide these social services to keep people living  
7 independently, many of them have jobs and work in the  
8 community.

9 We will be giving a pilot to the town  
10 for taxes.

11 The project will have 22 parking  
12 spaces, which is two more than currently exists at  
13 the library.

14 We will have certain amenities that are  
15 worth noting: Energy Star appliances, of course  
16 heating and air conditioning. The apartments will be  
17 fully accessible. We place a high premium on  
18 security. There will be a community room for the  
19 residents to use for social purposes. There will be  
20 elevators and also there will be a generator, which  
21 is very expensive, but we feel it's necessary. We've  
22 seen how generators have become very important to  
23 people in the last so many years.

24 I talked about special needs. Now,  
25 there are all kinds of categories of special needs.

1 Veterans would be one of them. If that was your  
2 preference, we could include that as a preference.  
3 It doesn't even have to be a preference; simply by  
4 stating special needs, veterans would be eligible.

5 I don't know if there's anything else  
6 that's missing, but I certainly would welcome  
7 questions.

8 MAYOR FYFE: Could you remind me of the  
9 number of units, you go in fours, is that right?

10 MS. VANDERVALK: No, we were going in  
11 sevens, two buildings of seven units each, single  
12 bedroom apartments. But it doesn't have to be, it  
13 could be more or less.

14 MAYOR FYFE: And the credits, so to  
15 speak, towards Montvale's obligation, is it changed  
16 at all because of the type of housing that is going  
17 to be built, in other words, is it one-for-one?

18 MS. VANDERVALK: Well, there was a time  
19 it was two-for-one.

20 MAYOR FYFE: Yes.

21 MS. VANDERVALK: I don't know what it  
22 is now, I don't know if anyone can answer that right  
23 now, because the state's in a state of flux, if you  
24 will. Probably your planner could respond better  
25 than anybody.

1                   MAYOR FYFE:   Richard, do you know?

2                   MR. PREISS:   Yes, Mayor, there was a  
3                   time where certain rental units, up to a certain  
4                   number, were given bonus credits.  But that was  
5                   struck down by the Appellate Division, so that's no  
6                   longer the case.  So it would be one-for-one, unless  
7                   the Legislature steps in and changes that.

8                   MAYOR FYFE:   Thank you.

9                   MR. PREISS:   Thank you.

10                  MAYOR FYFE:   Does anybody have any  
11                  questions for Ms. Vandervalk?

12                  COUNCILMEMBER GHASSALI:   May I?

13                  MAYOR FYFE:   Sure.

14                  COUNCILMEMBER GHASSALI:   Thanks for  
15                  coming on this cold night.

16                  MS. VANDERVALK:   Yes, I wouldn't miss  
17                  it.

18                  COUNCILMEMBER GHASSALI:   I just want to  
19                  make sure I didn't miss anything.  Is there anything  
20                  different from the last presentation you made on  
21                  this?

22                  MS. VANDERVALK:   No, I think I was just  
23                  trying to clarify.  I mean, I could go over some  
24                  points, if there's any confusion, but I didn't want  
25                  to go over the whole thing again, but I'd be happy

1 to.

2 COUNCILMEMBER GHASSALI: Same plan, two  
3 buildings, we lose a field?

4 MS. VANDERVALK: Well, that's an  
5 interesting point.

6 What we have presented to you was the  
7 two buildings and then what has been the ball field,  
8 we were planning to have gardens there and a  
9 pavilion. We don't have to do that. I mean, if the  
10 town would rather keep that for another purpose, so  
11 be it. You know, that's fine. So it doesn't affect  
12 the residences, but I think the residences, if you've  
13 looked at them, they're so attractive, I think  
14 they'll make a statement even without the gardens,  
15 but of course gardens always add. But what we  
16 wanted, we wanted something really distinctive  
17 because of the location. We wanted something that,  
18 because Grand Avenue is basically your main street,  
19 it's a half a block from the center of town,  
20 everybody that goes through Montvale is going to be  
21 familiar with that. And we want them to see how we  
22 can enhance the downtown and enhance the whole area  
23 there. I just think it would be -- well, of course  
24 I'm a little partial, but I hope that you'll find it  
25 as attractive as I do. It's very elegant. That was

1 the word I was searching for before, elegant.

2 COUNCILMEMBER GHASSALI: Thank you.

3 MAYOR FYFE: Any other questions?

4 (No response.)

5 MAYOR FYFE: I want to reiterate  
6 something that I heard you say. When this money,  
7 this particular pile of money, so to speak, dries up,  
8 then it goes to 30 units or better to qualify for any  
9 kind of funding that you will get?

10 MS. VANDERVALK: Yes.

11 MAYOR FYFE: And this is Sandy money,  
12 is that what this is?

13 MS. VANDERVALK: Yes.

14 MAYOR FYFE: Everybody is looking for  
15 Sandy money.

16 MS. VANDERVALK: And there's a lot of  
17 projects out there and we expect another allotment,  
18 if you will, of funds for that. But if we don't, if  
19 that doesn't come through, then they're already  
20 overcommitted.

21 MAYOR FYFE: Right.

22 MS. VANDERVALK: So we actually have an  
23 appointment next week with the HMFA to present this  
24 to them, knowing full well that -- I mean, certainly  
25 whatever you say and want rules, because you're the

1 governing body of this town, but we want to alert  
2 them that this is what we would like to apply for,  
3 and we have to go through that quickly, otherwise we  
4 don't feel it will work.

5 MAYOR FYFE: Okay. There's no other  
6 questions?

7 (No response.)

8 MAYOR FYFE: Okay.

9 MS. VANDERVALK: May I add something?

10 MAYOR FYFE: Sure.

11 MS. VANDERVALK: As an agency, we  
12 considered the school and primarily I had the sense,  
13 rightly or wrongly, but I had the sense that the  
14 governing body did not want to save the school.

15 In the meantime, we are now doing two  
16 projects that include historic renovation, one  
17 building was from the mid 1700S and the other  
18 building is from the mid 1800S. So we truly  
19 appreciate the value of historic buildings. But  
20 those two buildings were in excellent condition.  
21 It's going to cost money to bring them, you know,  
22 whole again, bring them to the point that we can use  
23 them as residences, but I just want to mention that  
24 on that particular point, we will be happy to do  
25 whatever the community wants, whatever the Council

1 wants. We certainly are capable of doing that.

2 But we are presenting you with the  
3 residences as originally shown, and we feel that  
4 would be our first preference.

5 MAYOR FYFE: I think the attitude of  
6 the Council would be that, not that nobody cares  
7 about the buildings, it's going to be a deal breaker.  
8 People that we speak to about, who have interest in  
9 making some kind of project there, would want to have  
10 that as a deal breaker, that it has to stay or it has  
11 to go either way, so that's why we, you know, put it  
12 like that.

13 MS. VANDERVALK: Sure. Thank you very  
14 much.

15 ADMINISTRATOR/MUNICIPAL CLERK

16 IAROSSO-ALWAN: Thank you.

17 MAYOR FYFE: Okay. Tom Toronto, United  
18 Way.

19 Do you need to set up any kind of  
20 PowerPoint?

21 MR. TORONTO: No.

22 MAYOR FYFE: Mr. Toronto, would you  
23 like to introduce your staff here or your presenters,  
24 and maybe tell us something about the organization  
25 you represent and maybe just a Reader's Digest

1 version of your recent history.

2 MR. TORONTO: Will do, Mr. Mayor.

3 I'm joined this evening by a couple of  
4 additional members of our team since our last meeting  
5 together. But I'll reintroduce, our partner, Shari  
6 DePalma, Executive Director of the Madeline  
7 Corporation; Tom Toronto, the president of Bergen  
8 County's United Way. Together we are the BC UW  
9 Madeline partnership. And we jointly build a broad  
10 array of affordable housing with a particular focus  
11 on supportive housing.

12 We have recently opened up a project in  
13 Ramsey known as Airmount Woods, first-time purpose  
14 built housing for people with autism.

15 Also in Allendale, Crescent Commons,  
16 which opened earlier this year, housing also for  
17 people with developmental disabilities. And we have  
18 several other projects in neighboring communities to  
19 Montvale that are at site plan application, Mahwah,  
20 Tenafly and a couple of others.

21 So in addition to Shari, we're  
22 welcoming back our architect, Michael Scro, from the  
23 firm of Z+ Architects based in Allendale.

24 And also joining our team is Rick  
25 Eichenlaub as our engineer.

1                   And behind me is Gina Plotino.

2                   Gina is a member of our team, a former  
3 county government Director of Human Services, with  
4 deep experience on the service provider and services  
5 to people with developmental disability.

6                   So our strategy this evening, Mr. Mayor  
7 and members of the Council, was to just refresh you  
8 with some renderings that have been updated to  
9 reflect a more detailed view of what we propose to do  
10 with the school building, and Mike will do that.  
11 Then Rick will talk about some engineering around the  
12 ingress and egress, with respect to the paper streets  
13 specifically. And then Gina will talk about the  
14 proposed group home, the new construction on the site  
15 in terms of what will happen on a day-to-day basis,  
16 who will the residents be, how will they be  
17 supported, how will they interact with the Montvale  
18 community and how will the Montvale community  
19 interact with the residents.

20                   Does that seem reasonable, Mayor?

21                   MAYOR FYFE: Yes, it does.

22                   I would like to try as much as possible  
23 to get your easel pointed so the audience might be  
24 able to see it.

25                   COUNCILMEMBER CURRY: I think if you

1 brought it up right into the well here.

2 MR. TORONTO: Okay.

3 What's on the easel, I also have a  
4 handout for, if I could trouble you, Councilmember.

5 COUNCILMEMBER CURRY: Yes.

6 MR. TORONTO: I'm also going to  
7 distribute copies of a proposed site plan, a rough  
8 cut that Rick has prepared.

9 I just want to point out, we did not  
10 get the actual survey for the site. We got some PDFs  
11 and some elevations, but not the actual survey. So I  
12 just want to make sure that the council and you,  
13 Mr. Mayor, know that while there's a good sense of  
14 what is going on here, it is not to the precision  
15 that I'm sure Rick would prefer.

16 So with that, with your permission,  
17 Mr. Mayor, I'll turn it over to Mike to give you an  
18 update of what is before you and the audience can see  
19 on the board.

20 MR. SCRO: I think I'll quickly start,  
21 before I get into the elevations, just as a  
22 refresher, with a schematic layout of this site plan.

23 Obviously Rick will do a better job  
24 talking about how this will become defined, but the  
25 overall strategy that we addressed last time was that

1 we were going to maintain the schoolhouse and  
2 refurbish it with the intention of introducing two  
3 layers, two floors of senior housing, so six units  
4 per floor. We'll be adding a small little vestibule  
5 off the back. We'll show you what that would look  
6 like tonight, but by no means is this a polished  
7 design, I don't want to pose it as that, it's a work  
8 in process. So we have the principal buildings  
9 remain, the school, and then we're proposing a small  
10 group home, four-unit, for special needs, which Gina  
11 will talk more about specifically.

12           So this will be a new structure to the  
13 left of the school, maintaining the copper beach tree  
14 in the front and as much of the natural landscape as  
15 possible on that side.

16           It does not project or encroach into  
17 the field. The field remains in its capacity to be  
18 discussed further potentially for use.

19           So without belaboring the point, I  
20 certainly can address questions. I'll get to just a  
21 feel of kind of scale, materials, etc.

22           So the existing school in large part  
23 will remain. In kind we were going to try very hard  
24 to work within the existing apertures, windows, entry  
25 points. Obviously the brick is in reasonably sound

1 condition. It needs to be re-pointed in some  
2 locations, but it's got a very nice kind of reveal  
3 along the base, if anyone is aware, and we're trying  
4 to replicate and pick up on some of those brick  
5 details in the proposed group home adjacent, so that  
6 these are not going to be necessarily mini-me's of  
7 each other, it's not trying to -- I'm sorry for my  
8 back --

9 DEPUTY MUNICIPAL CLERK SCORDO: It's  
10 okay.

11 MR. SCRO: It's not trying to in some  
12 way be a reduced version but it is trying to be  
13 sympathetic in massing with hip roofs, kind of a  
14 consistent type of window rhythm and aperture, and  
15 again through a material sensitivity.

16 We can talk about whether we want to  
17 really go to red shingle and things like that that  
18 the school currently has. That's really not an  
19 issue.

20 So you'll see that the front elevation  
21 from Grand unchanged, copper beach tree, and then  
22 this, it's hard with 2D, but sits back with a  
23 courtyard kind of in front, a little garden. And it  
24 represents, it's a single story, about, it's going to  
25 vary, maybe 2,500, 2,700 square feet, I think we can

1 fit it in.

2                   And then when you look at the rear  
3 elevation, this piece right here represents kind of  
4 the elevator vestibule, we need obviously to be a  
5 little bit taller for the elevator overrun. The  
6 elevator will service all levels, so it will go down  
7 to the basement, and then also be first and second  
8 and additionally will serve at grade. So you'll be  
9 able to come right in and be able to go up half a  
10 level and navigate straight from the parking area.  
11 And you can kind of see the scale as well with the  
12 group home adjacent.

13                   So material-wise we're thinking maybe  
14 we introduce, if we do something like a graphite  
15 roof, that we can start to get in a little bit of  
16 charcoal brick so we're using brick in a similar kind  
17 of texture, that we can introduce some mahoganyesque  
18 coloration, because I think the yellow brick lends  
19 itself quite nicely in that family of colors.

20                   And then again, not a one-to-one  
21 cupola, I think the scale of this is appropriate to a  
22 building of the school size, once you kind of shrink  
23 it down, maybe just a nod or a gesture. So that  
24 would suffice.

25                   You want Rick to go, and then

1 questions?

2 MR. TORONTO: Any questions anyone has?

3 COUNCILMEMBER CUDEQUEST: What's the  
4 small little building off of the group home?

5 MR. SCRO: So right now it's just  
6 probably some type of either office and/or little  
7 breakout area, so it's not part of what would be a  
8 kitchen/dining/living common space and it's not part  
9 of the kind of bedroom block, right now it's just an  
10 accessory structure and it's smaller still. How that  
11 gets treated, it might grow into the building, and if  
12 the appearance is too busy, for instance, we can kind  
13 of meld that in; if we like that kind of material  
14 accent, we can accentuate it further there.

15 COUNCILMEMBER CUDEQUEST: Okay. Thank  
16 you.

17 COUNCILMEMBER GHASSALI: Do you have  
18 any fences around this?

19 MR. SCRO: Fences? I think I would  
20 defer to Rick on that, and I think a lot of that has  
21 to do with the vision of what's next door with the  
22 park.

23 COUNCILMEMBER TALARICO: Excuse me, can  
24 we pause for a second? They need to change the tape.

25 MR. SCRO: Absolutely.

1 (Short pause.)

2 COUNCILMEMBER TALARICO: We can  
3 proceed.

4 Mayor.

5 MAYOR FYFE: All right. We're all set.

6 MR. TORONTO: Okay.

7 MR. SCRO: I just want to make sure, I  
8 wasn't clear, to answer your question, that small  
9 little piece is connected so you can get to it from  
10 the inside. It's an internal office, so it's not  
11 some kind of ancillary building, it's just not within  
12 the envelope of the structure, you know what I mean?

13 COUNCILMEMBER CUDEQUEST: Yes.

14 MR. SCRO: It is obviously interior.

15 MR. TORONTO: And Councilwoman Curry  
16 had asked for the benefit of all, the back of the  
17 school building there is a proposed addition if you  
18 will which will be the shaft for the elevator, plus  
19 there will be ramping to be fully ADA compliant for  
20 the proposed use of the site.

21 Mr. Mayor, members of the Council, with  
22 your permission Rick can now take us through some of  
23 the proposed engineering for the site.

24 MAYOR FYFE: Let it rip.

25 MR. EICHENLAUB: Good evening, Mayor

1 and Council, my name is Richard Eichenlaub. My firm  
2 is RL Engineering. My office is located in Park  
3 Ridge, New Jersey. I've appeared in front, when it  
4 was the Zoning Board and the Planning Board many  
5 times over the past 20, 25 years.

6 MAYOR FYFE: Are you familiar with Mr.  
7 DePinto, our chair?

8 MR. EICHENLAUB: Very much so.

9 COUNCILMEMBER TALARICO: Excuse me,  
10 they said they had to pause for a second.

11 COUNCILMEMBER CURRY: May I ask a  
12 question off tape? Are these people going to be  
13 heard, if they don't have a mic, for the purpose of  
14 being televised?

15 MAYOR FYFE: I'm sure if there was a  
16 problem, they would say something.

17 MS. VANDERVALK: This one is on.

18 COUNCILMEMBER TALARICO: Okay, we're  
19 good to go.

20 MAYOR FYFE: Okay. Why don't you  
21 introduce yourself again.

22 MR. EICHENLAUB: Sure.

23 My name is Richard Eichenlaub. My firm  
24 is RL Engineering. My office is located in Park  
25 Ridge, New Jersey.

1           As I indicated a couple minutes ago, I  
2 have appeared in front of both the Zoning Board and  
3 the Planning Board of the Borough of Montvale many  
4 times over the past 20, 25 years.

5           I have been retained by the United Way,  
6 by the organization who's proposing the improvements  
7 to the site in question.

8           For the purpose of tonight's meeting,  
9 we were able to obtain a survey of the property that  
10 was done by or was prepared for the Board of  
11 Education. Unfortunately, we were not able to get  
12 the CAD file for this particular survey, so we had to  
13 superimpose our proposed layout on top of a PDF,  
14 which means we couldn't alter the survey in any way  
15 to accommodate our layout.

16           We're hoping we're going to be getting  
17 that shortly, but for tonight's purposes, we were  
18 able to overlay on that survey what we are proposing  
19 at this time for our improvements to the site.

20           As Mike has already indicated, I've  
21 shown on this drawing in dark brown the proposed  
22 building. The lighter shading basically right in the  
23 center of the survey is the existing school building,  
24 which will be altered. And the beige colored area is  
25 what is being proposed as a

1 passive/sitting/recreational landscaped area. And  
2 the lighter gray areas are proposed improvements with  
3 regard to parking and driveways.

4 For the most part, the parking areas  
5 themselves, the area located to the back or the north  
6 side of the site and along the easterly side of the  
7 site is where the parking areas are now.

8 Due to the improvements being proposed,  
9 those parking lots and parking areas will be altered,  
10 they will be slid slightly to the north, that is, the  
11 back parking lot area, and they will be slid slightly  
12 to the east for the east side parking area.

13 Presently the east side parking area  
14 has diagonal parking, which allows cars to exit out  
15 onto Grand Avenue. That exit that exists now will be  
16 closed, under this proposal. They will no longer be  
17 allowed to exit out onto Grand Avenue. That will  
18 have a crash gate on it for emergency purposes only.

19 Entrance to the site, again, will  
20 remain with the driveway off of Waverly Place, and  
21 that will serve as both parking lot areas, and at  
22 this time we are proposing to open up West Drive,  
23 which is now a paper street, with a 24-foot wide  
24 paved roadway, which will simply service access, both  
25 ingress and egress, to the back parking lot, the

1 northerly parking lot.

2                   That area along West Drive now is  
3 relatively flat. It does grade, though, from a high  
4 point along the easterly side of that right-of-way to  
5 a lower point along the westerly side of that  
6 right-of-way, which means there will be a cut and  
7 fill situation to accommodate that roadway.

8                   At present, walking this paper street,  
9 which is approximately a little over 150 feet long,  
10 there are really only two major short trees located  
11 along that right-of-way, one located at the northerly  
12 end just as you would come in off the municipal  
13 parking area, there's a large oak tree that would  
14 have to be removed, and there's a smaller oak tree  
15 approximately 15, 16 inches in diameter, about  
16 two-thirds of the way into the south side of that  
17 driveway. Those trees will have to be removed.

18                   The rest of the trees are about 8 to  
19 9 inches in diameter and a lot of what we call "scrub  
20 growth," and that will be removed.

21                   We will accommodate drainage on that  
22 roadway. The way it looks now, approximately half of  
23 it may drain back towards Wortendyke. There is some  
24 drainage located there now. The other half will  
25 drain towards our site, which we will accommodate on

1 site via seepage pits or an underground detention  
2 system.

3 The parking lot along the northerly  
4 side of the property, what I referred to as the  
5 "back" parking area, will be slid slightly to the  
6 north. We're looking to maintain a minimum of eight  
7 feet off of the property line, which will allow us to  
8 get plantings in there, preferably evergreen  
9 plantings to give us a screening between us and our  
10 residential neighbors to the north. There are two  
11 large oak trees, one of which falls directly in the  
12 improvements for the roadway itself, which we will  
13 not be able to save. There's even a larger oak tree  
14 located along the northerly curb line, which we will  
15 make an attempt to save. In fact what we may do, we  
16 may have to eliminate two of the parking spaces in  
17 that area to accommodate that.

18 MR. TORONTO: If I may just interject?

19 MAYOR FYFE: Sure.

20 MR. TORONTO: Mr. Mayor, members of the  
21 Council, we love trees and we will work with the  
22 borough on that.

23 As an example, in Ramsey with our  
24 recently completed Airmount Woods project, we did  
25 have to remove trees to put up a structure and we

1 actually put more trees back, so there's a net gain  
2 of trees. So we will be happy to work with the  
3 borough, with the Shade Tree Commission to make sure  
4 there is appropriate screening and replacement of  
5 trees and an addition of trees to preserve the nature  
6 and character of the road, what was the paper street  
7 that will now become a street.

8 And to emphasize, we're asking for  
9 24 feet, which is pretty narrow, the minimum that is  
10 required for the street. And the reason for that is  
11 this is not going to be an intense use from a parking  
12 perspective or from a traffic perspective. In fact,  
13 much less intense than the school building as a  
14 stand-alone. Our experience with group homes is that  
15 the residents are not going to be driving and that  
16 there will be some staff and parents and visitors who  
17 will be there, not an intense traffic use and not an  
18 intense parking use.

19 Sorry, I just wanted to make that  
20 point.

21 MR. EICHENLAUB: That's quite all  
22 right.

23 Just to follow that up, the exit from  
24 the site, however, will be along that proposed  
25 roadway, so exiting the site, anybody utilizing the

1 site, the service bus or the vehicles due to visitors  
2 or employees, would be exiting the site to the north  
3 out through Wortendyke out onto Kinderkamack Road.

4 The parking lot along the easterly side  
5 of the lot, again, we're looking to maintain that.  
6 Again, we show a good number of spaces here. We  
7 probably will reduce the number of spaces or we can  
8 reduce the number of spaces, pulling it farther into  
9 the site, creating additional green area.

10 But as I originally said, we have  
11 diagonal parking now, which will not work under this  
12 proposal. So what we're going to do is propose  
13 90-degree parking along this easterly parking lot  
14 area, which will require the existing retaining wall,  
15 which is landscape ties, now to require its removal,  
16 and we will replace that with a more stable, probably  
17 a segmental wall to retain the soil and the cut along  
18 the easterly side of that parking lot.

19 Again, there are significant trees  
20 along this easterly side of the property. We will  
21 look to supplement those trees with additional  
22 evergreen plantings to screen, again, this parking  
23 lot from our neighbors to the east, residential  
24 neighbors along Waverly Place.

25 There is presently some drainage

1 on-site. There is a catch basin located in the back  
2 parking lot, there is a catch basin located in the  
3 easterly parking lot. That drainage system, we will  
4 expand upon.

5 What we'll probably end up doing is  
6 taking the drainage from the parking lot and the new  
7 building and running that into a detention system.  
8 From there, we'll have an overflow out into the  
9 drainage system along Grand Avenue.

10 In essence, what we'll be doing is  
11 actually reducing the amount of flow from the site  
12 under that proposal.

13 Anybody have any questions?

14 COUNCILMEMBER CURRY: I have a  
15 question. How is the field accessed?

16 MR. EICHENLAUB: Again --

17 COUNCILMEMBER CURRY: And then I have a  
18 question that's kind of connected to that.

19 With the West Drive, is there room for  
20 a sidewalk here? Is there going to be any kind of  
21 pathway, walkway down in through this area? Because  
22 people are walkers around this area and people do  
23 walk, if they're going to be playing down here at the  
24 field, they're going to want access to the field.

25 MR. EICHENLAUB: There's more than

1 ample room for a sidewalk along one side. I don't  
2 know if you need it on both sides of the roadway, but  
3 certainly ample room for a sidewalk along that  
4 roadway.

5 I really haven't gotten into  
6 discussions about internal flow and sidewalks on the  
7 site with my client, but there will be sidewalks  
8 certainly off of Grand Avenue to the site and we can  
9 certainly discuss sidewalks off of Waverly. I'm not  
10 sure it's necessary, but one of the issues was  
11 possibly realigning the entrance drive off of Waverly  
12 so it's more than 90 degrees.

13 Right now this driveway has a slope of  
14 approximately 11 1/2 percent. I'd like to maintain a  
15 maximum of somewhere around 12. In residential  
16 areas, we're allowed to go up to 16, but that gets  
17 pretty steep.

18 If I were to realign this driveway  
19 entrance and come up more in 90 degrees off of  
20 Waverly, the driveway from that point along the curb  
21 line of Waverly down into the site, we're now  
22 approaching grades in excess of 15 percent.

23 So, again, that's something we're going  
24 to have to look at further and I would probably have  
25 discussions with the borough and Planning Board's

1 engineer on that issue. Because that certainly would  
2 be a concern with regard to what this site and  
3 complex is going to be used for, especially if  
4 there's a service bus providing service to the site,  
5 you know, we'd like to keep that driveway shallow as  
6 possible. But, again, I know that's long-winded.

7 Getting back to your question --

8 COUNCILMEMBER CURRY: Sidewalks.

9 MR. EICHENLAUB: -- we will discuss  
10 internal sidewalks and how they will be provided  
11 on-site.

12 One other question you had was access  
13 into the play area here.

14 Again, the construction of this new  
15 roadway will encroach ever so slightly into the  
16 northeast corner of that ball field. There's a  
17 backstop now located right here.

18 The limits of our driveway or the  
19 roadway itself will just about touch the back of that  
20 backstop, so that would have to be relocated, and  
21 instead of providing for a retaining wall, what we'd  
22 like to do is probably grade that off.

23 There's a concrete retaining wall that  
24 runs the entire length of that ball field now, that  
25 athletic field, in a north/south direction. The wall

1 itself is in pretty good condition. There is a fence  
2 on top of that wall to prevent anybody from falling  
3 off the wall, and there is a set of access steps  
4 located in this area here, which we may have to  
5 relocate, but, again, we will allow, we'll provide  
6 for access into the field, more likely in this  
7 northeast corner.

8 MR. TORONTO: If I may, Councilmember,  
9 we did not plan to utilize that space, preserving it  
10 for the borough to repurpose or use as it sees fit,  
11 that current recreation space.

12 With respect to sidewalks, we'd like  
13 the project to be as walkable as possible for the  
14 benefit of the seniors and the residents of the group  
15 home.

16 One of the main attractions of this  
17 site is its proximity to our downtown, the ability of  
18 folks to walk to services, walk potentially to jobs,  
19 for seniors to be able to walk to luncheonettes, CVS,  
20 etc. We think that's what makes this site  
21 particularly attractive for the uses we propose.

22 To come back with the fencing, we will  
23 work with our service provider at the group home site  
24 and determine whether or not fencing fits or ought to  
25 be at the space. The safety and security of the

1 residents at the site is paramount with us.

2 We don't have fencing at Orchard  
3 Commons, for example, on Franklin Turnpike in  
4 Allendale. We don't have fencing at Airmount Woods.  
5 We don't have fencing at Crescent Commons. So it's  
6 really a matter of the population, and we also of  
7 course take instruction from the borough in terms of  
8 its comfort level and what it would like to see  
9 happen at the site.

10 COUNCILMEMBER GHASSALI: So the traffic  
11 to the complex from Waverly is going to be one-way in  
12 from Waverly?

13 MR. EICHENLAUB: Correct, one-way in,  
14 no exiting out.

15 COUNCILMEMBER GHASSALI: Out to West  
16 Drive?

17 MR. EICHENLAUB: That's correct.

18 COUNCILMEMBER GHASSALI: And your  
19 reasoning for shutting down Grand is --

20 MR. EICHENLAUB: Yes, because of the  
21 congestion now. I'm sure everybody is aware just how  
22 busy Grand Avenue gets just in terms of rush hour.  
23 And Grand Avenue backs up from the light at  
24 Kinderkamack all the way to the hill. So trying to  
25 get out without jutting out farther, I believe that

1 your planner also suggested it would be a grand idea,  
2 perfect idea to close that off at this time and we  
3 would just utilize that, maintain that for emergency  
4 vehicles only.

5 COUNCILMEMBER GHASSALI: This is fine  
6 as it is, it's just inconvenient for the people  
7 leaving to go around. This is fine for us, but  
8 whoever is going to be using it, when they leave.

9 MR. EICHENLAUB: Actually I think they  
10 probably get out of here a lot faster by going in  
11 that route, especially during, you know, rush hour.

12 MR. TORONTO: We take it serious, the  
13 use quite a bit to be able to come back out through  
14 West Place as opposed to trying to exit onto Grand  
15 Avenue.

16 COUNCILMEMBER CURRY: Where will the  
17 exit be onto Kinderkamack? I'm trying to visualize  
18 it.

19 MR. TORONTO: The current paper street  
20 will now connect all the way through from this site  
21 through to the west, and then west connects out to --

22 MR. EICHENLAUB: Tie right into  
23 Wortendyke, you make a left onto that and go down to,  
24 actually it's the driveway within the municipal  
25 parking lot.

1 COUNCILMEMBER CURRY: Okay.

2 MR. EICHENLAUB: So you more or less  
3 come right out at the crossing gates.

4 COUNCIL PRESIDENT LaMONICA: You can go  
5 straight across to go --

6 MR. EICHENLAUB: Yes.

7 COUNCIL PRESIDENT LaMONICA: -- or else  
8 you can go north?

9 MR. EICHENLAUB: Cut there to go  
10 across.

11 And I've been out there during, you  
12 know, early evening hours, anyway, 4:30 or so, and  
13 I've had no problem getting back out.

14 COUNCIL PRESIDENT LaMONICA: You have  
15 the light there, right? You have the light when  
16 you're on Wortendyke?

17 MR. EICHENLAUB: No, there's no light.  
18 There's the closing gate is for the railroad, that's  
19 it.

20 MR. TORONTO: But a much less intense  
21 use traffic-wise from its prior life as a school, its  
22 prior life as a library.

23 MR. EICHENLAUB: Again, I don't  
24 anticipate there being, you know, the use of this  
25 site isn't such where we're going to have an enormous

1 amount of traffic either entering the site early  
2 morning hours or leaving the site, you know, at rush  
3 hour in the evening. It's just not, you know, not  
4 proposing that type of use.

5 MR. TORONTO: Seniors are not going to  
6 venture out at rush hour.

7 COUNCIL PRESIDENT LaMONICA: Probably a  
8 lot don't drive, essentially.

9 MR. TORONTO: True.

10 Mr. Mayor, the third leg of the school,  
11 if you will, will be the group home and the tenants  
12 served there, and Gina's prepared tonight to come up  
13 and speak to you, if you're comfortable with that.

14 MAYOR FYFE: Okay.

15 MR. TORONTO: Again, Gina Plotino, who  
16 works with Shari and I, and works particularly with  
17 populations to be served and service providers to  
18 serve the population.

19 MS. PLOTINO: I've spent 11 years as  
20 Director of Human Services in Bergen County before  
21 coming to United Way, so I bring the human services  
22 expertise to the sort of housing that we do.

23 The group home that is proposed is  
24 going to fill a desperate need for supportive housing  
25 for individuals with developmental disabilities.

1           The residents who will live there may  
2 be individuals with Down's syndrome, they may have  
3 cerebral palsy, they may have muscular dystrophy or  
4 MS, but more than likely, they will be individuals  
5 who are on the autism spectrum. And I say that  
6 because we have right now in New Jersey over 8,000  
7 individuals with developmental disabilities on a  
8 waiting list for housing, and those numbers are going  
9 to explode as the young adults who have been first  
10 diagnosed with autism in the 1980s, now come of age  
11 and need that service. And of course in New Jersey,  
12 we have the largest population of individuals on the  
13 autism spectrum of any state in the country.

14           We have not yet chosen a service  
15 provider to work with us, but it could be an  
16 organization like the ARC, it could be Spectrum for  
17 Living, it could be New Concepts for Living, it could  
18 also be New Horizons in Autism, which is our current  
19 collaborator at Airmount Woods in Ramsey.

20           The role of the service provider is to  
21 staff the residence 24/7, and then to provide the  
22 supportive services that help the residents to  
23 thrive.

24           That may be helping them with  
25 activities of daily living, it may be helping them to

1 find a day program that they can attend, it could be  
2 helping them to involve themselves in a volunteer  
3 activity in the community. Some of our residents of  
4 our group homes work.

5 The value add in working with Bergen  
6 County's United Way and the BCUW Madeline partnership  
7 is that we also have as part of our team a clinical  
8 social worker professional who serves as our housing  
9 coordinator. And the value there is that he provides  
10 a level of quality assurance to review and evaluate  
11 and make sure that the service provider that we have  
12 chosen is offering the highest quality of service and  
13 providing the service that is necessary for the  
14 people who live in residence.

15 And that's sort of an overview. If  
16 you've got specific questions, I'm happy to answer  
17 them.

18 MAYOR FYFE: Anybody on the Council  
19 have any questions?

20 COUNCILMEMBER CUDEQUEST: No.

21 MAYOR FYFE: No.

22 Thank you very much.

23 MS. PLOTINO: You're welcome.

24 MR. TORONTO: Mr. Mayor, from the last  
25 meeting, I think you were concerned about how would

1 the site work in terms of traffic, how it would work  
2 with paper streets and turning it into a street, you  
3 were concerned a little bit about the aesthetic  
4 around the school building. I think we've checked  
5 those boxes off. And you were concerned particularly  
6 about the operation of the group home and how those  
7 residents would work in the community, and that's  
8 what Gina spoke to. And I think that's the Reader's  
9 Digest condensed version. We'll be happy to respond  
10 to any questions you might have or any members of the  
11 public.

12 MAYOR FYFE: Would you have any problem  
13 opening or, Charlotte, opening to the public to ask  
14 whatever they want to ask?

15 MR. TORONTO: None whatsoever.

16 MS. VANDERVALK: None.

17 MAYOR FYFE: A motion to open the  
18 meeting to the public on this particular item?

19 COUNCILMEMBER CUDEQUEST: So moved.

20 COUNCILMEMBER TALARICO: Second.

21 MAYOR FYFE: All in favor?

22 (All present Councilmembers respond in  
23 the affirmative.)

24 MAYOR FYFE: Anyone from the audience  
25 have a question of either presenter?

1                   Yes, ma'am.

2                   MS. HOPPER: Maria Hopper, 81 Magnolia  
3 Avenue. And I'm the borough historian.

4                   I wanted to mention to the architect  
5 that we do have pictures of the original cupola, much  
6 more in relationship to your new proposed building,  
7 it was a hexagon shape.

8                   MR. SCRO: Excellent.

9                   MS. HOPPER: We also have the bell, if  
10 you want to put the bell back in.

11                   I have a question, because we also own  
12 property on Waverly Place. And our concern was  
13 people would use it as a shortcut to avoid the light,  
14 in other words, go into Waverly and go out West  
15 Street.

16                   I just don't know if we can have no  
17 through traffic or whatever, but it might be a  
18 possibility, because the town gets congested there.

19                   MAYOR FYFE: I'm sure being it's a  
20 group home, there's not going to be traffic in it,  
21 almost like it's a private property, but it's  
22 definitely something to think about, yeah. No  
23 through traffic.

24                   Where's the bell?

25                   COUNCILMEMBER CURRY: The bell is at

1 the school.

2 MS. HOPPER: The bell is at the school,  
3 Memorial.

4 COUNCILMEMBER CURRY: They ring it at  
5 the first day of school.

6 MS. HOPPER: We also have the bell from  
7 School #1, we have the bell from there too. We have  
8 lots of bells.

9 MAYOR FYFE: Can't have too many bells.  
10 Anybody else from the public want to  
11 speak?

12 Rich.

13 MR. PASCH: Rich Pasch. I live on  
14 Wortendyke.

15 Rick, I don't know when you come there,  
16 but I can tell you that I've lived there for  
17 35 years, and since the commuter lot went in, when  
18 the gates come down, we go back inside and sit down,  
19 because it takes 5 to 10 minutes to get on Railroad  
20 Avenue going south.

21 I realize that you have to do something  
22 there, but sending everybody who leaves the site to  
23 come down the street is --

24 MR. EICHENLAUB: Again, and I  
25 understand that, and, again, I wasn't there when the

1 gates were down. I was there--

2 MR. PASCH: Every time the train  
3 comes --

4 MR. EICHENLAUB: I'm sure it is,  
5 because it backs up along Kinderkamack in both  
6 directions. I've been there when the gates are down  
7 on Kinderkamack, but, again, the number of vehicles  
8 that we anticipate leaving the site are few. I mean,  
9 it's not like a shopping center, it's not like a CVS,  
10 it's not like a 7/Eleven, we don't anticipate having  
11 that, you know, a lot of the--

12 MR. PASCH: Basically what you're  
13 saying it's not resident parking, residents in this  
14 place are not going to be coming in and out all day.

15 MR. EICHENLAUB: No, we don't  
16 anticipate that, and again I don't want to speak for  
17 you guys, but we don't anticipate that at all, no.

18 MR. PASCH: Okay.

19 MR. EICHENLAUB: That's why looking at  
20 it, I've got 24 spaces here, and again our plan  
21 doesn't show the exact location some of these very  
22 large mature trees that I think we'd like to try to  
23 save, if we can. We can eliminate some of this  
24 parking, we don't even need close to that.

25 A lot of the residents and visitors of

1 the site may be brought here via a bus, one of those  
2 small buses, but we don't anticipate much in the way  
3 of traffic leaving this site during rush hour.

4 MR. PASCH: Uh-huh.

5 I share the concern about completely  
6 closing the exit onto Grand Avenue. I wonder if you  
7 could maybe widen the road a little farther up past  
8 the 7/Seven on the corner, that would make it easier  
9 for people to get out, making a right-hand turn, so  
10 that everybody wouldn't be forced to. Right now if  
11 you wanted to go get across there is not an easy  
12 thing, anyone wanting to go out Grand Avenue,  
13 westbound.

14 MR. EICHENLAUB: And I'm sure that  
15 issue was brought up when 7/Seven was constructed  
16 and their site plan, that was all part of the  
17 improvements that the county was looking at. I did  
18 not do that site but at this time, I'm not sure that  
19 that would be part of this project.

20 MR. PASCH: Uh-huh.

21 MAYOR FYFE: Eastbound is even worse.

22 MR. PASCH: Well, I understand that,  
23 but even if it was just so people could make a  
24 right-hand turn just the way it is, you're saying  
25 it's not a lot of people, so who's going to be

1 inconvenienced, two or three people that want to  
2 actually get on Grand Avenue, come out and make a  
3 right-hand turn, rather than have having to wind  
4 their way down and around.

5 MR. EICHENLAUB: Are you talking from  
6 our site?

7 MR. PASCH: Yes, the exit you want to  
8 change to just emergency through.

9 MR. EICHENLAUB: Just for emergency  
10 vehicles.

11 MR. PASCH: Well, I'm saying why can't  
12 you leave that open so that your few people who leave  
13 can go that way instead of having to wind all the way  
14 around and get caught by the traffic lights at  
15 Railroad and Park and Grand Avenue? You can't get  
16 through the traffic when it backs up, for people who  
17 want to do that.

18 MR. EICHENLAUB: I'm sure that issue  
19 will come up and be discussed, but at this time  
20 that's the preliminary proposal.

21 MR. PASCH: Okay. Thank you.

22 MAYOR FYFE: Thank you, Rich.

23 You have an interesting problem to have  
24 too much parking -- I shouldn't say too much, but  
25 that you can get rid of some.

1                   MR. EICHENLAUB: Usually you are  
2 fighting that you don't have enough.

3                   MAYOR FYFE: Yes, sir.

4                   MR. MDELUAY: My name is Christopher  
5 Mdeluay, I live on Waverly Place.

6                   I have some concerns, much like many of  
7 the other people that live on there.

8                   Mr. Toronto, have you done any surveys  
9 on how the people of the community feel about having  
10 this new application rather than keeping the old  
11 library?

12                   MR. TORONTO: I have not, sir.

13                   MR. MDELUAY: Have you done any surveys  
14 on how the traffic will be affected, increased or  
15 decreased based on this new construction?

16                   MR. TORONTO: We believe the traffic is  
17 going to be greatly reduced from these prior uses.  
18 Based on our experience with the populations served,  
19 the group home population, we expect none of the  
20 residents will be drivers. On the seniors, it's a  
21 little hard to predict. We have 12 senior units  
22 there, it's hard to say how many of those 12 seniors  
23 will drive or how frequently they will drive, but all  
24 our experience points to a much less extensive use  
25 than the prior uses at the site.

1                   MR. MDELUAY: For the ball field, will  
2 there be any ball field left or will you be reducing  
3 it or will it stay as much as it can be?

4                   MR. EICHENLAUB: Right now as being  
5 proposed, here's your ball field, referred to as a  
6 soccer field.

7                   Right in this northeast corner is the  
8 only area that we would be disturbing to get the  
9 roadway in. And, again, as I indicated, right now  
10 that would require a small portion of the retaining  
11 wall that's about two feet in height to be removed  
12 and we grade that off. I wouldn't put a retaining  
13 wall back in there again. But the rest of the ball  
14 field will remain as is, under this proposal.

15                   MR. MDELUAY: And suppose there's a  
16 soccer game or whatever, where would all the parking  
17 be? Because I would assume that the parking spaces  
18 are already taken by the residents now.

19                   MR. EICHENLAUB: Again, that's not  
20 something that we've discussed at this point. There  
21 was discussion about providing for sidewalk along  
22 this roadway extension. I'm not sure what the  
23 situation is with the municipal parking lot, but on  
24 weekends, I'm sure they park in the municipal parking  
25 lot and they could walk around right onto the field,

1 it's only about 150 feet.

2 MR. MDELUAY: Did you mention the total  
3 population of all the residents, mass capacity?

4 MR. EICHENLAUB: I did not, no.

5 MR. TORONTO: There would be 12 senior  
6 apartments and there would be four one bedroom homes,  
7 so a total of 16.

8 MR. MDELUAY: Thank you very much.  
9 Have a good night.

10 MAYOR FYFE: Thank you.

11 Mr. Voorhees.

12 COUNCIL PRESIDENT LaMONICA: I just  
13 want to make a comment. I think it's important to  
14 know that there are no organized sports played,  
15 that's a recreational field for the residents to use  
16 at their leisure.

17 COUNCILMEMBER CURRY: Pickup games.

18 COUNCIL PRESIDENT LaMONICA: Pickup  
19 games or organized program.

20 MAYOR FYFE: It is used largely as a  
21 walk to the park.

22 COUNCIL PRESIDENT LaMONICA: Yeah,  
23 pickup.

24 MAYOR FYFE: Mr. Voorhees.

25 MR. VOORHEES: Mr. Voorhees, One

1 Columbine Court.

2 A member of the Montvale Senior Club,  
3 as well as its Historic Preservation Commission, and  
4 I have other members of both organizations with me  
5 this evening, and from what we can see of this latter  
6 presentation, we like what we see for a couple of  
7 reasons.

8 First of all, there really is no senior  
9 housing in town right now, and, you know, we've been  
10 looking forward to having some for a number of years.

11 Back when I was on the Council,  
12 100 years ago, it seems, I was a member of the  
13 committee that considered affordable housing.

14 At one time, the building that's behind  
15 Grand was designated for affordable/senior.  
16 Similar along the line that got pushed off to  
17 something else, so it's kind of important to the  
18 community-at-large and certainly to the members of  
19 our club that we have senior housing in town. You  
20 know, particularly one bedroom and studio units that  
21 are more suitable for single family households.

22 Secondly, the idea of retaining,  
23 preserving the old building appeals to our Historic  
24 Preservation Commission. We've been pushing for  
25 that, oh, I guess for 11 years now. A year before

1 the library moved out, we started leaning on Mr.  
2 DePinto to see if we couldn't get that designated as  
3 a historic landmark. And we got halfway home, the  
4 Planning Board did their thing but, you know, we're  
5 waiting for the day when the Mayor and Council does  
6 the same.

7                   We want to preserve that building,  
8 because really it's symbolic of the reason that the  
9 borough was formed. You know, the people that lived  
10 in this area back 120 years ago were looking for a  
11 place to send their kids to school locally. They  
12 formed this community so they could form their own  
13 school board. And so that building symbolizes the  
14 reason that the borough was formed. I realize it's  
15 not an old sandstone Dutch colonial, but it does have  
16 significant meaning and as far as we're concerned,  
17 that's probably the most important historic structure  
18 in town.

19                   I guess that's really it.

20                   We like the fact that the field is  
21 going to be preserved for some form of open space,  
22 but primarily the fact that it houses senior housing  
23 and the building being retained are the reasons that  
24 we support it.

25                   MAYOR FYFE: Thank you.

1 MR. VOORHEES: Thank you.

2 MAYOR FYFE: Anybody else?

3 Yes, ma'am.

4 MS. BAGDAT: Hello. Good evening, my  
5 name is Anita Bagdat. I'm a resident at 21 West  
6 Drive.

7 Thank you for the opportunity. I have  
8 a few questions.

9 For the group housing, the first  
10 drawing it said four units and today's drawing it  
11 says five units, can we just get a clarification  
12 whether it's 4 or 5 units?

13 MR. EICHENLAUB: It's four. That's my  
14 drawing and that's a mistake. When I first got  
15 involved there was talk about five, that's why it is  
16 shown, but it's four.

17 MS. BAGDAT: Thank you.

18 And if you can kindly clarify the  
19 selection process for the seniors as well as the  
20 group housing, please?

21 MS. PLOTINO: On the group home, the  
22 individuals will be referred to the service provider  
23 by the New Jersey Division of Developmental  
24 Disabilities. They will be individuals who come from  
25 the waiting list or from an emergency list because

1 their parents are so aged now that they are no longer  
2 able to care for them and an emergency situation has  
3 occurred. They will likely be individuals from local  
4 communities surrounding Montvale. And they will be  
5 interviewed by the service provider, who will make  
6 the final selection, because of course the ability of  
7 the four people to live together in a congregate  
8 setting is important. So the mix in the final  
9 decision is with the service provider.

10 MS. BAGDAT: What would be the age  
11 group, would you have an idea?

12 MS. PLOTINO: I don't right now,  
13 because we haven't chosen a service provider. If we  
14 were to replicate, for example, the model that we  
15 have at Airmount Woods in Ramsey and partner with New  
16 Horizons for Autism, they would be young adults that  
17 would be in the age range of, I guess, 21 to 33.

18 MS. BAGDAT: And this would be like a  
19 permanent housing for them?

20 MS. PLOTINO: Yes.

21 MS. BAGDAT: Okay. Thank you.

22 And what would be the selection for the  
23 seniors?

24 MS. DePALMA: We would have to  
25 advertise and accept applications, and then do a

1 random selection.

2 MS. BAGDAT: Will there be any  
3 restrictions on income?

4 MS. DePALMA: Yes, definitely,  
5 affordable housing, yes. We would follow the  
6 guidelines from COAH and low and moderate and  
7 whatever is in the master plan that we need to adhere  
8 to.

9 MS. BAGDAT: We have young children and  
10 most of the time they kind of congregate by 7/Eleven,  
11 they walk to school, from school. Would they, like  
12 if they're outside, would there be any guidance,  
13 would there be anybody watching them or they would be  
14 on their own, would they have free time?

15 MS. PLOTINO: Yes, a group home is  
16 staffed 24/7, so there would always be staff present.

17 MS. BAGDAT: Again, with all due  
18 respect, we also saw what happened, I hope you don't  
19 mind me asking that as far as the security is  
20 concerned, because we all have children and we all  
21 know what happened more than a month ago to an  
22 autistic child.

23 MS. PLOTINO: Right. The exact  
24 staffing patterns, whether it would be one on 1:1 or  
25 2:1, I can't tell you right now because we haven't

1 chosen the service provider, but there would be  
2 staffing 24/7.

3 MS. BAGDAT: And one more thing, I  
4 would actually be with my Mayor, and with all due  
5 respect, Mr. Richard, you said you were there, since  
6 I'm a West Drive resident, you said you were there at  
7 4:30. At 4:30, the train doesn't pass, please come  
8 around after 4:30 until 7, 7:30, and you will see the  
9 traffic. And he's right, sometimes I would have to  
10 wait and I will have to go back home and wait until  
11 that train and that entire traffic passes by, just to  
12 crossover. And would you take into consideration,  
13 even to make this an entrance or an exit on West  
14 Drive? I know you had said that most seniors -- like  
15 how do we know that those seniors would not be  
16 driving? They could be active seniors. Who is to  
17 say, how can we make that determination? You said  
18 that there wouldn't be as much traffic.

19 MR. EICHENLAUB: Right, I'm saying that  
20 we don't anticipate there being much traffic, but,  
21 again, I mean anybody leaving there would certainly  
22 realize, I mean, and the shifts could be situated  
23 such that they would be leaving the site prior to.  
24 Like I said, I was there about 4:30 or so, and they  
25 maybe leave at that time when you don't have that

1 type of traffic, but I have driven through there and  
2 I'm a lifetime resident of this area, so I know what  
3 it's like.

4 MS. BAGDAT: Please come by 6:30 for  
5 the train.

6 MR. EICHENLAUB: I've been there, I  
7 used to pick my father up from the train station  
8 there, so I know, and I've driven through there many  
9 times.

10 MS. BAGDAT: Thank you. Thank you for  
11 your time. Have a pleasant night.

12 MR. MORELLA: Anthony Morella. I'm a  
13 resident of Two Terkuile Road. First mayor of  
14 Montvale.

15 Anyway, I'd just like to say that I've  
16 been a resident here for 16 years. I raised both my  
17 children here, including my daughter, who is 23 now,  
18 and is autistic. And she has gone through the system  
19 here in Montvale with an incredibly wonderful  
20 experience. I would very much love to see a place  
21 like this, something like this, beautifully built in  
22 our town for the large number of autistic and special  
23 needs children that are in this area. I think it's a  
24 wonderful, wonderful thing. I really truly hope that  
25 you guys decide to go with this. I just wanted to

1 give you my opinion.

2 MAYOR FYFE: Thank you.

3 COUNCILMEMBER GHASSALI: Thank you.

4 MAYOR FYFE: Anybody else from the  
5 public?

6 (No response.)

7 MAYOR FYFE: Okay. Seeing none, motion  
8 to close the meeting to the public?

9 COUNCILMEMBER CUDEQUEST: So moved.

10 COUNCILMEMBER GHASSALI: Second.

11 MAYOR FYFE: All in favor?

12 (All present Councilmembers respond in  
13 the affirmative.)

14 MAYOR FYFE: Okay, the next process,  
15 could you both, Charlotte and Tom, leave contact  
16 information with the Council and they may email you  
17 with some other questions they couldn't think of  
18 tonight. And this is something that we're all going  
19 to have to consider and talk to the residents, as we  
20 do. And I understand that the funding is probably  
21 going to dry up quickly, so we have to make a  
22 decision somehow. And then we'll invite both you of  
23 you back to another meeting or we'll contact you and  
24 whatever and see how it went.

25 MR. TORONTO: Thank you. Happy

1 holidays, Merry Christmas.

2 COUNCILMEMBER TALARICO: Thank you.

3 **BILLS:**

4 MAYOR FYFE: Let's pay some bills.

5 ADMINISTRATOR/MUNICIPAL CLERK

6 IAROSSO-ALWAN: Be it resolved by the Mayor and  
7 Council of the Borough of Montvale, New Jersey, that  
8 the following bills, having been referred to the  
9 Borough Council and found correct, be and the same  
10 hereby be paid:

11 From the total current account,  
12 \$2,754,456.23.

13 From the Escrow - Trust, \$50,647.25.

14 Open Space Fund, \$4,162.38.

15 From the Dog Trust, \$276.

16 And the Housing Trust, \$3,295.

17 And that's it for the bills, Mayor.

18 MAYOR FYFE: Motion to pay the bills?

19 COUNCILMEMBER LANE: So moved.

20 COUNCILMEMBER CURRY: Second.

21 MAYOR FYFE: Discussion?

22 COUNCILMEMBER GHASSALI: Discussion,

23 Mayor.

24 MAYOR FYFE: Yes, sir.

25 COUNCILMEMBER GHASSALI: We still have

1 the milk delivery going to the DPW.

2 COURT REPORTER: I am sorry, I can't  
3 hear you.

4 MAYOR FYFE: You know, Mike, let's wait  
5 until everybody leaves.

6 COUNCILMEMBER LANE: Folks.

7 MAYOR FYFE: If you're not staying,  
8 could you leave quietly so we can conduct the rest of  
9 our business, please.

10 MS. VANDERVALK: You're looking at us.

11 MAYOR FYFE: I was asking if anyone who  
12 is not staying could leave so we can get our business  
13 done.

14 MS. VANDERVALK: Absolutely.

15 MAYOR FYFE: All right, Mike, you're  
16 up.

17 COUNCILMEMBER GHASSALI: Thank you,  
18 Mr. Mayor.

19 We still have milk delivery going to  
20 the DPW building. I don't know if we still need  
21 that.

22 ADMINISTRATOR/MUNICIPAL CLERK

23 IAROSSO-ALWAN: I did not know that we should be not  
24 providing them with milk and coffee at the DPW. It's  
25 the same exact thing as we did last time, unless it's

1 going to be discontinued.

2 COUNCILMEMBER LANE: Who is there?

3 COUNCILMEMBER CURRY: People are there.

4 MAYOR FYFE: That's a good point,  
5 because it's not our employees, right?

6 COUNCILMEMBER GHASSALI: That's the  
7 point exactly.

8 MAYOR FYFE: That's the point, it's not  
9 our employees, so why are you doing that, let's stop  
10 that.

11 ADMINISTRATOR/MUNICIPAL CLERK

12 IAROSSO-ALWAN: Okay, very good.

13 MAYOR FYFE: Everybody good with that?

14 COUNCILMEMBER TALARICO: Yes.

15 COUNCILMEMBER LANE: Yes.

16 MAYOR FYFE: Anything else about paying  
17 our bills?

18 (No response.)

19 MAYOR FYFE: All in favor?

20 (All present Councilmembers respond in  
21 the affirmative.)

22 **REVENUE :**

23 MAYOR FYFE: Revenue.

24 ADMINISTRATOR/MUNICIPAL CLERK

25 IAROSSO-ALWAN: Departmental revenue for the month of

1 November is as follows:

2 From the Construction Official,  
3 \$23,637.05.

4 From the Municipal Court, \$10,788.68.

5 From the Planning Board, \$530.

6 From the Registrar, \$12.

7 From Fire Prevention, \$5,255.

8 From the General Revenue Fee, \$8.71.

9 And Recreation, \$1,980.

10 And that's it for revenue, Mayor.

11 MAYOR FYFE: Thank you.

12 **COMMITTEE REPORTS:**

13 MAYOR FYFE: We're going to have the  
14 abbreviated committee reports this evening.

15 Anything, Mr. Ghassali? You go first.

16 COUNCILMEMBER GHASSALI: Okay, very  
17 quickly you say.

18 Well, very quickly, just from the  
19 Finance Committee, Councilman Lane and I met with  
20 three residents, highly qualified with finance  
21 background, there were six in total, one took his  
22 name out, one is a former councilman, we're going to  
23 be using him as a senior advisor, and one person we  
24 still haven't had a chance to talk to, but we can  
25 have four in total and then the Finance Committee

1 working with them. So our first meeting will be  
2 sometime in January, once the budget comes out, and  
3 then we'll set up six meetings until April until  
4 we're done with them.

5 MAYOR FYFE: Okay. When you guys have  
6 all the names, give them to me and I'll make like the  
7 official departmental committee.

8 COUNCILMEMBER GHASSALI: We'll do that.

9 MAYOR FYFE: Is that it?

10 COUNCILMEMBER GHASSALI: I want to wish  
11 everyone Merry Christmas and happy holidays. And at  
12 this time I just want to pray for the needy and pray  
13 for peace here and the world.

14 Thank you.

15 MAYOR FYFE: Thank you.

16 Mrs. Curry.

17 COUNCILMEMBER CURRY: Yes, thank you,  
18 Mayor.

19 From the Health Department, there is a  
20 rabies clinic. And I didn't double check my date,  
21 but I believe it's January 4th. Does that sound  
22 right? Sorry.

23 COUNCILMEMBER CUDEQUEST: I'll look at  
24 the calendar real fast.

25 COUNCILMEMBER LANE: We will be foaming

1 at the mouth, yes.

2 COUNCILMEMBER CURRY: January 4th, yes,  
3 in the morning. And you can get your animal licensed  
4 there and a rabies shot.

5 For recreation, the tree lighting which  
6 was postponed from last Friday night due to the  
7 weather is this Wednesday, December 11th, hot  
8 chocolate, the choir from Fieldstone Memorial will be  
9 singing, and it should be a lovely evening right  
10 there on Memorial Drive and Grand Avenue.

11 Construction is doing well. They have  
12 200 more permits, smaller projects, but people keep  
13 building.

14 Garage sale ordinance, the program has  
15 been working well.

16 Memorial population is up by 5, to 558;  
17 Fieldstone is up by 1 to 491.

18 MAL is installing a fence at Memorial  
19 School. It will be beyond the playground equipment  
20 and will run parallel to the red shed walkway.

21 I was happy to attend the Complete  
22 Streets seminar on October 21st down at the Voorhees  
23 Transportation Center at Rutgers. Montvale was one  
24 of 70 towns and five counties who have a complete  
25 streets policy and it's called Complete Streets

1 because it involves not only cars driving but  
2 pedestrians walking and cyclists, and it's to  
3 increase pedestrian and cyclists' safety and we're  
4 very excited to have this (indicating).

5 MAYOR FYFE: We will hang that in an  
6 appropriate place, I am sure.

7 COUNCILMEMBER CURRY: And thank you.

8 MAYOR FYFE: Mrs. LaMonica.

9 COUNCIL PRESIDENT LaMONICA: The tree  
10 ordinance was presented at the last meeting. I think  
11 some of the council people have been working on it,  
12 and it's going to be moving on to the Planning Board.  
13 So we're all pretty excited about that.

14 And the Chamber of Commerce had  
15 organized an all town invited holiday party. It was  
16 last Tuesday night. It was well attended. It was  
17 well attended by the Council, and it was a lot of fun  
18 and they did a great job promoting it. And next year  
19 they were hoping for a bigger turnout, but it was  
20 nice, it was people from all different organizations  
21 in town.

22 And that's really all I have, Mayor,  
23 thank you. And happy holidays and happy new year to  
24 everyone.

25 MAYOR FYFE: Thank you.

1 Mr. Lane.

2 COUNCILMEMBER LANE: Thank you, Mayor.

3 The Fire Department had a their  
4 election of new officers for 2014.

5 For 2014, the officers will be Clint  
6 Miller returning as chief; Jeff Gibbons returning as  
7 assistant chief; Kevin Craftsman will continue as  
8 captain of Engine Company #1; Michael Barns will  
9 continue as captain of Engine Company #2. Ryan  
10 Miller is lieutenant for Engine Company #1 and Chuck  
11 Lydon is coming onboard as lieutenant for Engine  
12 Company #2.

13 The association officers are Craig  
14 Miller, Sr., as president; Mike Santana is vice  
15 president; Ray Hutchinson is the secretary, and the  
16 treasurer will be Jeff Balonco (phonetic).

17 The department, I want to thank them,  
18 as they do every year, decorating the middle of town  
19 with the Christmas decorations.

20 We look forward to a very busy 2014  
21 with the department.

22 That's all I have.

23 MAYOR FYFE: Thank you.

24 Mr. Talarico.

25 COUNCILMEMBER TALARICO: I have no

1 report, tonight, Mr. Mayor, but I do want to thank  
2 the entire Montvale Police Department for the  
3 outstanding service they provide our community. And  
4 I especially want to congratulate Capt. SanFilippo  
5 who was promoted tonight, Lt. Piatt, Sgt. Szabo and  
6 Sgt. McDowell.

7 That's all I have.

8 MAYOR FYFE: Thank you.

9 Ms. Cudequest.

10 COUNCILMEMBER CUDEQUEST: Thank you,  
11 Mayor.

12 The Planning Board has canceled the  
13 rest of their meetings for December. Their next  
14 scheduled meeting will be January 7th, which will be  
15 their reorg meeting as well as their regular meeting.

16 I'd also like to publicly thank  
17 Councilman Ghassali for stepping in for me on the  
18 Planning Board for the last several months while I  
19 was dealing with some personal matters.

20 And the Pascack Valley Regional High  
21 School board at last night's meeting, Dr. Barry  
22 Bachenheimer (phonetic), director of curriculum, gave  
23 an overview of the Common Core and the PARCC, and  
24 that acronym stands for Partnership for Assessment  
25 for Readiness for College and Career. This is a new

1 national test, an assessment tool that will be  
2 piloted this spring at Pascack Hills High School.  
3 Each state has their own individual test, and this is  
4 a way for colleges to now gear students nationally,  
5 aside from like the SATs. This is to see how  
6 children are doing from third grade and beyond and  
7 rank them nationally. There will be no more pencils  
8 and filling in the dots, this is an online test. And  
9 the pilot will be given to the junior class only this  
10 spring.

11 The superintendent also mentioned that  
12 there's been a complaint filed with the Office of  
13 Civil Rights concerning the visitors' side bleachers  
14 at Pascack Hills football field, and they're  
15 concerned with ADA 504 accessibility.

16 The school has been consulting their  
17 architect and their legal counsel, and it is felt  
18 that there will be a low cost modification. This may  
19 include updating signage, increasing handicapped  
20 parking actually up onto the field, as well as some  
21 accessibility to the bleachers. But right now  
22 they're looking into the upgrades to the bleachers.

23 That's all I have, Mayor.

24 MAYOR FYFE: Thank you.

25 From the library, we have circulation

1 for the month of November 2013 was 11,809. There  
2 were 5,596 patrons. 29 residents applied for and  
3 received library cards.

4 Beginning in January, the library will  
5 offer Syndics (phonetic), a digital magazine and  
6 periodical service. Montvale card holders will be  
7 able to access the magazines with any device with an  
8 Internet browser, and there are apps for iPhone,  
9 iPad, Android, Kindle, Fire, Fire HD, Nook HD, HD  
10 Plus and Windows 8, and Blackberry Playbook, they  
11 will also allow the cardholders to read those  
12 magazines. I know everybody is very impressed that I  
13 pronounced that. Thank you, Susan. And I believe  
14 that's all I have, so what's next?

15 **ENGINEER'S REPORT:**

16 MAYOR FYFE: Mr. Hipolit.

17 MR. HIPOLIT: Thank you, Mr. Mayor,  
18 just a few updates really on some finished projects.

19 The grant for the fire truck was  
20 submitted Friday, as required by the grant.

21 The Fieldstone School, the turf  
22 installation is done, and we are now doing final  
23 payment and applying for the reimbursement through  
24 the Open Space grant program.

25 Magnolia is completed and the striping

1 is completed, including the text on the road.

2 MAYOR FYFE: I saw that today.

3 MR. HIPOLIT: The installation of that  
4 text and the installation of shoulder lines seem to  
5 have made the road look narrower, so traffic is  
6 actually slowing down. The next step would be to  
7 have the police monitor it and do a speed study and  
8 see what the effect is.

9 COUNCIL PRESIDENT LaMONICA: What text,  
10 "slow down"?

11 MR. HIPOLIT: Slow 25 MPH.

12 COUNCIL PRESIDENT LaMONICA: On the  
13 street?

14 MR. HIPOLIT: Yes, it's at four  
15 locations as you approach the significant curves, one  
16 toward the east side and one toward the west side.

17 COUNCIL PRESIDENT LaMONICA: I like  
18 that they are on the pavement.

19 MR. HIPOLIT: And we also had shoulder  
20 lines, so on some section of that road where it's  
21 narrow, the shoulder line will make the driver's eye  
22 think it's even more narrow, usually forcing the  
23 driver to slow down and it's a known tactic.

24 And the last one is Acres, the  
25 additional work we did on Acres around the corner,

1 the drainage is done, so Acres is done.

2 So both on Acres and Magnolia, which  
3 were DOT grants, we are providing with the closeout  
4 reimbursement for both of those projects also.

5 That's all I have.

6 MAYOR FYFE: Anyone have anything for  
7 Andy?

8 (No response.)

9 **ATTORNEY REPORT:**

10 MAYOR FYFE: Mr. Betesh, what have you?

11 MR. BETESH: Nothing new to report,  
12 Mr. Mayor.

13 MAYOR FYFE: Thank you, sir.

14 **UNFINISHED BUSINESS:**

15 MAYOR FYFE: Unfinished business,  
16 anybody have any unfinished business?

17 (No response.)

18 **NEW BUSINESS:**

19 MAYOR FYFE: New business, there's two  
20 things under new business.

21 We got our DEP grant award for 2011,  
22 and I think it's about \$11,000?

23 ADMINISTRATOR/MUNICIPAL CLERK MAUREEN  
24 IAROSSO-ALWAN: It's \$10,627.30.

25 MAYOR FYFE: Thank you. \$10,627,30.

1 ADMINISTRATOR/MUNICIPAL CLERK MAUREEN  
2 IAROSSO-ALWAN: And we'll be applying, Mayor, for the  
3 2012 grant this year, so it's always a year behind.

4 MAYOR FYFE: That goes by our tonnage  
5 that we actually collect at the recycling center.

6 COUNCILMEMBER CURRY: May I ask a  
7 question?

8 MAYOR FYFE: Yes.

9 COUNCILMEMBER CURRY: What do we do  
10 with that grant money? It's just to replace money  
11 that's already been spent?

12 MAYOR FYFE: It goes into general funds  
13 now.

14 ADMINISTRATOR/MUNICIPAL CLERK MAUREEN  
15 IAROSSO-ALWAN: It goes into general funds.

16 MAYOR FYFE: Let's see, where are we  
17 here?

18 New business. I want to appoint a  
19 committee, we're going to call the Firehouse  
20 Committee, that's going to meet with a similar  
21 committee from the Fire Department that Chief Miller  
22 will put together, three people, that will be Tim  
23 Lane, who's the liaison to the Fire Department; Ms.  
24 Cudequest and Ms. Curry will both serve on that  
25 committee. I know that the Fire Department will have

1 larger committees within the Fire Department, but  
2 these are two committees that will be working  
3 together, it's a very big job, very big project, and  
4 they're going to have to meet and whatnot, so it's at  
5 the very beginning of looking into it. So I'm sure  
6 that we'll all be fine. We'll see what happens.

7 **COMMUNICATION CORRESPONDENCE:**

8 MAYOR FYFE: All right. Communication  
9 correspondence, no.

10 COUNCILMEMBER LANE: I think we've all  
11 gotten the communication, correspondence. I've seen  
12 a lot of positive feedback on the expansion of the  
13 recycling hours and the general comportment of the  
14 staff of the recycling center, so I think that's  
15 worth noting.

16 MAYOR FYFE: Yes, usually I get flooded  
17 with emails and calls that are not so nice and  
18 diplomatic, but, yes, a lot of positive comments  
19 about the recycling center and two people that are  
20 working it now, so that's always good to hear  
21 positive things.

22 **MEETING OPEN TO THE PUBLIC:**

23 MAYOR FYFE: All right, motion to open  
24 the meeting to the public?

25 COUNCILMEMBER LANE: So moved.

1 COUNCILMEMBER CUDEQUEST: Second.

2 MAYOR FYFE: All in favor?

3 (All present Councilmembers respond in  
4 the affirmative.)

5 MAYOR FYFE: Anybody from the public  
6 want to speak?

7 Mr. Hopper.

8 MR. HOPPER: Lee Hopper, 81 Magnolia  
9 Avenue, Montvale.

10 COUNCILMEMBER TALARICO: Excuse me,  
11 Mr. Hopper, we have to change the tape again. Sorry.

12 (Short pause.)

13 MAYOR FYFE: You're on, Mr. Hopper.

14 MR. HOPPER: Thank you very much,  
15 Mayor.

16 I am the residence on the north end of  
17 Magnolia. I want to thank you very much for the  
18 road. It came out nice, the road was done  
19 professionally. The only question I have is the  
20 bridge, that wasn't part of the road construction or  
21 how does that work?

22 MAYOR FYFE: It's a county bridge, and  
23 Mr. Hipolit can explain it better than I can, I'm  
24 sure, but it's a county bridge, we're really not even  
25 allowed to do what we want to do with it, so we have

1 to wait for the county to come up. Because it's a  
2 county culvert, right -- it's a town culvert, a  
3 county bridge.

4 MR. HIPOLIT: It's a county bridge.  
5 The bridge was inspected and notified, before the  
6 project went out for bid, to the county and had  
7 issues, especially with the surface of some of the  
8 reinforcement coming through the surface.

9 The county tried to work a deal out  
10 with our contractor to have him mill and pave the  
11 deck and fix the repairs.

12 They couldn't work a deal out, so the  
13 county has to put it in the 2014 budget. So it will  
14 be done next year.

15 MR. HOPPER: What happened was, in  
16 three or four cases, the bridge was so washed out,  
17 you could actually see the water beneath it, you  
18 could see the rebar beneath it. The county did come  
19 up. I did call the county engineer, they did come up  
20 and patch it three or four times, but these patches  
21 now are starting to wear out, there are holes in that  
22 bridge.

23 MR. HIPOLIT: They've been here four  
24 times in the last 60 days with that bridge.

25 MR. HOPPER: Thank you.

1                   MAYOR FYFE:   Anybody else from the  
2 public want to speak?

3                   Mr. Ballandco.

4                   MR. BALLANDCO:   Jeff Ballandco, 38  
5 Woodland Road.

6                   Mr. Mayor, on a happy note.  I think  
7 the Borough of Montvale should be very pleased and  
8 proud that its St. Joseph's recently won their state  
9 championship.  Being as my son-in-law was coaching up  
10 there this year, it was a very proud time, and I  
11 think they bring a lot of pride to the town of  
12 Montvale.  I did go up to the Thanksgiving day game  
13 in the morning with my daughter, and at halftime she  
14 said, "Dad, I'm freezing, we gotta go home, this is  
15 on TV."

16                   So we did go home and watch it on Fox  
17 sports channel, and it was a really nice  
18 presentation, very professionally done, as far as a  
19 high school football game.  And there were many  
20 mentions of Montvale, New Jersey, so I think they  
21 bring a lot of great pride to the town and they're to  
22 be congratulated.

23                   MAYOR FYFE:   Absolutely.

24                   COUNCILMEMBER LANE:   Thanks.

25                   MAYOR FYFE:   Anybody else?

1 (No response.)

2 MAYOR FYFE: Going once, twice.

3 Motion to close the meeting to the  
4 public?

5 COUNCILMEMBER LANE: So moved.

6 COUNCIL PRESIDENT LaMONICA: Second.

7 COUNCILMEMBER GHASSALI: Second.

8 MAYOR FYFE: All in favor?

9 (All present Councilmembers respond in  
10 the affirmative.)

11 MAYOR FYFE: The next meeting will be  
12 on Monday night, December 23rd, because the next day  
13 is Christmas Eve, at 7:30.

14 And motion to adjourn?

15 COUNCILMEMBER GHASSALI: Mr. Mayor, at  
16 that meeting, are there thoughts to maybe not have  
17 that meeting, do we have anything?

18 MAYOR FYFE: We'll see what comes up,  
19 we got to pay bills.

20 Between now and then, if it makes sense  
21 to cancel it, absolutely.

22 Motion to adjourn?

23 COUNCILMEMBER LANE: So moved.

24 MAYOR FYFE: Second?

25 COUNCILMEMBER CURRY: Second.

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MAYOR FYFE: All in favor?

(All present Councilmembers respond in the affirmative.)

(Whereupon, the Public Meeting is adjourned at 9:36 p.m.)

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C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Merit Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

\_\_\_\_\_  
KIM O. FURBACHER, CRCR, CCR, RMR  
License #XIO1042, and Notary Public  
of New Jersey

My Commission Expires:  
7/11/14

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