

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:40 PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Mayor Fyfe led the Pledge of Allegiance to the Flag, and roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

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

Also present: Mayor Roger Fyfe; Borough Attorney, Joe Voytus; Borough Engineer, Andy Hipolit; Administrator/Clerk, Maureen Iarossi-Alwan and Deputy Municipal Clerk, Fran Scordo;

**ROLL CALL:**

Councilmember Curry	Councilmember LaMonica
Councilmember Ghassali - absent	Councilmember Lane
Councilmember Koelling	Councilmember Talarico

**OFFICIAL SWEARING IN FOR PROMOTIONS:** Montvale Police Officers:

Alisha Foley – Sergeant  
Douglas McDowell – Lieutenant

**ORDINANCES:**

**PUBLIC HEARING OF ORDINANCE NO. 2015-1401** AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 2B, "AFFORDABLE HOUSING" OF THE BOROUGH CODE TO CREATE THE POSITION OF MUNICIPAL HOUSING LIASION FOR THE PURPOSE OF ADMINSTRERING MONTVALE'S AFFORDABLE HOUSING PROGRAM PURSUANT TO THE FAIR HOUSING ACT

**BE IT ORDAINED** by the Borough of Montvale in the County of Bergen and State of New Jersey as follows:

**Section 1.** Chapter 2B, "Affordable Housing" of the Borough Code is hereby repealed in its entirety and replaced as follows:

**Article I.**

**Administration of Borough's Program**

- § 2B-1 Purpose**
- § 2B-2 Definitions**
- § 2B-3 Establishment of Municipal Housing Liaison position and compensation; powers and duties**

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**§ 2B-1 Purpose**

The purpose of this article is to create the administrative mechanisms needed for the execution of the Borough of Montvale's responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985.

**§ 2B-2 Definitions**

As used in this article, the following terms shall have the meanings indicated:

**MUNICIPAL HOUSING LIAISON** – The employee charged by the governing body with the responsibility for oversight and administration of the affordable housing program for the Borough of Montvale.

**ADMINISTRATIVE AGENT** – The entity responsible for administering the affordability controls of some or all units in the affordable housing program for the Borough of Montvale to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to low- and moderate-income households.

**§ 2B-3 Establishment of Municipal Housing Liaison position and compensation; powers and duties**

- A. Establishment of position of Municipal Housing Liaison. There is hereby established the position of Municipal Housing Liaison for the Borough of Montvale.
- B. Subject to the approval of the Council on Affordable Housing (COAH), the Municipal Housing Liaison shall be appointed by the Governing Body and may be a full or part time municipal employee.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of Montvale, including the following responsibilities which may not be contracted out, exclusive of item 6 which may be contracted out:
  - (1) Serving as the Borough of Montvale's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents, and interested households;
  - (2) Monitoring the status of all restricted units in the Borough of Montvale's Fair Share Plan;
  - (3) Compiling, verifying, and submitting annual reports as required by COAH;
  - (4) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable;
  - (5) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
  - (6) If applicable, serving as the Administrative Agent for some or all of the restricted units in the Borough of Montvale as described in F. below.

- D. Subject to approval by COAH, the Borough of Montvale may contract with or authorize a consultant, authority, government or any agency charged by the Governing Body, which entity shall have the responsibility of administering the affordable housing program of the Borough of Montvale, except for those responsibilities which may not be contracted out pursuant to subsection C above. If the Borough of Montvale contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and Affirmative Marketing Plan, the Municipal Housing Liaison shall supervise the contracting Administrative Agent.
- E. Compensation. Compensation shall be fixed by the Governing Body at the time of the appointment of the Municipal Housing Liaison.
- F. Administrative powers and duties assigned to the Municipal Housing Liaison. Unless otherwise designated to an approved Administrative Agent as part of a contract, the Municipal Housing Liaison shall have the following powers and duties. Items marked with an asterisk are currently being provided by an approved Administrative Agent at the time of the adoption of this Ordinance.

- (1) Affirmative Marketing

- (a) Conducting an outreach process to insure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of Montvale and the provisions of N.J.A.C. 5:80-26.15;<sup>\*</sup> and
- (b) Providing counseling or contracting to provide counseling services to low and moderate income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

- (2) Household Certification

- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;<sup>\*</sup>
- (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;<sup>\*</sup>
- (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;<sup>\*</sup>
- (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;<sup>\*</sup>
- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;<sup>\*</sup> and

- (f) Employing the random selection process as provided in the Affirmative Marketing Plan of the Borough of Montvale when referring households for certification to affordable units.\*
- (3) Affordability Controls
  - (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;\*
  - (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;\*
  - (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;\*
  - (d) Communicating with lenders regarding foreclosures, in conjunction with the Administrative Agent; and
  - (e) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10, in conjunction with the Administrative Agent.
- (4) Resale and rental
  - (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
  - (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental.\*
- (5) Processing request from unit owners
  - (a) Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;\*
  - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems;\*
  - (c) Processing requests by owners of restricted units for hardship waivers;\* and

- (d) Making determinations on requests by owners of restricted units for hardship waivers in conjunction with the Administrative Agent.
- (6) Enforcement
  - (a) Securing annually lists of all affordable housing units for which tax bills are mailed to absentee owners and notifying all such owners that they must either move back to their unit or sell it;\*
  - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
  - (c) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;\*
  - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;\*
  - (e) Establishing a program for diverting unlawful rent payments to the municipality's affordable housing trust fund or other appropriate municipal fund approved by the DCA;
  - (f) Creating and publishing a written operating manual, as approved by COAH, setting forth procedures for administering such affordability controls;\* and
  - (g) Providing annual reports to COAH as required, in conjunction with the Administrative Agent.
- (7) The Municipal Housing Liaison and the Administrative Agent shall have authority to take all actions necessary and appropriate to carry out their respective responsibilities hereunder, including joint consultation concerning any of the above responsibilities.

**Section 2. Severability.**

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

**Section 3. Inconsistent Ordinances Repealed.**

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

**Section 4. Effective Date.**

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Ordinance No. **2015- 1401** was introduced for second reading by Councilmember Curry; seconded by Councilmember Lane Clerk read by title only; Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Talarico - all ayes

**NO PUBLIC COMMENT**

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Talarico - all ayes ; Motion to adopt on Second and Final Reading in the Ridgewood News by Councilmember Lane; seconded by Councilmember Curry; Clerk read by title only ----- A roll call vote was taken --- all ayes

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Talarico - All ayes

**NO PUBLIC COMMENT**

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Curry - All ayes

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**PROCLAMATION:** Supporting The Click It or Ticket Mobilization

**MINUTES:**

**April 28, 2015L**

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Talarico – all ayes with exception of Councilmember Lane abstaining

**RESOLUTIONS:**

**68-2015 Refund Tax Overpayment / 81 E Grand Ave / Block 1705, Lot 8**

**WHEREAS**, a resolution authorizing this municipality to refund overpayment of taxes for a property located in the Borough of Montvale.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund overpayment of taxes due to a duplicate payment of 2<sup>nd</sup> quarter taxes payable to Francis A. Uzzi, Attorney Trust Account, 210 Summit Ave, Suite A11, Montvale, NJ 07645 representing new homeowner, Ramsey Mesyef, 81 E Grand Ave, Montvale, Block 1705; Lot 8

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

**69-2015 Authorizing Refund of Redemption of Tax Sale Certificate #09-20000 for Block 712; Lot 9 / Montvale Avenue**

**WHEREAS**, at the Municipal Tax Sale held on December 30, 2010, a lien was sold on Block 712, Lot 9, also known as Montvale Ave, for 2009 delinquent taxes; and,

**WHEREAS**, this lien, known as Tax Sale Certificate #09-20000, was sold to John Finan, for a 10% redemption fee; and

**WHEREAS**, John Finan, started foreclosure proceedings which include fees in the amount of \$280.00; and

**WHEREAS**, Forescene Title Agency, has effected redemption of Tax Sale Certificate #09-20000 in the amount of \$31,773.36; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #09-20000 and send payment of \$31,773.36 to

John Finan, 55 Mac Arthur Ave, Closter, NJ 07624 and

**BE IT FURTHER RESOLVED**, that the Tax Collector be authorized to issue a check in the amount and \$280.00 (foreclosure fees) to the aforementioned lien holder.

Introduced by: Councilmember Lane; seconded by Councilmember LaMonica - All ayes

**70-2015 Declaring The Borough of Montvale a Stigma-Free Zone**

**WHEREAS**, the Bergen County Executive and the Board of Chosen Freeholders, along with the Bergen County Department of Health Services, supports the designation of **Stigma-Free Zones** across the County and within every municipality, and;

**WHEREAS**, the National Institute of Mental Health reports that 1 in 4 adults [approximately 61.5 million Americans] experiences mental illness in a given year and 1 in 17 adults live with a serious mental illness such as schizophrenia, major depression, or bipolar disorder; approximately 20% of youth ages 13 to 18 and 13% of youth ages 8 to 15 experience severe mental disorders in a given year, and;

**WHEREAS**, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from the disease, and;

**WHEREAS**, **Stigma-Free Zones** aim to inspire public interest and open dialogues about stigma, raise awareness of the disease of mental illness and create a culture wherein residents who have the disease of mental illness feel supported by their community and neighbors and feel free to seek treatment for the disease without fear of stigma and;

**WHEREAS**, promoting awareness that there can be no "health" without mental health will break down barriers and encourage residents of all ages to be mindful of their mental health and ask for help when needed, and;

**WHEREAS**, local resources are available to treat the disease of mental illness so no one resident needs to suffer alone or feel hopeless, and;

**WHEREAS**, establishing **Stigma-Free Zones** will raise awareness of resources and encourage residents to engage in care as soon as the need is identified so recovery can begin, hope is inspired and tragedies are avoided, and;

**NOW THEREFORE BE IT RESOLVED** that the Borough of Montvale recognizes the community needs and supports the efforts of the County of Bergen in designating Montvale as a **Stigma-Free Zone**.

**BE IF FUTHER RESOLVED**, Councilmember Leah LaMonica is hereby appointed Stigma-Free Ambassador for the Borough of Montvale.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

**71-2015 Appointing A Municipal Housing Liaison/Lorraine Hutter**

**WHEREAS**, The Borough of Montvale, County of Bergen, State of New Jersey was granted substantive certification of its Housing Element and Fair Share Plan by the Council on Affordable Housing (COAH) on December, 2004; and

**WHEREAS**, the Governing Body of The Borough of Montvale petitioned the Council on Affordable Housing (COAH) for substantive certification for the Third Round of its Housing Element and Fair Share Plan on December, 2008; and

**WHEREAS**, The Borough of Montvale Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) and COAH's Third Round Substantive Rules (N.J.A.C. 5:94-1, et. seq.); and

**WHEREAS**, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq., The Borough of Montvale is required to appoint a Municipal Housing Liaison for the administration of Borough of Montvale 's affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq.; and

**WHEREAS**, The Borough of Montvale has repealed and replaced Chapter 2B entitled "Affordable Housing" Chapter 2B to provide for the appointment of a Municipal Housing Liaison to administer The Borough of Montvale's affordable housing program.

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of The Borough of Montvale in the County of Bergen, and the State of New Jersey that Lorraine Hutter municipal employee of the Borough of Montvale is hereby appointed by the Governing Body of Montvale as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Chapter 2B of Montvale Municipal Code.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

**72-2015 Authorize Execution of Agreement with The Enclave at Montvale Condominium Association, Inc. / Municipal Service Agreement**

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

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

**WHEREAS**, this agreement shall remain in effect for a five year period to commence on January 1, 2015 and terminating on December 31, 2019; and

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

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

**73-2015 Authorize Execution of Agreement with Charlestowne Court Homeowners Association/ Municipal Service Agreement**

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

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

**WHEREAS**, this agreement shall remain in effect for a five year period to commence on January 1, 2015 and terminating on December 31, 2019; and

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

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes

**74-2015 Authorizing Reimbursement/Claim/Professional Fees Incurred by Rockland Built Homes Property located at Block 1601 Lot 21**

**WHEREAS**, as part of a prior development, Rockland Built Homes, Inc. developed plans and secured certain approvals for an affordable housing development located at Block 1601, Lot 21 in the Borough of Montvale (the "Property"); and

**WHEREAS**, during the course of this development, the Borough of Montvale requested that Rockland Built Homes cease its work on the development of affordable housing on the Property; and

**WHEREAS**, as a result of such direction from the Borough, Rockland Built Homes submitted a claim to the Borough for reimbursement of the cost of certain professional fees related to the affordable housing development; and

**WHEREAS**, in or around 2011, the Borough of Montvale issued a series of Requests for Proposals related to the development of affordable housing on the Property; and

**WHEREAS**, as a result of this RFP process, the Borough selected Regan Development to develop affordable housing on the Property for the benefit of the public and as part of the Borough's satisfaction of its obligations under the Fair Housing Act; and

**WHEREAS**, a part of the purchase price paid by Regan Development was designated for and set aside for the reimbursement of professional fees incurred by Rockland Built Homes; and

**WHEREAS**, Regan Development proceeded to construct such affordable housing in a project known as Montvale Commons; and

**WHEREAS**, Rockland Built Homes has continued to assert its claim for reimbursement of certain professional fees related to their initial work on the development of said project; and

**WHEREAS**, representatives of the Borough have engaged in discussions with representatives for Rockland Built Homes in an attempt to reach an amicable resolution of this dispute; and

**WHEREAS**, Rockland Built Homes has refrained from filing litigation concerning this claim as a result of such negotiations; and

**WHEREAS**, the Borough and Rockland Built Homes are desirous of settling this matter on terms acceptable to both parties and subject to the exchange of mutual releases.

**NOW, THEREFORE, BE IT RESOLVED** that settlement of the dispute between the Borough of Montvale and Rockland Built Homes is hereby authorized for the sum of \$75,000.00 payable from the Borough to Rockland Built Homes and subject to the exchange of mutual releases concerning the subject matter of this claim.

**BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk and all other appropriate officials are authorized to take all necessary and appropriate actions to effectuate the purposes of this Resolution.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes

**75-2015 Special Item of Revenue and Appropriation – Chapter 159**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, said Director may also approve the insertion of an item appropriation for an equal amount, and

**WHEREAS**, the Borough of Montvale has been awarded \$110,406.95 from the County of Bergen and wishes to amend its 2015 budget to include this amount as a revenue;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of \$110,406.95 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with  
Prior Written Consent of the Director of Local Government  
Services:

Public and Private Revenues Off-Set with Appropriations:

County of Bergen – Department of Public Works:

ADA Curb Ramp Improvements - Construction, and

**BE IT FURTHER RESOLVED** that a like sum of \$110,406.95 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

County of Bergen – Department of Public Works:

ADA Curb Ramp Improvements - Construction

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

**76-2015 A Resolution Authorizing the Receipt of Bids for Solid Waste and Recyclable Materials Collection and Disposal Services**

**WHEREAS**, the Borough of Montvale’s current contract for Solid Waste and Recyclable Materials Collection and Disposal Services with Waste Management expires on August 31, 2015; and

**WHEREAS**, the Borough of Montvale has a need to obtain the services of an appropriately-licensed contractor to provide Solid Waste and Recyclable Materials Collection and Disposal Services in the Borough of Montvale upon the expiration of the current contract; and

**WHEREAS**, the Borough is therefore desirous of formally soliciting bids for this work in accordance with the procedures set forth in the *Local Public Contracts Law*.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that the Borough Clerk is hereby authorized to receive bids for the above-referenced project in accordance with the *Local Public Contracts Law* and pursuant to the revised bid documents prepared by the Borough Engineer and Borough Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes  
Councilmember Curry asked if an additional day can be added to the bid spec – dates would be from Memorial Day to Labor Day

**77-2015 Authorize Release of Performance Guarantee/Block 2601/Lot 32/225 Summit Avenue  
The Enclave At Montvale**

**WHEREAS**, Woodmont Properties/ The Enclave At Montvale, is requesting a release in their Performance Guarantee in the form of cash in the amount of \$15,000.00, prior reduction via Resolution 62-2014.; and

**WHEREAS**, a completed inspection of the site has been conducted by Borough Engineer, which recommends said release of the above referenced in letter dated May 7, 2015 which is attached to the original of this resolution; and

**WHEREAS**, the Borough Engineer recommends the cash performance bond in the amount of \$15,000.00 be released and provide the required two year maintenance bond in the amount of \$185,076.83 for a two year period as per the attached letter; and

**WHEREAS**, by the Mayor and Council of the Borough of Montvale that the bond shall be released pending receipt of a two year maintenance bond in the amount of \$185,076.83; and

**WHEREAS**, a two year maintenance bond shall be provided to the Borough of Montvale, Municipal Clerks Office; and

**NOW THEREFORE BE IT FUTHER RESOLVED**, The Borough Treasurer shall receive a copy and will process upon receipt of the required two year maintenance bond being posted.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes

**BILLS:** Municipal Clerk read the Bill Report.

Motion to pay bills by Councilmember Lane; seconded by Councilmember Koelling - All ayes

**REPORT OF REVENUE:** Municipal Clerk read the Report of Revenue  
Postponed to next meeting

**COMMITTEE REPORTS:**  
**Councilmember LaMonica**  
**Stigma Free**

In need of a large amount of volunteers; big endeavor; requires support from all the municipal departments like Police, Fire, Council, businesses, the schools

**Chamber of Commerce**

Street Fair will be June 7<sup>th</sup>

**Keeping it Green**

Thanked all participants for Montvale Clean – up day

**Councilmember Koelling**  
**Swim Club**

Continuing to have fundraisers; made \$1,000 from Mamas Kitchen fundraiser. Registration has begun;

**Councilmember Curry**  
**Board of Health**

June 16<sup>TH</sup> CPR training; would like Jane Woodward appointed to become a member;

**Building/Grounds**

Maintenance garage roof will be repaired; the play structure in Huff Park, the slide will be removed, a new swing will be replaced;

Recreation

Day in the Park – Sunday, June 20; 95 interviews for camp counsellors; registration for camp has begun; Round robin tennis starts the end of May; still looking for someone to volunteer to be the contact person for the round robin tennis program

Local BOE

Montvale k-8 will be offering summer classes

**Councilmember Lane**

Fire Dept

9 calls in April; new firetruck has been ordered; held mother's day pancake breakfast; continuing moving forward with the construction plans;

**Councilmember Talarico**

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 34 calls; 500 miles; 31 hours; 80.5 crew hours

Local Assistance

Collecting dry goods; the donation bin is located by the library

**MAYOR**

Library

Circulation 10,765; 586 patron visits; 18 library cards issued; scanning and fax services are not being offered at the library;

Sloan Kettering will be taking over 225 Summit Ave; 150,000 square foot; approximately planning on investing \$150 million dollars; this will create about 340 jobs; should be completed in the middle of 2017; Also moving into Montvale is a high end coffee machine maker called Jura which will be located on Craig Road; 30,000 sq foot;

Assemblywoman Holly Schepisi introduced two bills to help municipalities with tax exempt entities moving into town and another bill has to do with shared services. The bill will be included with the original minutes.

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

Ramp program has begun; Ready to go to bid for road program need authorization; a motion to authorize Maser to go to bid for the road program by Councilmember Lane; seconded by Councilmember Talarico – all ayes

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

None

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

a. Emergency Appropriation/Swim Club Pool/Complex/Proposed Emergency Resolution 78-2105

**78-2015 Emergency Appropriation**

**WHEREAS**, an emergency has arisen with respect to the Current Fund of the Borough of Montvale, as a result of the deteriorating filter system of the swim pool complex within the Borough, and no adequate provision was made in the 2015 municipal budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose above mentioned, and

**WHEREAS**, the total amount of emergency appropriations created including the appropriation to be created by this resolution is..... \$50,000.00

and three percent of the total operations in the Current Fund budget for the year 2014 is ..... \$384,477.48

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

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

- General Appropriations
- Capital Improvements
- Excluded from "CAPS"

Improvements to the Swim Pool Complex	\$50,000.00 =====
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2) That said emergency appropriation shall be provided in full in the 2016 municipal budget. That two certified copies of this resolution be filed with the Director of the Division of Local Government Services.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes

b. Proposal Municipal Planner/Planning Services/Housing Element & Fair Share Plan & Vacant Land Assessment

A motion to accept proposal 20,800.00 by Councilmember Lane; seconded by Councilmember Curry a resolution will be prepared for next meeting

c. Resignation Christina Rotolo/Construction Dept./Floater

The position has been posted on the League of Municipalities website; Councilmember Curry will be working with our office manager going through resumes

d. Appointment Jane Woodward/Montvale Board of Health

Board of Health is requesting that Jane Woodward be appointed to be a member, a motion by Councilmember Lane; seconded by Councilmember Talarico - all ayes

e. Board of Health – Ordinances

a) Chicken Coop Standards

Borough attorney will reach out to BOH to further discuss

b) Licensing Fees

Will be the responsibility of BOH to determine

c) Grease Trap - Inspections

The borough attorney will further discuss with BOH

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember LaMonica; seconded by Councilmember Talarico - all ayes

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT**

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

Meeting was adjourned at 8:45 pm

The next Meeting of the Mayor and Council will be held May 26, 2015 at 7:30 p.m.

**Respectfully submitted, Fran Scordo, Deputy Municipal Clerk**