

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
April 11, 2017
Closed/Executive Session 7:00 p.m.
Meeting to Commence 7:30 p.m.**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2017 adopted on January 2, 2017 and posted on the bulletin board in the Municipal Building:

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

1. Council on Affordable Housing (C.O.A.H.)

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 14-2017 matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

ROLL CALL:

Councilmember Curry
Councilmember Gloeggler Councilmember Lane
Councilmember Koelling Councilmember Weaver

Resolution No. 87-2017 Temporary Capital Budget:
Resolution No. 88-2017 Temporary Budget Amendment

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2017-1424 CALENDAR YEAR 2017 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

INTRODUCTION BOND ORDINANCE NO. 2017-1425 ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,187,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.
(Public Hearing April 25th, 2017)

INTRODUCTION OF ORDINANCE NO 2017-1426 AN ORDINANCE TO AMEND ORDINANCE NO. 2016-1417 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY
(Public Hearing April 25th, 2017)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

March 28, 2017

MINUTES CLOSED/EXECUTIVE SESSION:

March 20, 2107

March 28, 2107

RESOLUTIONS:

89-2017 Approving Right-Of-Way Use To Cross River Fiber

90-2017 Cancellation of Outstanding Checks / Prior Years / Pascack Joint Municipal Court

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

1. Engineering Proposal Fieldstone Field Turf Replacement
2. Engineering Proposal 2017 Road Improvement Program
3. Report Receipt of Bids/Borough Hall Roof Replacement
4. Proposal Grant Application for 2017 Bergen County Open Space Municipal Park Improvement Program

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

UNFINISHED BUSINESS:

- a. 2017 Bergen County Board of Chosen Freeholders Resolution Requesting NJDOT Funding From The Department of Transportation Local Bridges, Future Needs Program.

NEW BUSINESS:

- a. Master Plan Reexamination Report for Block 2702, Lot 1; Block 2802, Lot 2; and Block 3201, Lot 6 / Planning Board Resolution and Report / Authorization for Ordinance

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

The next Meeting of the Mayor and Council will be held April 25, 2017 at 7:30 p.m.

Public Hearing 2017 Municipal Budget – April 25th, 2017 7:30 p.m.

*******Disclaimer*******

Subject To Additions And/Or Deletions

RESOLUTION NO. 87-2017

WHEREAS, a capital budget for the year 2017 has not been approved and,

WHEREAS, it is desired to introduce a capital ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Montvale that the following temporary capital budget for the year 2017 be approved:

RECORDED VOTE
(Insert last names)

Ayes	(Nays	(Abstain	(
	((Absent	(
	(((
	(((

CAPITAL BUDGET (Current Year Action) 2017

Project	Estimated Total Cost	Amounts Reserved In Prior Years	Planned Funding Services for Current Year 2017					To Be Funded In Future Years
			2017 Budget Appropriation	Capital Improvement Fund	Capital Surplus	Grants in Aid and Other Funds	Debt Authorized	
Various Capital Improvements	\$1,250,000.00			\$62,500.00			\$1,187,500.00	
Total All Projects	\$1,250,000.00			\$62,500.00			\$1,187,500.00	

3 - YEAR CAPITAL PROGRAM 2017 - 2019 ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENT

Project	Estimated Total Cost	Estimated Completion Time	Funding Amounts Per Year						
			2017	2018	2019	2020	2021	2022	
Various Capital Improvements	\$1,250,000.00	2017	\$1,250,000.00						
Total All Projects	\$1,250,000.00		\$1,250,000.00						

3 - YEAR CAPITAL PROGRAM 2017 - 2019 SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

Project	Estimated Total Cost	Budget Appropriation		Grants in Aid and Other Funds	Capital Surplus	Capital Improvement Fund	Bonds and Notes	
		Current Year 2017	Future Years				General	Self Liquidating
Various Capital Improvements	\$1,250,000.00					\$62,500.00	\$1,187,500.00	
Total All Projects	\$1,250,000.00					\$62,500.00	\$1,187,500.00	

BE IT FURTHER RESOLVED that two certified copies of this resolution be filed with the offices of the Division of Local Government Services, Department of Community Affairs, State of New Jersey.

It is hereby certified that this is a true copy of a resolution creating the temporary capital budget approved by the governing body on the 11th day of April, 2017.

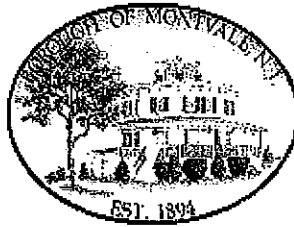
Certified by me

Date

Municipal Clerk

TRENTON, NEW JERSEY

APPROVED _____, 2017



BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO.88-2017

EMERGENCY TEMPORARY APPROPRIATIONS

WHEREAS, an emergent condition has arisen with respect to certain budget appropriations and no adequate provision has been made in the 2017 temporary budget, and N.J.S.A. 40A:4-20 provides for the creation of emergency temporary appropriations for said purpose; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2017 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951) including this resolution total:

Current Fund \$2,010,604.89

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made in the total amount of:

Current Fund \$574,593.00

2. That said emergency temporary appropriation (will be) provided in the 2017 budget;
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

CURRENT FUND

General Appropriations
Operations - Within "CAPS"

General Liability	\$10,000.00
Employee Group Health	50,000.00
Police:	
Salaries and Wages	75,000.00
Public Buildings and Grounds:	
Other Expenses	25,000.00
Celebration of Public Events:	
Other Expenses	27,500.00
Construction Code Officials:	
Salaries and Wages	<u>5,000.00</u>
	<u>192,500.00</u>

Deferred Charges and Statutory
Expenditures - Municipal within "CAPS"

Statutory Expenditures:

Social Security System	10,000.00
Defined Contribution Retirement Program	<u>1,000.00</u>
	<u>11,000.00</u>
	<u>203,500.00</u>

Operations - Excluded from "CAPS"

Shared Service Agreements:

Department of Public Works:	
Other Expenses	<u>150,000.00</u>

Capital Improvements - Excluded from "CAPS"

Road Improvement Program	200,000.00
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Public and Private Programs offset by Revenues:

County of Bergen - Open Space: Huff Park Playground	<u>21,093.00</u>
	<u>221,093.00</u>

\$574,593.00

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This resolution was adopted by the Mayor and Council of the Borough of Montvale at a meeting held on April 11, 2017.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						
Vacancy						

Adopted: April 11, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1424**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 28th day of March 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 11th day of April 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE 2017-1424

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
CALENDAR YEAR 2017 ORDINANCE TO EXCEED
THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A-4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 0.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the governing body of the Borough of Montvale in the County of Bergen finds it advisable and necessary to increase its CY 2017 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the governing body hereby determines that a 3.0% increase in the budget for said year, amounting to \$292,602.33 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the governing body hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the governing body of the Borough of Montvale in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2017 budget year, the final appropriations of the Borough of Montvale shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$341,369.38, and that the CY 2017 municipal budget for the Borough of Montvale be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						
Vacancy						

ATTEST:

Maureen Iarossi-Alwan
Borough Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2017-1425

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 11th day of April 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 25th day of April 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,187,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,250,000, and further including the aggregate sum of \$62,500 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,187,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
Improvements to various roads including curbing as listed on file in the office of the Clerk, including all work and materials necessary therefor and incidental thereto.	\$400,000	\$380,000	10 years
Sanitary Sewer System improvements, including all work and materials necessary therefor and incidental thereto.	\$100,000	\$95,000	40 years
Removal and installation of fieldstone athletic turf, including all work and materials necessary therefor and incidental thereto.	<u>\$750,000</u>	<u>\$712,500</u>	15 years
TOTALS:	<u>\$1,250,000</u>	<u>\$1,187,500</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest

rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 15.40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,187,500, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$450,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and

Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSIALWAN, RMC
Municipal Clerk

BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2017 -1426

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 11th day of April 2017, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 25th day of April 2017 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND ORDINANCE NO. 2016-1420 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

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

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

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

Title		2017 Salary Range
1.	Borough Administrator (PT)	\$40,000 - 50,000
2.	Safety Director	\$1,000 - 1,200
3.	Chief Financial Officer (PT)	\$15,000 - 25,000
4.	Municipal Clerk (PT)	\$70,000 - 92,000
5.	Deputy Municipal Clerk (PT)	\$38,000 - 47,000
6.	Floater/ Admin. Assistant to Administrator	\$35,000 - 45,000
7.	Tax Collector (PT)	\$53,000 - 63,000
8.	Tax Assessor	\$32,000 - 38,000
9.	Treasurer	\$75,000 - 85,000
10.	Accountant/Purchasing Agent	\$64,000 - 72,000
11.	Accounts Payable Clerk (PT)	\$20 - \$28/hour

Title		2017 Salary Range
12.	Accounts Payable Clerk (FT)	\$43,000 - 50,000
13.	Secretary, Planning Board (PT)	\$70,000 - 82,000
14.	Planning Board Secretary Special Meetings	\$45 - \$60/hour
15.	Board Secretary, Clerical/Recording	\$115 - 135
16.	Office Manager (PT)	\$4,000 - 7,000
17.	Registrar Vital Statistics	\$800 - 1,200
18.	Deputy Registrar Vital Statistics	\$250 - 600
19.	Construction Code Official	\$35,000 - 50,000
20.	Building Sub Code Official	\$35,000 - 50,000
21.	Building Inspector	\$25 - \$55/hour
22.	Zoning Officer	\$8,000 - 10,000
23.	Property Maintenance Officer	\$2,900 - 5,000
24.	Construction Dept. Control Person	\$50,000 - 60,000
25.	Plumbing Sub Code Official	\$ 22,000 - 27,000
26.	Plumbing Inspector	\$25 - \$50/hour
27.	Fire Sub Code Official	\$13,000 - 17,000
28.	Fire Sub Code Official special inspections	\$25 - \$50/hour
29.	Electrical Sub Code Official	\$32,000 - 42,000
30.	Electrical Sub Code Official special inspections	\$25 - \$50/hour
31.	Fire Prevention Official	\$10,000 - 15,000
32.	Fire Inspector/Sr. Fire Inspector	\$6,000 - 10,000
33.	Municipal Court Administrator	\$64,000 - 75,000
34.	Deputy Municipal Court Administrator	\$38,000 - 46,000
35.	Court Security	\$18 - \$25/hour
36.	Violations Clerk (PT)	\$15 - \$25/hour
37.	Police Secretary	\$35,000 - 45,000
38.	Administrative Assistant for Police Chief	\$40,000 - 52,000
39.	Administrative Assistant for Mayor / Floater (PT)	\$15 - \$25/hour
40.	Emergency Mgmt. Coordinator	\$2,000 - 5,500
41.	Library Director	\$80,000 - 95,000
42.	Library – Youth Services Coordinator	\$40,000 - 55,000
43.	Library (PT)	\$13 - \$45/hour
44.	Library (PT) meetings	\$120 - \$200/mtg
45.	Facilities Building & Property Inspector	\$25,000 - 29,000
46.	Field Coordinator	\$5,000 - 6,000

Title		2017 Salary Range
47.	Director, Public Assistance	\$5,000 - 7,000
48.	Director of Recreation	\$23,000 - 30,000
49.	Dir. Of Recreation – Summer Stipend	\$5,500 - 8,000
50.	Van Drivers (PT)	\$17 - \$22/hour
51.	Station Technicians (PT)	\$15 - \$17/hour

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

Title		2017 Salary Range
A.	Municipal Judge	\$25,000 - 40,000
B.	Mayor	\$6,990 - 10,000
C.	Councilpersons (each)	\$5,689 - 8,000

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

Title		2017 Salary Range
A.	Chief	\$170,000 - 210,000
B.	Captain	\$150,000 - 195,000
C.	Lieutenant (Base Wage)	\$147,032 - 149,973
D.	Sergeants (Base Wage)	\$136,822 - 139,558
E.	Detective – Additional per year	\$400 - 2,100
F.	Juvenile Officer – Addt'l per year	\$400 -
G.	Asst. Juvenile Officer – Addt'l per year	\$350 -
H.	Special/Auxiliary Police	\$18/hour - \$23/hour
I.	School Cross Guard/Police Matrons	\$18/hour - \$23/hour

SECTION 4A: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, hired AFTER January 1, 2005, whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each) Per Contract hired AFTER January 1, 2005		
0-6 months	\$41,685	- 42,519
6 months – 1 year	\$47,742	- 48,697
1 – 2 years	\$53,798	- 54,874
2 – 3 years	\$65,909	- 67,227
3 – 4 years	\$78,021	- 79,581
4 – 5 years	\$90,132	- 91,935
5 – 6 years	\$102,243	- 104,288
6 – 7 years	\$114,356	- 116,643
7 – 8 years	\$126,467	- 128,996

SECTION 4B: In addition to the compensation stated above, Full Time Employees in Section 4 and Section 4A, shall be paid an annual longevity increment pursuant to the following schedule:

Years of Service	Officers Hired BEFORE January 1, 2005	Officers Hired AFTER January 1, 2005
After four (4) years	1%	-
After six (6) years	2%	-
After eight (8) years	3%	1%
After ten (10) years	4%	2%
After twelve (12) years	5%	3%
After fourteen (14) years	6%	4%
After sixteen (16) years	7%	5%
After eighteen (18) years	8%	6%
After twenty (20) years	-	7%
After twenty-two (21) years	-	8%
After twenty-three (23) years	9%	9%

SECTION 5. The Borough Treasurer shall present semi-monthly or as established by Resolution to the Governing Body for approval warrants drawn to the order of the Borough of Montvale Payroll Account and the Borough of Montvale Salary Account.

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom.

Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.

The Mayor and Borough Council may by adoption of a resolution and by approved payroll advice, increase compensation (base wage adjustment or one-time merit/bonus increase) of any salaried employee in the above schedule, who has reached their maximum, up to 10% above the pay range maximum.

At each regular meeting of the Governing Body of the Borough of Montvale, the Treasurer shall submit for the approval or ratification as the case may be, the necessary payroll amounts due to the several officers and employees for compensation.

Such officers as may be determined by the Governing Body, as established by resolution, shall be authorized to sign warrants drawn in favor of the Payroll Account, upon due notice that the payrolls have been approved by the proper certifying authorities.

SECTION 6. This ordinance shall be operative as of January 1, 2017, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

SECTION 7. All other ordinances and parts of ordinances inconsistent herewith are hereby appealed.

SECTION 8. This ordinance shall take effect immediately upon publication in the manner provided by Law.

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk/Administrator

Michael Ghassali
Mayor

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:41pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Koelling let the Pledge of Allegiance -

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Curry

Councilmember Gloeggler

Councilmember Koelling

Councilmember Lane – via phone

Councilmember Weaver

Also present: Mayor Mike Ghassali; Borough Attorney, Phil Boggia; Administrator/Clerk, Maureen Iarossi-Alwan and Deputy Municipal Clerk, Fran Scordo

Erik Gundersen: Superintendent of Schools/Pascack Valley Regional H.S.

Over 50% of graduating seniors have taken AP courses; Have a variety of college courses which earn college credits called dual enrollment courses; offer special needs students between the ages of 18-21 classes; Internships with local businesses have been popular; they offer mental health awareness and support groups; the administrative offices will be renting space at 28 W Grand Ave; Councilmember Curry asked about the parking on Akers Ave, Mr. Gundersen stated that the website has been change and buses have been instructed to drop off at the front lot

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2017-1424 CALENDAR YEAR 2017 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

(Public hearing 4/11/17)

A motion to Introduce Ordinance **2017-1424** for first reading was made by Councilmember Gloeggler; seconded by Councilmember Curry; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Ridgewood News; seconded by Councilmember Koelling - A roll call was taken – all ayes

INTRODUCTION 2017 MUNICIPAL BUDGET: Resolution No. 79-2017

BE IT RESOLVED, that the following statement of revenues and appropriations attached hereto constitute the local Budget of the Borough of Montvale, Bergen County, New Jersey for the year 2017.

BE IT FURTHER RESOLVED, that the said budget be published in The Record in the issue of April 11, 2017, and that a hearing on the Budget will be held at the Municipal Building on April 25, 2017 at 7:30 PM or as soon thereafter as the matter may be reached.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes
The increase for the municipal portion will be \$57.00

MINUTES:March 20, 2017

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

RESOLUTIONS:**81-2017 Waiver Of Building Department Fees/Non-Profit Entity/BCUW/Madeline Housing Partners, LLC/ Block 1606/Lots 6 & 6.02/11 East Grand Avenue**

WHEREAS, by resolution dated January 6, 2015, site plan approval, minor subdivision approval, variances, waivers and other relief were granted to BCUW/Madeline Housing Partners, LLC ("the applicant") relating to premises known as Block 1606, Lots 6 and 6.02 as depicted on the Borough tax map, being more commonly known as 11 Grand Avenue East ("the property"); and

WHEREAS, said approvals permit the construction of four (4) units of special needs housing and the retrofitting of the existing former Library/School No. 2 property for ten (10) affordable senior housing units; and

WHEREAS, the applicant is a non-profit entity and the units to be realized from the approvals will be entirely affordable units available to persons of low and moderate income; and

WHEREAS, the applicant has requested waiver by the Borough of Building Department fees.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that based upon the fact that the applicant is a non-profit entity and that all of the units to be realized from the development will be available to persons of low and moderate income, that the Building Department fees may be waived; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to Construction Official Jeffrey Fette.

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

82-2017 Authorize Payment #1/Manor II Electric, Inc./Borough Hall Generator Installation

WHEREAS, the Borough of Montvale awarded a contract on January 10, 2017 via Resolution in connection with the Montvale Borough Hall Generator Installation; and

WHEREAS, the original contract amount is \$114,000.00 via Resolution #39-2017; and

WHEREAS, the Borough Engineer in letter dated March 21, 2017 takes no exception to payment #1 in the amount of \$26,495.28 which is attached to the original of this resolution; and

WHEREAS, payment #1 is hereby authorized to be issued to Manor II Electric, 112 Johnson Street, Newark, New Jersey 07105; and

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

Total Contract Amount	\$114,000.00	Resolution # 39-2017
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Total Amount Due Payment #1	\$26,495.28	Resolution #82-2017
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Total Remaining:	\$87,504.72	
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NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale payment #1 in the amount of \$26,495.28 be and is hereby issued.

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

83-2017 Authorize Payment #3/Final Payment & Change Order #1/Eagle Ridge Sanitary Sewer Extension

WHEREAS, the Borough of Montvale awarded a contract on May 10, 2016 via Resolution No. 87-2016 in connection with the Eagle Ridge Sanitary Sewer Extension Project; and

Original Contract Amount	\$356,490.44
Payment #1	\$114,847.43
Payment #2	\$175,763.35
Change Order #1	\$(32,588.82)
Payment #3 Final	\$33,290.82

WHEREAS, the Borough Engineer based upon inspection of the sites recommends release of Payment #3 Final Payment to Your Way Construction, Inc., 404 Coit Street Irvington, New Jersey 07111 in a letter dated March 10, 2017 which is attached to the original of this resolution; and

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

BE IT FURTHER RESOLVED, The Governing Body hereby authorizes Payment #3 Final Payment in the amount of \$33,290.82 to Your Way Construction.

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

84-2017 Authorize Payment # 9/New Montvale Fire House/Unimak, LLC

WHEREAS, the Borough of Montvale awarded a contract on April 26, 2016 in connection with the New Montvale Firehouse Project; and

WHEREAS, the original contract amount is \$4,449,000.00 via Resolution #82-2016; and

WHEREAS, the Robbie Conley Architect, LLC approved said payment based on the contract as per the documentation transmittal dated March 13, 2017 which is attached to the original of this resolution; and

WHEREAS, Payment #9 is hereby authorized in the amount of \$56,208.60 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 07663 Franklin Avenue, Suite 170 Nutley, NJ 07110-1209; and

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

Total Contract Amount	\$4,449,000.00 Resolution #82-2016
Payment	\$207,230.80 Resolution 138-2016 Payment #1
Payment	\$125,696.76 Resolution 144-2016 Payment #2
Payment	\$188,081.60 Resolution 153-2016 Payment #3
Payment	\$219,199.20 Resolution 171-2016 Payment #4
Payment	\$357,836.56 Resolution 180-2016 Payment #5
Change Order #1	\$0 (26 additional days)
Change Order #2	Credit \$23,000.00 (due to reduction heated slab)
Change Order #2 (continued)	Credit #23,000.00 minus \$19,915.15 (Fire Pole)
	Credit amount total \$3,085.00
Balance, Including Retainage	\$3,350,955.08 as of 11/7/16
Balance w/credit Change Order #2	\$3,347,870.08 Reso. 188-2016
Payment	\$273,771.34 Resolution 194-2016 Payment #6
Payment	\$156,559.10 Resolution 53-2017 Payment #7
Payment	\$204,912.37 Resolution 61-2017
Payment	\$56,208.60 Resolution 84-2017
Total Remaining Balance	\$2,656,418.67

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

85-2017 Emergency Temporary Appropriations

WHEREAS, an emergent condition has arisen with respect to certain budget appropriations and no adequate provision has been made in the 2017 temporary budget, and N.J.S.A. 40A:4-20 provides for the creation of emergency temporary appropriations for said purpose; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2017 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951) including this resolution total:

Current Fund \$1,436,011.89

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made in the total amount of:

Current Fund \$1,266,011.89

2. That said emergency temporary appropriation (will be) provided in the 2017 budget;

3. That one certified copy of this resolution be filed with the Director of Local Government Services.

CURRENT FUND**General Appropriations****Operations - Within "CAPS"****Legal Services and Costs:****Other Expenses**

\$25,000.00

General Liability

10,000.00

Employee Group Health

50,000.00

Fire:**Fire Hydrant Service**

5,000.00

Police:**Salaries and Wages**

75,000.00

Maintenance of All Vehicles:**Other Expenses**

5,000.00

Environmental Commission:**Salaries and Wages**

500.00

Other Expenses

1,000.00

Animal Control Services:**Other Expenses**

1,000.00

Recreation Services and Programs:**Other Expenses**

5,000.00

177,500.00

Deferred Charges and Statutory**Expenditures - Municipal within "CAPS"****Statutory Expenditures:****Public Employees Retirement System**

151,241.00

Police and Fire Employees Retirement System

647,270.89

798,511.89

BOROUGH OF MONTVALE**MARCH 28, 2017**

Operations - Excluded from "CAPS"

Maintenance of Free Public Library	40,000.00
Sewerage Processing and Disposal:	
Contractual	<u>200,000.00</u>
	<u>240,000.00</u>

Inter-local Municipal Service Agreements:

Police Dispatch / 911	<u>50,000.00</u>
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\$1,266,011.89

=====

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

86-2017 Transfer of 2016 Appropriation Reserves**WHEREAS**, certain transfer of funds for 2016 budget appropriation reserves are necessary to cover anticipated expenditures; and**WHEREAS**, N.J.S.A. 40A:4-59 provides for transfers from appropriation reserves with an excess over and above the amount deemed to be necessary to fulfill the purpose for such appropriation reserves, to those appropriation reserves deemed to be insufficient;**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that the transfer be made between the 2016 budget appropriation reserves as follows:

	<u>FROM</u>	<u>TO</u>
<u>CURRENT FUND</u>		
GENERAL APPROPRIATIONS		
Operations - within "CAPS"		
Administrative and Executive:		
Other Expenses	\$10,000.00	
Legal Services and Costs:		
Other Expenses		\$10,000.00
	<u>\$10,000.00</u>	<u>\$10,000.00</u>
	=====	=====

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

RESOLUTIONS: (CONSENT AGENDA*)

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

80-2017 A Second Request Resolution Requesting The County of Bergen Repair and/or Replace The Magnolia Avenue Bridge

WHEREAS, The Borough of Montvale at a Regular Meeting held on October 13, 2016 adopted Resolution No. 169-2016 requesting that the County of Bergen Repair and/or Replace the Magnolia Avenue Bridge; and

WHEREAS, desires to send a second request to the County of Bergen as not action has been taken to date; and

WHEREAS, the Borough Engineer has advised the Borough Council that the bridge on Magnolia Avenue located between Woodland Road and Greenbriar Lane is currently in need of repair and/or replacement; and

WHEREAS, the maintenance and repair of the bridge are the responsibility of the County of Bergen; and

WHEREAS, in recent years, the Borough of Montvale has obtained grants and expended municipal funds in repairing the streets in the proximity of the bridge, including Magnolia Avenue and Woodland Road; and

WHEREAS, the Borough Council is desirous of expressing to the County of Bergen the need for the County to set aside funds in its 2017 budget for the repair and/or replacement of the Magnolia Avenue bridge for the health, safety and welfare of the residents of the Borough of Montvale and the County of Bergen who travel on Magnolia Avenue.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council does hereby formally request that the County of Bergen set aside sufficient funds in its 2017 budget to repair and/or replace the Magnolia Avenue bridge as soon as possible.

BE IT FURTHER RESOLVED that the Borough Council does further request that the County of Bergen take all steps necessary to ensure that one lane of the bridge is kept open at all times during repair and/or replacement of the bridge, due to the importance of Magnolia Avenue to the flow of traffic through the Borough.

BE IT FURTHER RESOLVED that the Borough Clerk shall forward a copy of this Resolution to the County Executive and all members of the Board of Chosen Freeholders.

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

BILLS: *Municipal Clerk read the Bill Report*

Motion to pay bills by Councilmember Curry; seconded by Councilmember Curry - All ayes

ENGINEER'S REPORT:

Andy Hipolit
Report/Update
No Report

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Robert Hanrahan, Chairman/Environmental Commission/Discussion Trees Within The Borough of Montvale

Powerpoint included with original minutes; this will be forwarded to the Planning Board for their comments and recommendations

b. TV Access/Update

Councilmember Gloeggler submitted a list of volunteers that would like to help; Todd Hutchins, Kara Robinson, Stephanie Buckley, Nicole Wolfrey and Maryam Hassimi and Andrew Hofstetter- all were approved by councilmembers

c. Councilmember LaMonica Liaison replacement

Councilmember Curry will replace Councilmember LaMonica as the liaison to the Chamber of Commerce

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

A motion to open meeting to the public by Councilmember Curry; seconded by Councilmember Koelling – all ayes

Boy Scout, Tommy O Neil, wanted to mention the Pasta dinner being held Friday March 31st at the community center

Guy Mule, President of homeowners association at Four Seasons Lane

He is requesting an additional garbage pick-up in the summer; the administrator stated that it was discussed at a prior budget meeting, because some residents inquired about a second pick up town wide; it would cost approximately \$60,000 to do a second pick up town wide, it was decided at that prior budget meeting, due to budget constraints, the council did not authorize the expenditure.

Carolee Adams

The Penn State Center for Turfgrass Science website has information regarding the proper shoes to use on turf fields; Gala event on May 4th at Florentine Gardens for Hoving Home 50th anniversary, The Walter Hoving Home, is a home that helps women to rebuild their lives from drug and alcohol abuse, prostitution and incarceration; a new facility will be opening in Oxford, New Jersey. Wanted to make councilmembers aware of the school funding according to 2014 census, the state receives 27 billion to support our school system. Only 4 percent of that is from the Federal government, which is not evenly distributed to each municipality.

A motion to close meeting to the public by Councilmember Koelling; seconded by Councilmember Curry – all ayes

ADJOURNMENT:

Motion to adjourn by Councilmember Curry; seconded by Councilmember Koelling – all ayes

Meeting adjourned at 9:00pm

The next Meeting of the Mayor and Council will be held April 11, 2017 at 7:30 p.m.
Public Hearing 2017 Municipal Budget – April 25th, 2017 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 89-2017**

RE: Resolution Approving Right-Of-Way Use To Cross River Fiber

WHEREAS, Cross River Fiber LLC ("Cross River Fiber"), seeks to place its telecommunications facilities aerially on existing utility poles or in an underground conduit in the Public Rights-of-Way within the Borough of Montvale for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system; and

WHEREAS, Cross River Fiber was approved by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout the State; and

WHEREAS, N.J.S.A. 48:3-19 requires Cross River Fiber to obtain the consent of the Borough of Montvale for the joint use of any existing utility poles; and

WHEREAS, N.J.S.A. 54:30A-124(a) provides that a municipality may not impose any fees, taxes, levies or assessments in the nature of a local franchise, right of way, or gross receipts fee, tax, levy or assessment against telecommunications companies but that a municipality may impose reasonable fees for actual services made by any municipal, regional or county governmental agency; and

WHEREAS, it is in the best interests of the Borough of Montvale and its citizens to grant consent to Cross River Fiber; and

WHEREAS, the consent granted is for the non-exclusive use of the Public Rights-of-Ways for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system subject to the terms and conditions of the attached Use Agreement with Cross River Fiber.

NOW THEREFORE BE IT RESOLVED, by the Borough of Montvale hereby authorized to grant Cross River Fiber a non-exclusive use of the Public Rights-of-Ways for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system; and

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to execute any and all documents necessary to effectuate this Resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						
Vacancy						

Adopted: April 11, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

CROSS RIVER FIBER

March 16, 2017

Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645

BOROUGH OF MONTVALE

2017 MAR 20 PM 2:42

RE: Rights of Way Agreement between Cross River Fiber and Borough of Montvale

To Maureen Iarossi-Alwan,

Enclosed please (4) signed copies of the Rights of Way Agreement between Cross River Fiber and Borough of Montvale that has been signed by General Counsel, Robert Sokota. Please execute and return one to my attention. Thank you.

Please let me know if you have any questions.

Regards,



Cristina Iacona
Project Manager
908-409-6901
Cross River Fiber

RIGHTS-OF-WAY USE AGREEMENT

THIS RIGHTS-OF-WAY USE AGREEMENT ("Use Agreement") is dated _____, 2017 (the "Effective Date"), and entered into by and between the Borough of Montvale (the "Borough"), a New Jersey municipal corporation, having its address at 12 Mercedes Drive, Montvale, New Jersey, and Cross River Fiber LLC ("Cross River Fiber") with offices located at 461 Headquarters Plaza, Morristown, New Jersey 07960.

WHEREAS, Cross River Fiber has been approved by the Federal Communications Commission (FCC) to provide telecommunications services throughout the State of New Jersey, and pursuant to N.J.S.A 48:3-18, Cross River Fiber may jointly use facilities that have been lawfully erected within municipal rights-of-way; and

WHEREAS, Cross River Fiber proposes to place its telecommunication facilities aerially on utility poles or in underground conduit in the public rights-of-way within the Borough of Montvale for purposes of owning, constructing, installing, operating, repairing and maintain a telecommunications system.

WHEREAS, the Montvale Borough Council adopted a Resolution on _____, 2017, that granted Cross River Fiber its consent to occupy the public rights-of-way within the Borough subject to the execution of this Use Agreement.

WHEREAS, is it in the best interests of the Borough and its citizenry for the Borough to grant consent to Cross River Fiber to occupy said public rights-of-way within the Borough of Montvale for this purpose.

WHEREAS, the consent granted herein is for the non-exclusive use of the public rights-of-way within the Borough of Montvale for the purpose of owning, constructing, installing, operating, and maintaining a telecommunications system.

NOW THEREFORE, in consideration of the mutual covenants and obligations hereinafter set forth, the Borough and Cross River Fiber hereby agree to and with each other as follows:

Section 1: Definitions

- a. "Cross River Fiber" is the grantee of rights under this Use Agreement.
- b. "Borough" is the grantor of rights under this Use Agreement and is known as the Borough of Montvale, County of Bergen, State of New Jersey.
- c. "Rights-of-Way" means the areas devoted to passing under, over, on or through lands with public utility facilities.
- d. "Utility Pole" means, in addition to its commonly accepted meaning, any wires or cable connected thereto and any replacement thereof which are similar in construction and use.

Section 2: Grant of Consent

The Borough hereby grants Cross River Fiber its municipal consent for the non-exclusive use of the public rights-of-way within the Borough for the purpose of owning, constructing, installing, operating, and maintaining a telecommunications system.

Section 3: Public Purpose

It is deemed to be in the best interests of the Borough and its citizenry, particularly including commercial and industrial citizens, for the Borough to grant consent to Cross River Fiber to occupy said public rights-of-way within the Borough for this purpose.

Section 4: Project Description

Any construction to be undertaken for the purposes described herein shall require prior notice by Cross River Fiber sent separately to the attention of the Borough Clerk, Administrator, Construction Official and Police Chief, all at the address identified above.

Cross River Fiber shall fully describe the construction including, but not limited to, system components, wire, transformers, panels, mechanical, moving, or noise emitting parts, etc., to be undertaken and shall coordinate and work with the appropriate Municipal department(s) before scheduling and commencing any construction. Cross River Fiber shall be required to obtain any and all local, county, state and federal governmental approvals, including municipal construction permits, prior to commencement of construction, and shall at all times hold all necessary permits and approvals. All underground work shall follow standard road opening permit requirements. Upon completion of installation, Cross River Fiber shall furnish to the Borough a pole list showing the exact locations of the equipment in a public right of way. Any and all fees or other costs associated with any such governmental permits and approvals shall be the sole responsibility of Cross River Fiber.

A. Relocation and Displacement of Equipment. Cross River Fiber understands and acknowledges that the Borough may require Cross River Fiber to relocate one or more of its equipment installations. Cross River Fiber shall, upon written notice from the Borough, relocate such equipment at Cross River Fiber's sole cost and expense, whenever the Borough reasonably determines that the relocation is needed for any of the following purposes: (a) if required for the construction, completion, repair, relocation, or maintenance of a Borough project; (b) because the equipment is interfering with or adversely affecting proper operation of the light poles; or (c) other good cause. If Cross River Fiber shall fail to relocate any equipment as requested by the Borough within forty-five (45) days after written notice is received, the Borough shall be entitled to relocate the equipment at Cross River Fiber's sole cost and expense, without further notice to Cross River Fiber.

B. Damage to Public Right of Way. Whenever the removal or relocation of equipment is required or permitted under this Use Agreement, and such removal or relocation shall cause the public right of way to be damaged, Cross River Fiber, at its sole cost and expense, shall promptly repair and return the public right-of-way in which the equipment is located to the same safe and satisfactory condition as existed prior to the damage, in accordance with applicable laws, normal wear and tear excepted. If Cross River Fiber does not repair the site as just described, then the Borough shall have the option, upon fifteen (15) days' prior written notice to Cross River Fiber, to perform or cause to be performed such reasonable and necessary work on behalf of Cross River Fiber and to charge Cross River Fiber for the proposed costs to be incurred or the actual costs incurred by the Borough. Upon the receipt of a demand for payment by the Borough, Cross River Fiber shall promptly reimburse the Borough for such costs.

Section 5: Scope of Use Agreement.

Any and all rights expressly granted to Cross River Fiber under this Use Agreement, which shall be exercised at Cross River Fiber's sole cost and expense, shall be subject to the prior and continuing right of the Borough under applicable laws to use any and all parts of the municipal rights-of-way exclusively or concurrently with any other person or persons, and shall by further subject to all deeds, easements, dedications, conditions, covenants, restrictions, encumbrances, and claims of title of record which may affect such municipal rights-of-way. Nothing in this Use Agreement shall be deemed to grant, convey, create or vest in Cross River Fiber a real property interest in land, including any fee, leasehold interest, easement, or any other form of interest or ownership, and does include any state or county road rights-of-way that might be required.

Subject to obtaining the permission of the owner(s) of Utility Poles and underground conduits, which shall be the sole responsibility of Cross River Fiber to undertake and obtain, the Borough hereby authorizes and permits Cross River Fiber to enter upon the municipal rights-of-way and to attach, install, operate, maintain, remove, reattach, reinstall, relocate and replace its telecommunications facilities, in or on Utility Poles or other structures owned by public utility companies or to be constructed by Cross River Fiber located within the municipal rights-of-way as may be permitted by the public utility company or property owner, as the case may be.

Section 6: Compliance with Ordinance

Cross River Fiber shall comply with all existing ordinances of the Borough as may be amended from time to time and with all future ordinances as may be enacted.

Section 7: Municipal Costs

Cross River Fiber agrees to pay reasonable costs incurred by the Borough by reason of the Cross River Fiber telecommunications system, including, but not limited to, the Borough's attorney fees for the negotiation and preparation of this Use Agreement and the accompanying resolution authorizing its execution. Such reasonable costs may also include, without limitation, the costs attributable to the Borough's provision of traffic safety officers in connection with the installation, operation, repair, maintenance, removal, reattachment, reinstallation, relocation, replacement or any other activity whatsoever related to Cross River Fiber's telecommunications system, including the overtime paid to such officers. Payment of such costs shall be made by Cross River Fiber within forty-five (45) days of demand by the Borough. In the event that payment is not promptly made, the Borough shall have the right to issue a stop work order or otherwise withhold or withdraw its consent to any the placement of

any Cross River Fiber facilities contemplated by this Use Agreement and to withhold or withdraw its consent for work requested or currently being performed by Cross River Fiber.

Section 8: Duration of Consent

The non-exclusive municipal consent granted herein shall expire twenty (20) years from the Effective Date of this Use Agreement. Such permission and authority shall be extended, at the mutual option of both parties, for additional periods of five (5) years each; provided, however, that in no event shall this permission and consent be extended for a period longer than thirty (30) years from the Effective Date of this Use Agreement. To the extent that Cross River Fiber seeks additional time for consent beyond the thirty (30) year period, Cross River Fiber shall make another application to the Borough for an additional time period to be decided upon by the parties. This Use Agreement shall be extended for each aforementioned five-year period unless one hundred and eighty (180) days prior to the expiration of the period then-in-effect, either party gives written notice to the other of its intent to terminate this Use Agreement. Upon expiration of such consent, or at such earlier date that Cross River Fiber ceases to maintain its facilities, it shall remove the facilities at its cost and expense.

Section 9: Indemnification

Cross River Fiber, its successors, assigns, sub-contractors, agents, servants, officers, employees, designees, guests and invitees, hereby indemnify, defend and hold harmless the Borough, its successors and assigns, elected officials, officers, employees, servants, contractors, designees and invitees from and against any and all claims, demands, suits, actions at law or equity or otherwise, judgments, arbitration determinations, damages, liabilities, decrees of any person(s) or entities claiming to be or being harmed as a result of Cross River Fiber's actions under this Use Agreement and costs in connection therewith, except to the extent resulting from

the negligent or willful acts, or omissions of the Borough. This indemnification shall specifically include, but not be limited to, any and all costs, reasonable attorney's fees, court costs and any other expenses that may be incurred by the Borough in connection with any and all claims, demands, suits, actions at law or equity or otherwise and/or arbitration proceedings which may arise in connection with Cross River Fiber's activities pursuant to the rights granted in and actions contemplated by this Use Agreement.

Section 10. Notices

All notices or other correspondence required or permitted to be given in connection with this Use Agreement shall be in writing and delivered personally, by telecopy, by overnight carrier service or by registered or certified mail to the parties at the following addresses:

To Cross River Fiber at Cross River Fiber
461 Headquarters Plaza
Morristown, New Jersey 07960

To the Borough at: Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

with a copy to: Philip N. Boggia, Esq.
Boggia & Boggia, LLC
71 Mt. Vernon Street
Ridgefield Park, New Jersey 07660

Section 11. Liability Insurance

Cross River Fiber shall at all times maintain a commercial general liability insurance policy, reasonably satisfactory to the Borough, with a combined single limit amount of Five Million Dollars (\$5,000,000) per occurrence covering liability for bodily injury (including death)

and property damage including personal and advertising injury, arising out of or in any way connected with this Use Agreement and the work contemplated herein.

Prior to the commencement of any work pursuant to this Use Agreement, Cross River Fiber shall file with the Borough Certificates of Insurance evidencing the coverage provided by said liability policies.

The Borough shall notify Cross River Fiber within thirty (30) days after the presentation of any claim or demand to the Borough, either by suit or otherwise, made against the Borough on account of any of Cross River Fiber or its sub-contractors, agents, employees, officers, servants, designees, guests and invitees, activities pursuant to the rights granted in this Use Agreement. However, failure to provide notice within said timeframe shall not relieve Cross River Fiber of any of its obligations pursuant to this Use Agreement, including but not limited to those involving insurance coverage and indemnification.

Section 12. Assignment.

This Use Agreement may be assigned by Cross River Fiber to its principal affiliates, subsidiaries or to any entity which acquires all or substantially all of its assets in the applicable Federal Communications Commission license area by reason of a merger, acquisition or other business reorganization without the consent of the Borough. As to other parties, any sale, assignment or transfer by Cross River Fiber must be with the written consent of the Borough, and such consent shall not be unreasonably withheld.

Section 13. Successors and Assigns.

The terms and conditions herein contained shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

Section 14. Governing Law and Venue.

This Use Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Jersey. Venue shall be Bergen County, New Jersey.

Section 15. Incorporation of Prior Agreements.

This Use Agreement contains the entire understanding of the parties hereto with respect to the subject matter hereof, and no prior other written or oral agreement or undertaking pertaining to any such matter shall be effective for any purpose.

Section 16. Modification of Agreement.

This Use Agreement may not be amended or modified, nor may any obligation hereunder be waived orally, and no such amendment, modification or waiver shall be effective for any purpose unless it is in writing and signed by the party against whom enforcement thereof is sought.

Section 17. Invalidity.

If any provision hereof shall be declared invalid by any court or in any administrative proceedings, then the provisions of this Use Agreement shall be construed in such manner so as to preserve the validity hereof and the substance of the transaction herein contemplated to the extent possible.

Section 18. Headings.

The headings are provided for purposes of convenience of reference only and are not intended to limit, define the scope of or aid in interpretation of any of the provisions hereof.

Section 19. Counterparts.

This Agreement may be executed and delivered in several counterparts, each of which, when so executed and delivered, shall constitute an original, fully enforceable counterpart for all purposes.

Section 20. Right-of-Way Fees.

At the present time, applicable law does not permit the imposition of so-called "right-of-way fees" upon telecommunications companies for use of the public rights-of-way. If, in the future, legislation is enacted that permits the imposition of "right-of-way fees" or any other taxes or levies, in a competitively neutral and non-discriminatory way, upon telecommunications companies for use of the public rights-of-way, the Borough expressly reserves the right to impose such fees upon Cross River Fiber by Ordinance, Resolution or other appropriate action taken by the Borough. The Borough expressly agrees that such fees, taxes or levies will be competitively neutral and non-discriminatory and that such fees, taxes or levies will be imposed on Cross River Fiber at the same rate as for all other telecommunications companies similarly situated and operating within the Borough.

below:

Robert Collier

Title: LAO

Dated: 3/16/17

Witness
Cristina J. Jacona

Print Name: Cristina Iacona

Dated: 3/10/17

Mayor

Dated: _____

Borough Clerk

Dated: _____



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 90-2017**

RE: Cancellation of Outstanding Checks / Prior Years / Pascack Joint Municipal Court

WHEREAS, there exists various outstanding checks from prior years drawn against certain accounts; and

WHEREAS, the Municipal Court Administrator provided a listing of outstanding checks that require cancellation (listing attached) from prior years.

BE IT RESOLVED, the Chief Financial Officer is hereby authorized to deposit these funds to the respective reserve or surplus account;

BE IT FURTHER RESOLVED, the Municipal Court Administrator shall receive a copy of this resolution for record keeping; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following outstanding checks from prior years be cancelled;

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						
Vacancy						

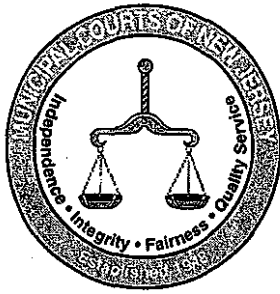
Adopted: April 11, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



Pascack Joint Municipal Court

Serving Montvale, Park Ridge and Woodcliff Lake

MEMO:

To: Carl Bello, Treasurer

From: Catherine Cullen, CMCA

Date: April 5, 2017

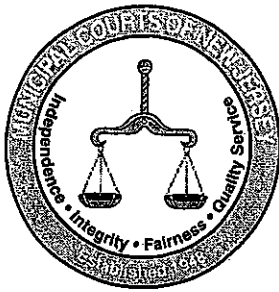
Regarding: Outstanding Checks, Regular Account

Comments:

Following is a list of outstanding checks more than six months old in the Municipal Court regular account:

Date	Check Number	Amount
2/15/15	1502	\$1
4/16/15	1526	\$10
11/20/15	1592	\$63
2/11/16	1622	\$1
8/30/16	1693	\$46
10/5/16	1710	\$1
Total		\$122

Cc: Fran Scordo, Deputy Clerk



Pascack Joint Municipal Court

Serving Montvale, Park Ridge and Woodcliff Lake

MEMO:

To: Carl Bello, Treasurer

From: Catherine Cullen, CMCA

Date: April 4, 2017

Regarding: Outstanding Checks, Bail Account

Comments:

Following is a list of outstanding checks more than six months old in the Municipal Court bail account:

Date	Check Number	Amount
1/21/15	1887	\$11
1/30/15	1896	\$125
1/20/16	2142	\$36
Total		\$172

Cc: Fran Scordo, Deputy Clerk

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,032,898.70	Bill List Wire 4/11/17
	<u>251,805.01</u>	Wires/Manual Checks
Current TOTAL	3,284,703.71	
Transfer Escrow Funds		
to New Escrow Acct	2,286,500.00	Bill List Wire 4/11/17
Dog Trust	24.00	Bill List Wire 4/11/17
Open Space Trust	550.00	Bill List Wire 4/11/17

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 4/11/17*

Introduced by: _____

Approved: 4/11/17

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
April 11, 2017

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		3/29/17	Payroll Account	157,144.60
WIRE		3/29/17	Salary Account	93,992.06
WIRE		3/29/17	FSA Account	<u>668.35</u>
	Total			<u>251,805.01</u>

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Borough of Montvale
Bill List By Vendor Id

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P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes

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

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00019 MUNICIPAL CAPITAL CORPORATION													
17-00209	02/06/17		COLOR COPIER/PRINTER SCANNER			B							
			6 COLOR COPIER/PRINTER SCANNER/C	129.50	7-01-21-720-061		B LEASED EQUIPMENT	R	02/06/17	04/05/17		4975170317/MAR.	N
			7 COLOR COPIER/PRINTER SCANNER/C	129.50	7-01-22-725-061		B LEASED EQUIPMENT	R	02/15/17	04/05/17		4975170317/MAR.	N
				259.00									
17-00211	02/06/17		SHREDDER LEASE 2017			B							
			4 SHREDDER LEASE 2017	69.00	7-01-20-701-061		B LEASED EQUIPMENT	R	02/06/17	04/05/17		4975010317/MAR.	N
			Vendor Total:	328.00									
00027 BT SPECIALTIES													
17-00261	02/21/17		PD DOOR PLATES										
			1 PD DOOR PLATES	137.40	7-01-25-745-058		B OTHER EQUIPMENT & SUPPLIES	R	02/21/17	04/05/17		3557+3616	N
17-00345	03/20/17		Mugs for Mayor 4 a Day										
			1 Mugs for Mayor 4 a Day	17.90	7-01-20-703-091		B AWARDS/TROPHIES	R	03/20/17	04/05/17		3589	N
			Vendor Total:	155.30									
00043 NORTH JERSEY MEDIA GROUP													
17-00406	04/05/17		ACT# 1101718 ADV MARCH										
			1 ACT# 1101718 ADV CLERK MARCH	1,203.20	7-01-20-701-021		B ADVERTISING	R	04/05/17	04/05/17		MARCH 2017	N
			2 ADV PLANNING MARCH	121.78	7-01-21-720-021		B ADVERTISING	R	04/05/17	04/05/17		MARCH 2017	N
				1,324.98									
			Vendor Total:	1,324.98									
00047 D & E UNIFORMS													
17-00181	01/30/17		PD DUBELBEISS INITIAL ISSUE										
			1 NEW RECRUIT UNIFORMS & EQUIP	1,682.95	7-01-25-745-110		B NEW RECRUIT CLOTH/EQUIP ISSUE	R	01/30/17	04/05/17		MV1058	N
17-00275	03/01/17		J. ABRAMS BULLET PROOF VEST										
			1 J. ABRAMS BULLET PROOF VEST	180.00	6-01-25-745-251		B ABRAMS, JEREMY A - CLOTHING	R	03/01/17	04/05/17		MV1056	N

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Vendor # Name		PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	chk/Void Date	Invoice	1099 Excl
<hr/>																
00047 D & E UNIFORMS				Continued												
17-00275 03/01/17 J. ABRAMS BULLET PROOF VEST				Continued												
2 J. ABRAMS BULLET PROOF VEST					700.00			6-01-43-310-058		B OTHER EQUIPMENT & SUPPLIES	R	03/01/17	04/05/17		MV1056	N
					880.00											
Vendor Total:					2,562.95											
<hr/>																
00104 MONTVALE BOARD OF EDUCATION																
17-00019 01/04/17 2017 LOCAL SCHOOL TAX								B								
5 2017 LOCAL SCHOOL TAX/APRIL					1,265,968.00			7-01-55-207-000		B LOCAL SCHOOL TAXES	R	01/04/17	04/05/17		APRIL 2017	N
6 INTEREST & PRINCIPAL					400,000.00			7-01-55-207-000		B LOCAL SCHOOL TAXES	R	01/04/17	04/05/17		APRIL 2017	N
					1,665,968.00											
Vendor Total:					1,665,968.00											
<hr/>																
00114 CORBI PRINTING CO. INC.																
17-00289 03/02/17 Bail Receipts																
1 Bail Receipts					125.28			7-01-42-855-023		B PRINTING & BINDING	R	03/02/17	04/05/17		170168	N
2 Bail Receipts					135.72			7-01-41-250-023		B PRINTING AND BINDING	R	03/02/17	04/05/17		170168	N
					261.00											
Vendor Total:					261.00											
<hr/>																
00135 PASCACK VALLEY MAYORS' ASSOC																
17-00344 03/20/17 PRO-RATA SHARE MONTHLY MEETING																
1 PRO-RATA SHARE					267.50			7-01-20-703-044		B PROFESSIONAL ASSOCIATION DUES	R	03/20/17	04/05/17		JANUARY-MARCH	N
Vendor Total:					267.50											
<hr/>																
00137 PASCACK VALLEY REGIONAL HS DST																
17-00020 01/04/17 REGIONAL SCHOOL TAX 2017								B								
5 REGIONAL SCHOOL TAX 2017/APR.					1,028,933.08			7-01-55-206-000		B REGIONAL SCHOOL TAX	R	01/04/17	04/05/17		APRIL 2017	N
Vendor Total:					1,028,933.08											
<hr/>																
00164 STATELINE FIRE & SAFETY, INC.																
17-00068 01/10/17 PD FIRE EXTINGUISHER REFILLS																
1 PD FIRE EXTINGUISHER REFILLS					122.55			7-01-25-745-102		B OXYGEN TANK/FIRE EXT - M & R	R	01/10/17	04/05/17		108643	N

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Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
												Excl
00164 STATELINE FIRE & SAFETY, INC. Continued	17-00351	03/21/17	FIRE EXT. REFILL									
1 FIRE EXT. REFILL				35.35	7-01-25-752-102	B OXYGEN TANK/FIRE EXT - M & R	R	03/21/17	04/05/17		108642	N
Vendor Total:				157.90								
00178 FAIR GAME GOOSE CONTROL INC.	17-00093	01/16/17	GOOSE CHASING 2017									
5 GOOSE CHASING 2017				550.00	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	01/16/17	04/05/17		62 BD OF HEALTH N	N
17-00383 03/30/17 GOOSE CONTROL MONTV. BD OF ED												
1 GOOSE CONTROL MONTVALE				550.00	7-01-27-785-092	B GEESE CONTROL	R	03/30/17	04/05/17		62 BD OF ED	N
Vendor Total:				1,100.00								
00183 LINCOLN NAT'L LIFE INS CO	17-00373	03/24/17	FIRE DEPARTMENT-2016 LOSAP									
1 FIRE DEPARTMENT-2016 LOSAP				29,700.00	6-01-39-250-029	B OTHER CONTRACTUAL ITEMS	R	03/24/17	04/05/17		2016 LOSAP	N
Vendor Total:				29,700.00								
00186 PRIMEPAY, LLC	17-00208	02/06/17	FSA FEES 2017									
4 FSA FEES 2017				110.00	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	02/06/17	04/05/17		54669937/MARCH N	N
Vendor Total:				110.00								
00215 TOWNSHIP OF RIVER VALE	17-00102	01/18/17	PASCACK VALLEY DPW 2017 SERVIC									
5 PASCACK VALLEY DPW				128,170.00	7-01-37-850-029	B OTHER CONTRACTUAL - PASCACK VALLEY DPW	R	01/18/17	04/05/17		APRIL 2017	N
Vendor Total:				128,170.00								
00258 ROCKLAND ELECTRIC	17-00349	03/21/17	LIGHT POLE REMOVAL/ FIREHOUSE									
1 LIGHT POLE REMOVAL/ FIREHOUSE				1,574.00	7-01-25-752-029	B OTHER CONTRACTUAL ITEMS	R	03/21/17	04/05/17		LIGHT POLE	N

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Vendor # Name		PO # PO Date Description		Contract	PO Type	First Rcvd		Chk/Void	1099
Item Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
00258 ROCKLAND ELECTRIC	Continued								
17-00398 04/04/17 ROCKLAND ELECTRIC CHARGES/MAR.									
1 9767932024 CHESTNUT RDG TFLT	38.66	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
2 0700055009 HUFF TER PUMP 57088	307.68	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
3 0052060009 30 CHESTNUT RDG RD	29.35	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
4 0357844001 SUMMIT OTHR UNMTR	85.21	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
5 5208845000 159 CHESTNUT RDG RD	83.31	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
6 5103845008 CHESTNUT RDG OTHR U	125.36	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
7 9534844006 SPRING VALLEY MTLBX	37.43	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
8 5985845006 CHESTNUT RDG MTLBX	44.41	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
9 5229845000 CHESTNUT RDG BL FLD	31.59	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
10 4725845003 SUMMIT OTHR UNMTR 1	12.19	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
11 1619931002 VALLEY VIEW SEWER L	723.44	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
12 1472933002 GRAND TFLT 1	49.30	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
13 0716933005 MEMRIAL TENNIS CRT	39.67	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
14 0758933005 1 MEMORIAL SHED 1	12.53	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
15 0897137012 3 MEMORIAL LT FLD	32.81	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
16 0611933003 MEMORIAL DR DPW	926.24	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
17 1451933002 1 MEMORIAL SHED 2	16.96	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
18 0195092007 GRAND SOPK 87/97	35.75	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
19 1908079006 MEMORIAL GATE TRFC	12.29	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
20 0128933004 KINDERKAMACK RD	272.18	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
21 0157026009 1 MEMORIAL LT FLD	8.22	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
22 2413158015 13 W GRAND SGN FIRE	11.03	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
23 9683932013 GRAND TFLT 57400	34.34	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
24 9704932006 W GRAND OTHR MTLBX	29.39	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
25 9494934001 S MIDLTL SEWER LFT	391.85	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
26 9263932000 GRAND TFLT 2	38.32	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
27 0563019009 GRAND SOPK 67/62	40.62	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
28 0787127002 GRAND LT SOPK 75/7	28.60	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17		MARCH	N
29 2310843006 ALAYNA HOMEOWN ASSO	45.50	7-01-38-854-029	B OTHER CONTRACTUAL ITEMS	R	04/04/17	04/05/17		MARCH	N
30 0674933003 1 MEMORIAL DR SR CT	624.25	7-01-31-825-086	B ELECTRICITY - 1 MEMORIAL	R	04/04/17	04/05/17		MARCH	N
31 9555848004 BORO STR. LTS/APR	9,011.46	7-01-31-826-075	B STREET LIGHTING	R	04/04/17	04/05/17		APRIL	N
	13,179.94								
Vendor Total:	14,753.94								

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Vendor # Name		Contract PO Type		First Rcvd		Chk/Void	1099	
PO #	PO Date Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date Date	Date Invoice	Excl
<hr/>								
00329	NJ STATE DEPT. OF HEALTH							
17-00393	04/03/17 MARCH DOG LICENSE REPORT							
1	MARCH DOG LICENSE REPORT	24.00	T-12-56-286-001	B RESERVE FOR DOG LICENSE	R	04/03/17 04/05/17	MARCH	N
Vendor Total:		24.00						
<hr/>								
00402	MUNICIPAL CAPITAL CORPORATION							
17-00210	02/06/17 COPY MACHINE LEASE CONTR.2017		B					
3	COPY MACHINE LEASE CONTR.2017	299.00	7-01-20-701-061	B LEASED EQUIPMENT	R	02/06/17 04/05/17	4975220217/FEB	N
4	COPY MACHINE LEASE CONTR.2017	299.00	7-01-20-701-061	B LEASED EQUIPMENT	R	02/06/17 04/05/17	4975010317/MAR.	N
		598.00						
Vendor Total:		1,105.00						
<hr/>								
00406	RUTGERS, STATE UNIVERSITY NJ							
17-00390	04/03/17 17th Annual Current Issues							
1	17TH ANNUAL FOR CURRENT ISSUES	235.00	7-01-21-720-042	B EDUCATION/TRAINING/SEMINARS	R	04/03/17 04/05/17	PLANN.CLASS	N
Vendor Total:		235.00						
<hr/>								
00426	TREASURER, STATE OF NEW JERSEY							
17-00396	04/04/17 Qrtly report Jan - Mar 2017							
1	Qrtly report Jan - Mar 2017	200.00	7-01-55-271-015	B MARRIAGE LICENSES	R	04/04/17 04/05/17	JAN.MAR.	N
Vendor Total:		200.00						
<hr/>								
00456	EAGLE POINT GUN							
16-01290	12/01/16 PD AMMO							
1	PD AMMO	1,019.35	6-01-25-745-100	B AMMUNITION/ARMAMENTS	R	12/01/16 04/05/17	116558	N

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Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00456 EAGLE POINT GUN	17-00236	02/14/17	PD AMMO	Continued								
1 PD AMMO				1,019.35	7-01-25-745-100	B AMMUNITION/ARMAMENTS	R	02/14/17	04/05/17		116557	N
Vendor Total:				2,038.70								
00554 BERGEN MUNI.EMPL.BENEFITS FUND	17-00405	04/04/17	HEALTH BENEFITS -APRIL 2017									
1 MEDICAL BENEFITS -APRIL 2017				71,410.00	7-01-23-733-096	B OTHER CONTRACTUAL - BMED	R	04/04/17	04/05/17		APRIL 2017	N
2 DENTAL BENEFITS -APRIL 2017				3,741.00	7-01-23-733-095	B DENTAL	R	04/04/17	04/05/17		APRIL 2017	N
3 PRESCRIP BENEFITS -APRIL 2017				21,175.00	7-01-23-733-097	B PRESCRIPTION	R	04/04/17	04/05/17		APRIL 2017	N
				96,326.00								
Vendor Total:				96,326.00								
00578 TREASURER, STATE OF NJ DCA	17-00397	04/04/17	1st Quarter fees 2017									
1 1st Quarter fees 2017				23,524.00	7-01-55-271-016	B RESERVE FOR BOCA TRAINING FEES	R	04/04/17	04/05/17		1ST QTR. 2017	N
Vendor Total:				23,524.00								
00705 APPROVED SURGICAL SUPPLIES INC	17-00066	01/10/17	POLICE DEPARTMENT OXYGEN REFIL									
1 POLICE DEPARTMENT OXYGEN REFIL				150.00	7-01-25-745-102	B OXYGEN TANK/FIRE EXT - M & R	R	01/10/17	04/05/17		39488+39507+	N
Vendor Total:				150.00								
00730 BOGGIA & BOGGIA, ESQS.	17-00168	01/27/17	LEGAL FEES 2017									
30 GENERAL MATTERS THRU 02/28/17				408.17	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27492	N
31 GENERAL BID MATTERS				98.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27493	N
32 DPW FEDERAL ACTION				1,092.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27494	N
33 2015 AFFORDABLE HOUSING LITIG.				2,128.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27495	N
34 DEPIERO FARMS DEVELOPMENT				112.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27496	N
35 LIBOCK V.BEAR BAN BUILDERS LLC				2,617.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27497	N
36 MERVEDES REDEVELOPMENT				672.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27498	N
37 POLICE DEPT.DISCIPLINARY MATTER				322.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27499	N
38 MONTVALE INTERSECTION IMPROVEM				1,246.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17		27500	N

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	Item Description	Amount	Charge Account	Acct Type Description							
00730 BOGGIA & BOGGIA, ESQS.	Continued										
17-00168	01/27/17 LEGAL FEES 2017		Continued								
39	2017 PBA CONTRACTS	224.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27501	N
40	BERGEN COUNTY TAX APPEALS 2017	1,652.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27502	N
41	MACK PROPERTIES CO. TAX APPEAL	14.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27503	N
42	ARE 100 PHILIPS TAX APPEAL	56.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27505	N
43	HUB PROPERTIES TAX APPEAL	56.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27506	N
44	HORNROCK PROPERTIES TAX APPEAL	322.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27507	N
45	US BANK OF AM TAX APPEAL	196.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27508	N
46	301 W GRAND AVE. TAX APPEAL	210.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27509	N
47	SUSAN ROMEI 2016 TAX APPEAL	140.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27510	N
48	KPMG TAX APPEAL	238.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	04/05/17			27505	N
		11,803.17									
Vendor Total:		11,803.17									
00731 MASER CONSULTING P.A.											
17-00303	03/06/17 ENGINEER RETAINER 2017		B								
2	MAYOR & COUNCIL MEETINGS	900.00	7-01-20-715-028	B OTHER PROF/CONSULTANT SERVICES	R	03/06/17	04/05/17			380391	N
Vendor Total:		900.00									
00789 NJAPZA											
17-00380	03/29/17 remew membership NJAPZA										
1	membership L. Hutter-NJAPZA	90.00	7-01-21-720-044	B PROFESSIONAL ASSOCIATION DUES	R	03/29/17	04/05/17			ANN.DUES	N
Vendor Total:		90.00									
00857 SAFE-T-TECH SECURITY SYSTEMS											
17-00353	03/21/17 EMERGENCY REPAIR										
1	EMERGENCY REPAIR	785.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	03/21/17	04/05/17			7464	N
Vendor Total:		785.00									
00926 GRAINGER, INC.											
17-00330	03/10/17 laser tape measurers										
1	laser tape measurers	253.12	7-01-25-753-058	B OTHER EQUIPMENT & SUPPLIES	R	03/10/17	04/05/17			9387682264	N

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Item Description	Amount	Charge Account	Acct Type Description								
00926 GRAINGER, INC.			Continued								
17-00330 03/10/17 laser tape measurers			Continued								
2 laser tape measurers	379.68	7-01-22-725-058	B OTHER EQUIPMENT & SUPPLIES	R		03/10/17	04/05/17			9387682264	N
	632.80										
Vendor Total:	632.80										
00934 RIVER VALE TOWNSHIP											
17-00341 03/16/17 REIMBURSEMENT FOR RECYCLING											
1 REIMBURSEMENT FOR RECYCLING	366.05	7-01-26-773-029	B OTHER CONTRACTUAL ITEMS-RECYCLING	R		03/16/17	04/05/17			REIMB.RECYL.	N
Vendor Total:	366.05										
01132 COOPERATIVE COMMUNICATIONS, INC.											
17-00402 04/04/17 2013915700 TELEPHONE CHARGES											
1 2013915700 TELEPHONE CHARGES	1,534.69	7-01-31-827-076	B TELEPHONE CHARGES	R		04/04/17	04/05/17			MARCH	N
Vendor Total:	1,534.69										
01134 RESERVE ACCOUNT											
17-00103 01/18/17 REFILL POSTAGE METER 2017			B								
4 REFILL POSTAGE METER 2017/MAR.	1,000.00	7-01-20-701-022	B POSTAGE & EXPRESS CHARGES	R		02/08/17	04/05/17			MARCH 2017	N
17-00339 03/16/17 POSTAGE FOR TAX DEPARTMENT											
1 POSTAGE FOR TAX DEPARTMENT	310.96	7-01-20-708-022	B POSTAGE AND EXPRESS CHARGES	R		03/16/17	04/05/17			POSTAGE TAX	N
17-00375 03/28/17 POSTAGE COSTS COURT JAN.-MARCH											
1 POSTAGE COSTS COURT JAN.-MARCH	662.56	7-01-41-250-022	B POSTAGE AND EXPRESS CHARGES	R		03/28/17	04/05/17			JAN.-MARCH	N
2 POSTAGE COSTS COURT JAN.-MARCH	611.60	7-01-42-855-022	B POSTAGE & EXPRESS CHARGES	R		03/28/17	04/05/17			JAN.-MARCH	N
	1,274.16										
Vendor Total:	2,585.12										
01156 DIRECT ENERGY BUSINESS											
17-00400 04/04/17 DIRECT ENERGY ELECTR. CHARGES											
1 0157026009 1 MEMORIAL LT FLD	6.58	7-01-31-825-071	B ELECTRICITY	R		04/04/17	04/05/17			ES17661746	N
2 0195092007 GRAND SOPK 87/97	27.56	7-01-31-825-071	B ELECTRICITY	R		04/04/17	04/05/17			ES17661746	N
3 0716933005 MEMORIAL TENNIS CRT	23.25	7-01-31-825-071	B ELECTRICITY	R		04/04/17	04/05/17			ES17661746	N

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Vendor # Name	PO # PO Date Description	Contract Charge Account	PO Type Acct Type Description	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
01156 DIRECT ENERGY BUSINESS.	Continued							
17-00400 04/04/17 DIRECT ENERGY ELECTR. CHARGES	Continued							
4 0897137012 3 MEMORIAL LT FLD	0.79	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17	ES17661746	N
5 5229845000 CHESTNUT RDG RD LT	16.60	7-01-31-825-071	B ELECTRICITY	R	04/04/17	04/05/17	ES17661746	N
	74.78							
Vendor Total:	74.78							
01409 NARITA MARAJ, LLC.								
17-00137 01/24/17 RECORDS MANAGEMENT SVS 2017		B						
7 RECORDS MANAGEMENT SVS 2017	664.65	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	01/24/17	04/05/17	MTV-2017-006	N
Vendor Total:	664.65							
01471 RICCIARDELLA ELECTRIC INC.								
17-00354 03/21/17 DISCONNECTING ELECTRIC WIRES								
1 DISCONNECTING ELECTRIC WIRES	810.19	7-01-44-816-000	B VARIOUS OFFICE IMPROVEMENTS - UCC	R	03/21/17	04/05/17	1932	N
Vendor Total:	810.19							
01488 BANISCH ASSOCIATES, INC.								
17-00319 03/08/17 PLANNING SERVICES								
1 PLANNING SERVICES	2,650.00	7-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	03/08/17	04/05/17	P17-26725	N
Vendor Total:	2,650.00							
01513 FLANAGAN PRODUCTIONS, LLC								
17-00251 02/16/17 ONLINE FORMS FOR RECREATION		B						
3 ONLINE FORMS FOR RECREATION	49.00	7-01-28-795-029	B OTHER CONTRACTUAL ITEMS	R	02/16/17	04/05/17	INV-3849	N
4 ONLINE FORMS FOR RECREATION	49.00	7-01-28-795-029	B. OTHER CONTRACTUAL ITEMS	R	02/16/17	04/05/17	INV-3856	N
	98.00							
Vendor Total:	98.00							

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Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
01663 NJ-NAIFA	17-00378	03/29/17	NJ-NAIFA CONFERENCE	450.00	7-01-20-710-042	B EDUCATION/TRAINING/SEMINARS	R	03/29/17	04/05/17		NJ-NAIFA CONF.	N
	1		NJ-NAIFA CONFERENCE									
Vendor Total:				450.00								
01664 TD BANK	17-00392	04/03/17	TRANSFER ESCROW \$ FROM TRUST	2,286,500.00	T-03-56-286-019	B TRUST - RESERVE FOR MISC	R	04/03/17	04/05/17		TRANSFER	N
	1		TRANSFER ESCROW \$ FROM TRUST									
Vendor Total:				2,286,500.00								
01895 INSTITUTE FOR PROFESSIONAL	17-00407	04/05/17	MANAGEMENT WORKSHOP - SEMINAR	99.00	7-01-20-708-042	B EDUCATION/TRAINING/SEMINARS	R	04/05/17	04/05/17		6/9/17	N
	1		MANAGEMENT WORKSHOP -SEMINAR	198.00	7-01-20-701-042	B EDUCATION/TRAINING/SEMINARS	R	04/05/17	04/05/17		6/9/17	N
	2			297.00								
Vendor Total:				297.00								
02056 LERCH, VINCI & HIGGINS, LLP	17-00318	03/08/17	PREPARATION OF STATUTORY AUDIT	8,300.00	6-01-20-706-029	B OTHER CONTRACTUAL ITEMS	R	03/08/17	04/05/17		29489	N
	1		PREPARATION OF THE STATUTORY									
Vendor Total:				8,300.00								
02426 VERIZON WIRELESS	17-00381	03/30/17	PD BROADBAND CHARGES	190.05	7-01-31-827-076	B TELEPHONE CHARGES	R	03/30/17	04/05/17		9782335682	N
	1		PD BROADBAND CHARGES									
17-00399	04/04/17	982182917	VERIZON WIRELESS	371.22	7-01-31-827-076	B TELEPHONE CHARGES	R	04/04/17	04/05/17		9782518262	N
	1		982182917 VERIZON WIRELESS									
Vendor Total:				561.27								

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Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
03615 FRASCIELLO, MARLY	Continued										
17-00386 04/03/17 PD PETTY CASH		Continued									
2 PD PETTY CASH	124.81	7-01-25-747-036	B OFFICE SUPPLIES	R	04/03/17	04/05/17			PD PETTY CASH	N	
	298.01										
Vendor Total:	298.01										
03623 BORGATA HOTEL CASINO AND SPA											
17-00369 03/23/17 NJ Conference of Mayors-hotel											
1 NJ Conference of Mayors-hotel	117.00	7-01-20-703-042	B EDUCATION/TRAINING/SEMINARS	R	03/23/17	04/05/17			XYWPC	N	
Vendor Total:	117.00										
03666 VERIZON -3070534											
17-00377 03/28/17 2013070534 PUBLIC ASSISTANCE											
1 2013070534 PUBLIC ASSISTANCE	60.86	7-01-27-790-076	B TELEPHONE CHARGES	R	03/28/17	04/05/17			MARCH	N	
Vendor Total:	60.86										
03727 STAPLES BUSINESS ADVANTAGE											
17-00245 02/16/17 office supplies											
1 tyvek envelopes	125.18	7-01-21-720-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
2 envelopes	97.36	7-01-20-701-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
3 envelopes	5.93	7-01-20-701-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
4 pendaflex	30.40	7-01-21-720-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
5 fan	37.69	7-01-21-720-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
6 paper	41.00	7-01-21-720-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
7 paper	82.00	7-01-20-701-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
8 paper	41.00	7-01-20-704-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
9 paper	41.00	7-01-20-705-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
10 picture frame	34.59	7-01-21-720-023	B PRINTING & BINDING	R	02/16/17	04/05/17			3330909284-85+	N	
11 stirrers	2.03	7-01-20-701-036	B OFFICE SUPPLIES	R	02/16/17	04/05/17			3330909284-85+	N	
	538.18										
17-00265 02/24/17 office supplies											
1 tent cards	19.91	7-01-20-701-036	B OFFICE SUPPLIES	R	02/24/17	04/05/17			3332757651+	N	
2 name badges	10.35	7-01-20-703-125	B MAYORS EXPENSES	R	02/24/17	04/05/17			3332757651+	N	
3 apprica countertop	58.09	7-01-20-701-053	B OFFICE EQUIPMENT	R	02/24/17	04/05/17			3332757651+	N	

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Item Description		Amount	Charge Account	Acct Type Description								
03727	STAPLES BUSINESS ADVANTAGE	Continued										
17-00265	02/24/17 office supplies		Continued									
4	business cards Nevene Gayed	24.99	7-01-20-701-053	B OFFICE EQUIPMENT	R	02/24/17	04/05/17			3332757651+		N
		113.34										
Vendor Total:		651.52										
03852	LEPOSKY, MICHAEL											
17-00338	03/16/17 REIMBURSEMENT FOR CLASS											
1	REIMBURSEMENT FOR CLASS	120.00	7-01-20-710-042	B EDUCATION/TRAINING/SEMINARS	R	03/16/17	04/05/17			3/9/2017		N
Vendor Total:		120.00										
Total Purchase Orders:		69	Total P.O. Line Items:	150	Total List Amount:	5,319,972.70	Total Void Amount:	0.00				

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2016 BUDGET	6-01	39,899.35	0.00	39,899.35	0.00	0.00	39,899.35
CURRENT FUND 2017 BUDGET	7-01	2,992,999.35	0.00	2,992,999.35	0.00	0.00	2,992,999.35
OTHER TRUST ACCOUNT	T-03	2,286,500.00	0.00	2,286,500.00	0.00	0.00	2,286,500.00
DOG TRUST ACCOUNT	T-12	24.00	0.00	24.00	0.00	0.00	24.00
OPEN SPACE TRUST ACCT	T-14	550.00	0.00	550.00	0.00	0.00	550.00
Year Total:		2,287,074.00	0.00	2,287,074.00	0.00	0.00	2,287,074.00
Total of All Funds:		5,319,972.70	0.00	5,319,972.70	0.00	0.00	5,319,972.70



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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April 6, 2017

VIA EMAIL

Maureen Iarossi-Alwan
Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645

Re: Proposal for Professional Services - Design and Construction Inspection Services
and Authorization to Bid for Synthetic Turf Removal and Installation
Fieldstone School Synthetic Turf Replacement Project
Borough of Montvale, New Jersey
MC Proposal No. MVB-512P

Dear Ms. Iarossi-Alwan:

Maser Consulting P.A. (Maser Consulting) is pleased to submit this proposal for Professional Engineering and Construction Observation Services associated with the Fieldstone Middle School Synthetic Turf Replacement. In addition, we are requesting Authorization to Bid for the removal and disposal of the existing synthetic turf and installation of the new materials. This work specifically does not include the baseball infields, which were more recently replaced by the Borough.

Based on our knowledge of the planned improvements, our office is proposing to purchase the replacement turf through the Keystone Purchasing Network (KPN). In addition, our office will prepare a separate Bid Package for the removal and disposal of the existing turf and installation of the new synthetic turf to be supplied by KPN.

Our office anticipates the following services:

- Site observations will be conducted to evaluate: equipment and material access requirements; site requirements for the removal and disposal of existing synthetic turf and related materials; site installation requirements; the need for minor site regrading; the need to supplement stone and/or the sub-base drainage system; staging locations for synthetic turf materials; and assessing the need to replace other site improvements such as the batter's box and pitcher's mound;
- Calculate material quantities required based on site observations;
- Preparation of documents for purchase through the KPN;



- Preparation of Bid Documents for the removal and disposal of the existing synthetic turf materials and installation of the new synthetic turf materials;
- Preparation of award documentation to the Mayor and Council;
- Coordinate the review of shop drawings as submitted by the selected installation Contractor and the KPN vendor;
- Provide correspondence and coordination to address requests for information from the Contractor and the KPN vendor;
- Schedule and attend a preconstruction meeting with the Contractor, the KPN vendor and required Borough representatives;
- Perform site inspections; and
- Process pay requests and prepare project closeout documents for the Contractor and the KPN vendor.

Because exposure of subgrade soils is not anticipated as part of this project, submission to and certification from the Bergen County Soil Conservation District is not required or included.

Design Fee	\$20,000.00
Construction Observation	\$35,000.00
<u>FEE NOT TO EXCEED</u>	<u>\$55,000.00</u>

The above-referenced fee for Professional Engineering and Construction Administration Services will be billed on an hourly basis in accordance with the hourly rates set with the Borough in accordance with Maser Consulting's Borough Engineering contract.

The following is the estimated schedule for this project. This schedule assumes an in-kind replacement of the synthetic turf materials. Note that there is an overlap in the tasks associated with the purchase of the synthetic turf through the KPN and the Bid for the removal and install.

Authorization to Bid	April 11, 2017
Design Services	April 12, 2017 – May 1, 2017
Bid Packages Available (removal & install)	May 2, 2017
Recommendation to Mayor & Council (KPN)	May 3, 2017
Award to KPN	May 9, 2017
Bids Due (removal & install)	May 23, 2017
Recommendation to Mayor & Council (removal & install)	May 24, 2017
Bid Award (removal & install)	May 30, 2017
Pre-Construction Services	May 1, 2017 – June 14, 2017
Construction Services	June 15, 2017 – August 15, 2017

Maser Consulting will provide construction management services on an as-needed basis depending on the complexity of construction for any given day. We will utilize an on-site field manager for



the duration of the project in order to provide consistency throughout construction. Daily inspection reports will be retained by Maser Consulting regarding the project. Maser Consulting will review and prepare contractor's payments as well as change orders. If unacceptable work or material is supplied by the contractor, immediate corrective action shall be taken by Maser Consulting on behalf of the Borough.

Prior to completion, a final punch list shall be created by the inspector and completion deadlines shall be scheduled for all open items. Upon completion of the punch list items, a final site inspection shall be scheduled with the Contractor and the Borough in order to close out the project. Maser Consulting will prepare the paperwork for final inspection and final payment to the contractor. Should additional construction administration services be required, Maser Consulting will coordinate with the Borough and inform the appropriate personnel of the status of construction.

EXCLUSIONS

If any item listed herein, or otherwise not specifically mentioned within this agreement or the Borough Engineering Agreement, is deemed necessary, Maser Consulting may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees regarding the extra work. All unanticipated additional work shall be in accordance with the Schedule of Hourly Rates for the number of hours performed. No extra work will be performed without authorization from the Borough.

If you find this proposal acceptable, please forward a copy of the Resolution of Approval for this proposal to this office. This will constitute approval of the proposed work.

Should you have any questions regarding this proposal, please feel free to contact me.

Very truly yours,

MASER CONSULTING, P.A.

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

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd



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Planners
Surveyors
Landscape Architects
Environmental Scientists

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April 5, 2017

Maureen Iarossi-Alwan
Borough Clerk/Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645

Re: Proposal for Professional Engineering Services
2017 Roadway Improvements
Borough of Montvale, Bergen County, NJ
MC Proposal No. MVB-501

Dear Ms. Iarossi-Alwan:

Maser Consulting P.A. (Maser Consulting) is pleased to present this proposal for professional services to design, bid and perform construction observation services for municipal roadway improvements for: Bayberry Drive, Dogwood Lane, Eagle Ridge Road, Hope Street, and Bramble Way as base bid roads, and Hearthstone Way and Old Chestnut Ridge Road will be included as Alternate roads for milling and paving. In addition, the project scope will also include the Woodland Road guiderail scheduled for milling and paving. As approved by the Mayor and Council the timeframe for construction is scheduled between July 5 and August 31, 2017.

The following proposal presents the steps necessary to perform the scope of services.

SCOPE OF SERVICES

TASK 1.0 IMPROVEMENTS TO VARIOUS ROADS

Maser Consulting will prepare a public bid package which will include the supplemental and technical specifications for all proposed improvements. The specifications will be prepared in the latest NJDOT format, as amended. Maser Consulting will address questions from bidders, attend the bid opening, prepare a bid summary and make a recommendation of contractor award to the Mayor and Council.

Task 1.0 Cost Not To Exceed Fee

\$25,000.00

TASK 2.0 CONSTRUCTION OBSERVATION SERVICES

Maser Consulting will provide construction observation services for the 2017 Paving Program. Maser Consulting will utilize the specifications developed for the project under Task 1.0 to monitor the contractor's performance and enforce compliance with the contract documents and project schedule.

Maser Consulting will provide the Borough with full-time, on-site observation services for the project. Maser Consulting will coordinate a pre-construction meeting for the project and maintain daily observation reports. Maser Consulting will review and prepare contractor payments, as well



as change orders (if necessary). If the contractor supplies unacceptable work or material, Maser Consulting will take an immediate course of corrective action on behalf of the Borough.

Maser Consulting will review all submittals for the project, including shop drawings and As-Built drawings, provided by the contractor. Prior to completion, Maser Consulting will provide the Borough with a final punch list as created by the inspector. The punch list will detail any open items along with the anticipated completion deadlines. Upon completion of the punch list items, a final site observation will be scheduled with the contractor to close out the project. Maser Consulting will prepare the paperwork for project close out and final payment to the contractor.

Task 2.0 Cost Not To Exceed Fee **\$38,500.00**

Total Professional Service Project Cost **\$63,500.00**

EXCLUSIONS

1. Field survey work;
2. Application for Environmental (NJDEP) Permitting;
3. Any other exclusions previously referenced in the scope of services.

CONCLUSION

If the Borough finds this proposal acceptable, please forward a copy of a resolution authorizing the work to be performed.

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

Thank you for the opportunity to submit this proposal to you.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to be 'A. Hipolit'.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.moserconsulting.com

April 5, 2017

VIA E-MAIL

Maureen Iarossi-Alwan
Borough Clerk/Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07643

Re: Montvale Borough Hall Roof Replacement
Recommendation of Award & Bid Summary
Borough of Montvale, Bergen County, NJ
MC Proposal No. MVB-447A

Dear Ms. Iarossi-Alwan:

As you are aware, the bid opening for the above-referenced project was held on Thursday, March 30, 2017 at 11:00 a.m. in the Council Chambers. There were six (6) bids received for the project.

Mak Group, LLC, 40 Summit Avenue, Clifton, NJ is the apparent low bidder and appears to have submitted all necessary documents as required by the specifications, pending any comments by the Borough Attorney. After analyzing the six (6) bids received, this office recommends the award of Base Bid for the project in the amount of **\$216,310.00** at the Mayor and Council meeting scheduled for April 11, 2017. A copy of the bid summary is enclosed.

Our recommendation is subject to the approval of bid documents by the Mayor and Council and certification of funds by the Borough.

If you have any questions on this matter, please feel free to contact me.

Very truly yours,

MASER CONSULTING P.A.

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

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd

Enclosure: Bid Tally Summary

cc: Mayor and Council (via Clerk/Administrator w/enclosure)
Rich Campanelli, Public Works Superintendent (w/enclosure)
Philip Boggia, Esq., Borough Attorney (w/enclosure)

p:\mvp\mvp-447a\correspondence\out\170405_arh_iarossi-alwan_award.docx



NO TOLERANCE

DATE: THURSDAY, MARCH 26, 2017 @ 11 AM
NAME OF PROJECT: BROWNSVILLE ROAD REPLACEMENT

ME PROJECT NO.: MAB-645A
MUNICIPALITY: BROWNSVILLE
COUNTY: BROWNS COUNTY, NJ

STATE BIDDING DOCUMENTS

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	ROAD REPLACEMENT	L.S.	1	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	ROAD REPLACEMENT (PAVING EQUIPMENT (PAVING))	SF	1,000	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3	ROAD REPLACEMENT (PAVING EQUIPMENT (PAVING))	SF	1,000	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL BIDDING					\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

*The unit price
shall be used for
all items and shall
be used only.

*net and price provided

*net and price provided

*net and price provided



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Maunt Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserc consulting.com

April 6, 2017

VIA E-MAIL

Maureen Iarossi-Alwan
Borough Clerk/Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07645

Re: 2017 Bergen County Open Space Municipal Park Improvements Program
Professional Engineering Services
2017 Bergen County Open Space Grant Application
Borough of Montvale, Bergen County, New Jersey
MC Project No. MVB-511

Dear Ms. Iarossi-Alwan:

Maser Consulting P.A. (Maser Consulting) is pleased to submit this proposal for professional engineering services associated with the 2017 Bergen County Open Space Grant Application for the Municipal Park Improvements Project.

This effort includes completion of the required declaration of intent to apply and application; correspondence and coordination with the Borough as necessary; drafting of the required display advertisement for the public hearing to discuss the project; drafting of the required resolution; preparation of supporting documents including a detailed cost estimate, project schedule, necessary aerial mapping, conceptual site plan and site photos as required; correspondence and coordination with vendors; and, correspondence with the appropriate representative at the County.

Declaration of Intent to Apply Requirements

- Due Friday, May 5, 2017 by email to: rabbatomarco@co.bergen.nj.us
- Basic applicant and project location information
- Brief project description
- Estimate total cost of project and grant request
- Retain signature of authorized official

Application Requirements

- Due Friday, June 30, 2017 to Department of Planning/Division of Open Space County Administration Building One Bergen County Plaza, 4th Floor Hackensack, NJ 07601-7076
Attn: Robert Abbatomarco
- 8.5 x 11 in. Site Location Map/Street Map



- 8.5 x 11 in. Tax Map
- Information on project costs and funding sources
- Project Budget on professional letterhead
- Detailed description of scope of work
- Narratives on Master Plan consistency, ADA compliance, Historic Preservation Assessment
- Project Schedule
- Narrative on project need
- Conceptual site plan, drawn to scale, indicating proposed park developments, existing topography, facilities, improvements, natural features, proposed areas clearing three (3) or more trees, and any other relevant existing physical features
- Color site photographs in print format. Can be submitted as pdf-document or jpeg images via e-mail to address below.
- Provide draft of the Municipal Resolution
- Provide draft Public Hearing notice

Based on the scope detailed above, MASER will provide the services for preparation of a complete grant application for a cost not to exceed **\$3,800.00**.

The above services will be provided on a cost basis not to exceed the listed amount. The hourly rate schedule and services required will be performed in accordance with the Borough Engineering Contract authorized by the Borough of Montvale.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

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

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/kah/dw



2017

**BERGEN COUNTY BOARD OF CHOSEN FREEHOLDERS
RESOLUTION**

MMB
3/15/17

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
Amoroso	✓			
Ganz	✓			
Ortiz				✓
Sullivan	✓			
Tanelli	✓			
Voss	✓			
Chairwoman Zur	✓			
TOTALS	6			1

Resolution No.

244-17

Date:

March 22, 2017

Page

1 of 2

Department/
Division:

Planning & Engineering – Engineering

Purpose:

Approval to Submit Grant Application
to the NJDOT Local Bridge, Future
Needs Program for the Magnolia
Avenue Bridge (020036B) over
Pascack Brook in the Borough of
Montvale

Account No.

Contract No.

Dollar Amount:

Prepared By:

JAf:sa

Offered by:
Seconded by:
Approved by:

Sullivan
Amoroso
VDC

Certified as a true copy of a Resolution adopted by the Board of Chosen Freeholders
on above date at the Regular Meeting by:

Lara Rodriguez

Lara Rodriguez, Clerk, Board of Chosen Freeholders, Bergen County, New Jersey

WHEREAS, The County of Bergen is requesting funding from the New Jersey Department
of Transportation Local Bridges, Future Needs Program in the amount of \$1,000,000.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Chosen Freeholds of the County of
Bergen formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the County Executive and Clerk to the Board of Chosen
Freeholders are hereby authorized to submit an electronic grant application identified
as LBFN-2017-Magnolia Avenue Bridge (020036B)-00002 to the New Jersey Department
of Transportation on behalf of the County of Bergen.

BE IT FURTHER RESOLVED that the County Executive and Clerk to the Board of Chosen Freeholders are hereby authorized to execute the grant agreement on behalf of the County of Bergen and that their signature constitutes acceptance of the terms and conditions of the agreement.

✓ Approved

 Rejected

James J. Federico
COUNTY EXECUTIVE

MONTVALE PLANNING BOARD

John DePinto, Chairman
R. Lorraine Hutter, Land Use Administrator

MEMORANDUM

TO: Mayor Ghassali and Council
Maureen Iarossi-Alwan, Administrator

FROM: R. Lorraine Hutter, Land Use Administrator

RE: Master Plan Reexamination Report-For Block 2702, Lot 1, Block 2802, Lot 2 and Block 3201, Lot 6

DATE: April 5, 2017

Please be advised the Planning Board at last night's meeting adopted the Master Plan Reexamination Report, dated April 4, 2017, for Block 2702, Lot1-Block 2801, Lot 2 and Block 3201 Lot 6 also known as 1 and 3 Mercedes Drive and 1 Glenview Road. The Board respectfully requests that you prepare an amendment to the zoning ordinance to create an overlay zone on the subject properties incorporating the recommendations as set forth in the attached report. The Board stands ready to assist you in any questions or concerns you may have regarding all land use matters pertaining to these properties. A resolution and the report are attached.

Thank you for your anticipated cooperation.

\rlh

Introduced By:

Mr. Culhane

Seconded By:

Mr. D'Agostino

BOROUGH OF MONTVALE

PLANNING BOARD

RESOLUTION

WHEREAS, the Planning Board of the Borough of Montvale has adopted a Master Plan which includes a Land Use Element and Housing Element and Fair Share Plan (hereinafter "HE/FSP"); and

WHEREAS, a document has been prepared entitled, "Borough of Montvale, Master Plan Reexamination For Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6, Known as 1 & 3 Mercedes Drive & 1 Glenview Road" (hereinafter "the Reexamination") prepared by Maser Consulting, P.A., dated March 21, 2017; and

WHEREAS, the Reexamination is intended to guide the future development of the aforesaid parcels known as the Mercedes-Benz properties (hereinafter collectively, "the properties"); and

WHEREAS, the Reexamination proposes the creation of an Overlay

Zone to be known as a Mixed Use Planned Unit Development District (M-PUD) which would permit the continuation of the office uses on the properties, but permit a mixed use development comprising certain uses including office, retail, a hotel, banks and financial institutions, and multi-family residential housing, with any residential component being required to include low and moderate income units in furtherance of the Borough's goal of addressing its affordable housing obligation; and

WHEREAS, a public hearing has been held on the Reexamination, with notice having been given pursuant to the provisions of *N.J.S.A. 40:55D-13*; and

WHEREAS, the Planning Board has considered the Reexamination on the duly advertised and noticed date for the hearing of March 21, 2017; and

WHEREAS, the Planning Board has determined that the recommendations in the Reexamination will advance certain goals and objectives of the Borough Master Plan, and in addition will provide an opportunity for the creation and development of affordable housing.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that it does hereby adopt the Reexamination in its entirety; and

BE IT FURTHER RESOLVED that notice of this adoption shall be given to the Clerks of adjoining municipalities and to the Bergen County Planning

Board, with a copy of the Reexamination as adopted being provided to the County Planning Board; and

BE IT FURTHER RESOLVED that the Board Secretary/Land Use Administrator be and is hereby authorized and directed to provide the aforesaid notices, as well as a copy of the within resolution to the Montvale Borough Clerk.

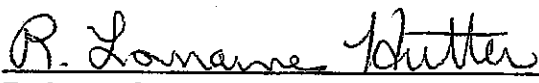
Dated: April 4, 2017

**PLANNING BOARD OF THE
BOROUGH OF MONTVALE**

By: 

John DePinto, Chairman

Certified to be a true copy of a Resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, April 4, 2017.


**R. Lorraine Hutter, Secretary/Land
Use Administrator**



BOROUGH OF
MONTVALE

MASTER PLAN REEXAMINATION

For Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6

Known as 1 & 3 Mercedes Drive & 1 Glenview Road

Adopted by the Planning Board on April 4, 2017

March 21, 2017



Master Plan Reexamination

For Block 2702, Lot 1, Block 2801, Lot 2, and Block 3201, Lot 6

Known as 1 & 3 Mercedes Drive & 1 Glenview Road

Borough of Montvale

Bergen County, New Jersey

Prepared by:

Darlene A. Green

Darlene A. Green, AICP, PP

NJ License #33LI00611400

Deborah Alaimo Lawlor

Deborah Alaimo Lawlor, FAICP, PP

NJ License #33LI00428400



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

MC Project # MPP-042

CONTENTS

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II.	Problems & Objectives Related to the July 2016 Reexamination	7
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I. INTRODUCTION

In accordance with the New Jersey Municipal Land Use Law, each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality."

In the case of Montvale, the Master Plan has been reexamined several times in recent years addressing changes stemming from a downturn in the economy, which impacted the Borough's office research zones and changes to affordable housing obligations assigned to municipalities throughout New Jersey. These recent master plan adjustments have reflected market conditions as well as the introduction of development types not previously located in Montvale that require relevant zoning.

This reexamination of the Borough of Montvale Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

While the Municipal Land Use Law requires a general reexamination of the Master Plan and development regulations every ten years, reexaminations can be more frequent than once every ten years. It can be as frequent as an individual municipality believes it to be warranted.

It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. A review once every ten years is adequate in some communities, while for other municipalities more frequent review is necessary.

A review of recent Montvale master planning documents reveals that the Borough's last Master Plan was adopted in April of 2008 and the last Master Plan Reexamination reports were adopted in September of 2014 and most recently in May and July of 2016. The 2014 Master Plan Reexamination focused on recommendations for a rezoning of School No. 2 to accommodate senior and special needs affordable housing. The May 2016 Master Plan Reexamination concentrated on recommended changes to the zoning code regarding churches, temples, houses of worship, public and private schools and boarding schools. The key recommendations of the July 2016 Master Plan Reexamination pertained to allowing three story buildings and multi-level parking garages in the Office Research Districts to encourage the modernization and new construction of office buildings and campuses, which enable the retention and attraction of corporate tenants. The Reexamination also called for expanding the permitted uses in Office Research Zones to accommodate a use not currently located in the municipality, assisted living facilities as a conditional use.

The aforementioned requirements of the Municipal Land Use Law are addressed in Chapter II through IV of this report.

PURPOSE OF THIS MASTER PLAN REEXAMINATION

For close to half a century Montvale was home to numerous well-established corporate campuses including A&P, BMW, Mercedes-Benz USA, Merck-Medco, Monsanto, Toys R Us and more. With the economic downturn and changes to the office market and office industry overall, Montvale has experienced a recent exodus of several of these very large companies, thus leaving a number of significant sites empty or grossly underutilized. This Reexamination report will focus specifically on the Mercedes-Benz USA properties at Block 2702, Lot 1, Block 2801, Lot 2, and Block 3201, Lot 6 as depicted on page 6.

In 2015, Mercedes-Benz USA announced that they would be relocating from Montvale, New Jersey to Atlanta, Georgia. This move means the departure of the second largest employer in the Borough, leaving hundreds of local residents or employees without a job. In total, the move will affect about 1,000 employees who work on the three-parcel, thirty-plus acre campus. A substantial amount of this relocation has occurred to date.

All three parcels are located in the western part of the Borough; Block 2702, Lot 1 and Block 2801, Lot 2 are both on the western side of Mercedes Drive just south of Grand Avenue, and backing up to the Garden State Parkway. Block 3201 Lot 6 is located less than a mile east of the

first two sites on Glenview Road west of Spring Valley Road and south of Grand Avenue. All three parcels are located in the OR-4 Office and Research District.

Over the past decade, New Jersey has experienced a pattern of office use that has evolved away from the large scale corporate campus to groupings of smaller office

users under one roof in high tech buildings with shared services and on-site amenities such as cafes, gyms and printing and concierge services. Due to the age of the Mercedes buildings and the way that they were constructed to accommodate one tenant, the cost of upgrading the facilities to suit other clients and the prospects of finding new tenants for the existing structures in the near future is bleak.

The Borough believes that evaluating alternatives that may enhance the viability for revitalization of these sites or construction of new

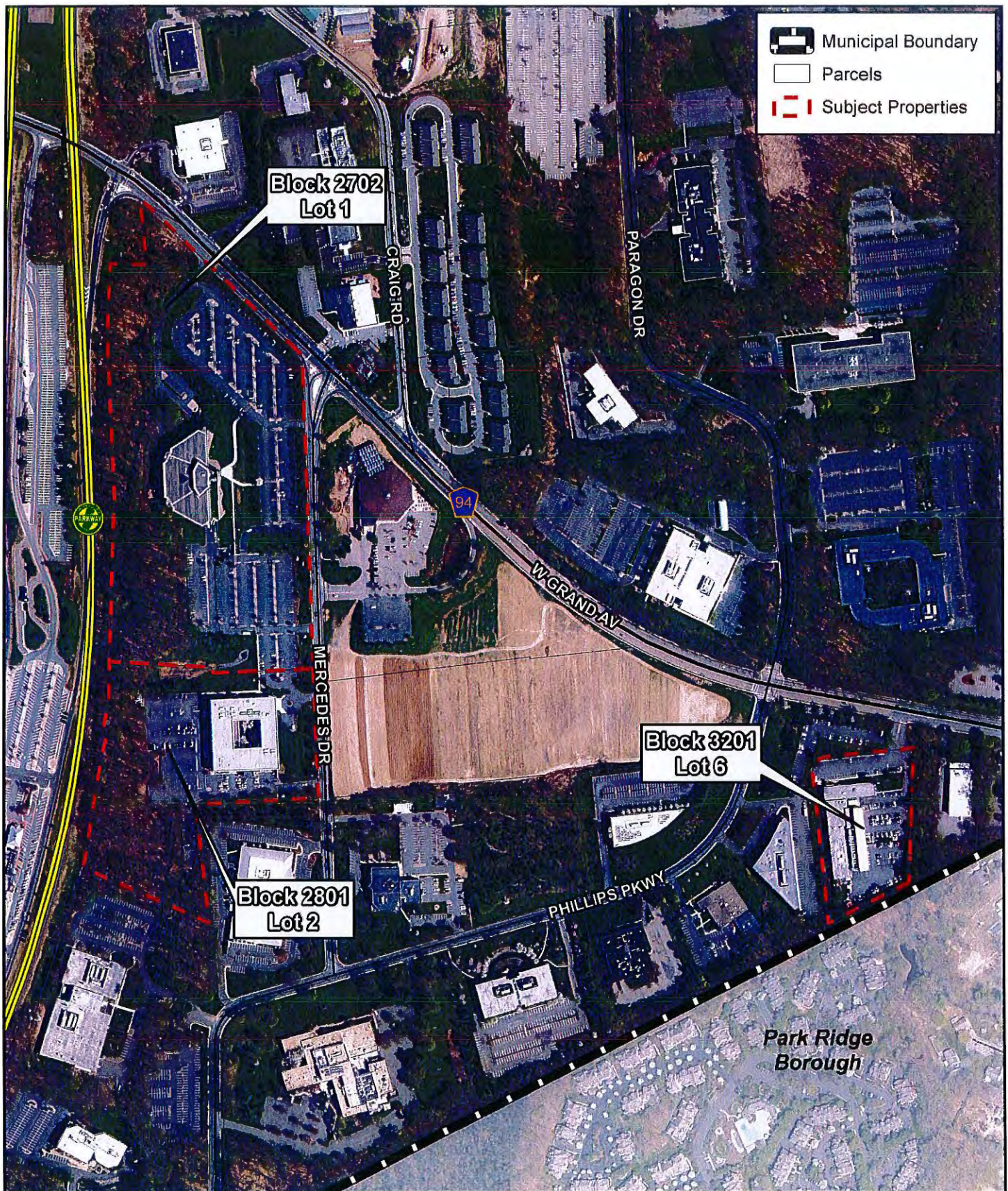
structures will add to the vitality of the overall community. Therefore, the purpose of this Master Plan Reexamination report is to guide the future zoning and development of the former Mercedes-Benz USA headquarters and corporate offices located at Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6 (the "Study Area").



Photo 1: Empty interior of 1 Mercedes Drive



Photo 2: Interior of 1 Glenview Road



1 inch = 450 feet

0 225 450 675
Feet

THIS MAP WAS DEVELOPED USING BERGEN COUNTY AND NJDEP DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.



SUBJECT PROPERTIES LOCATION MAP

MONTVALE BOROUGH
BERGEN COUNTY NEW JERSEY



FEBRUARY 2017

II. PROBLEMS & OBJECTIVES RELATED TO THE JULY 2016 REEXAMINATION

This chapter of the Master Plan Reexamination examines the major problems and objectives relating to land development in Montvale that were included in the July 2016 Master Plan Reexamination report ("[July 2016 Reexamination](#)").

Problems and objectives noted in [July 2016 Reexamination](#) were related to three categories:

1. **Three Story Buildings.** To attract interest in the Montvale office market and to provide flexibility when owners decide to renovate an existing building or construct an addition, the July 2016 Reexamination recommended that all four office zones be amended to permit three story buildings. Suggested zoning changes included raising the maximum building height to 45 feet, increasing the floor area ratio to 35%, and increasing the total permitted lot coverage to 50%.
2. **Parking Garages.** As a result of the changing office market and the Borough's continued goal to encourage investment and revitalization of the office buildings within the OR Districts, the Borough determined that parking garages should be permitted in all four OR Districts. By allowing property owners to build vertically and not horizontally with their necessary parking, it reduces impervious coverage and maintains the lush landscaping that surrounds many office campuses.

The July 2016 Reexamination recommended that Section 128-7.5.E be amended as follows:

- Permit multi-level parking garages in the OR-1, OR-2, OR-3 and OR-4 Districts.
 - Allow multi-level parking garages on lots with at least five acres. A parcel that has more than 15 acres may be permitted a second multi-level parking garage.
 - Permit multi-level parking garages built into a slope to have a maximum of three levels above grade surface parking on the downhill side. The uphill side of the garage would be limited to the existing Ordinance standard of two levels above grade surface parking.
 - The section should also be amended to note that any variance from Section 128-7.5.E is a "C" variance, not a "D" variance.
3. **Assisted Living Facility.** The [July 2016 Reexamination](#) recommended permitting assisted living facilities in the OR-3 and OR-4 Districts under certain conditions. An assisted living facility was defined as:

A residential health-care facility, which is licensed by the State of New Jersey to provide housing with congregate dining and a coordinated array of supportive personal and health-care services, available twenty-four hours a day to elderly and/or handicapped residents unrelated to the proprietor. Each unit in an assisted living facility shall, as part of the living quarters, include a private bathroom, kitchenette and lockable entrance doors. Common dining, recreational and laundry facilities, housekeeping and maintenance services, personal and health-care

services and community and administrative facilities and services, all in support of and for the sole benefit of the residents of the facility, shall be considered customary accessory uses to an assisted living facility.

The importance of making this change for the Borough is that residents in an assisted living facility that receive a Medicaid waiver qualify as an affordable household. This is significant since Montvale has a constitutional obligation to provide affordable housing within its borders.

In order to accommodate the parking and customary accessory uses, it was recommended that an assisted living facility should be located on properties with at least ten acres that have frontage on a County Road to ensure that there is suitable emergency ingress and egress to the facility. A minimum lot size of ten acres would be able to accommodate the building, required parking and provide for appropriate buffers between the use and the adjacent properties. Typical assisted living facilities are three stories; therefore, the report recommended that the zoning ordinance permit assisted living facilities to be a maximum of three stories.

It was also recommended that the zoning ordinance require a minimum of 10% of the rooms/beds be reserved for affordable households to provide housing options for seniors and assist the Borough in meeting its State-mandated constitutional obligation to provide affordable housing.

III. EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED SINCE JULY 2016 REEXAMINATION

This chapter of the report reviews the extent to which problems and objectives have been reduced or increased since the July 2016 Reexamination. The issues listed in Chapter II are summarized below, along with a current status evaluation.

The status of problems and objectives noted in July 2016 Reexamination is as follows:

1. **Three Story Buildings.** Create zoning and development regulations to permit three story buildings in all OR Districts.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

2. **Parking Garages.** Expand zoning and development regulations to permit parking garages in all OR Districts.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

3. **Assisted Living Facility.** Create zoning and development regulations to permit assisted living facilities as a conditional use in the OR-3 and OR-4 Districts, including a definition of such use.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

IV. EXTENT OF CHANGES IN POLICIES & OBJECTIVES FORMING THE BASIS OF THE 2016 REPORT

The third step in the reexamine process, known as Section "C", reviews the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or changes in the State, County and municipal policies and objectives. Since the July 2016 Reexamination report, a series of events transpired that impact the policies and objectives that form the basis of the Master Plan. Additionally, demographic changes transpired that are noted in the next section (they also appeared in the July 2016 Reexamination). There have been few changes since the July 2016 Reexamination.

DEMOGRAPHIC CHANGES

The sections below show historic trends and the most recent Census information.

POPULATION GROWTH

The population of Montvale has increased every decade since 1940, except for two decades. There was a slight decrease in population between 1970 and 1980 (-0.1%) and between 1980 and 1990 (-5.1%). Prior to the twenty-year decrease, there had been substantial population growth between 1950 and 1970, when each decade experienced almost a doubling of the population. Since 1990, the Borough's population has increased and peaked at 7,844 residents in 2010. See the table to the right for details.

The North Jersey Transportation Planning Authority ("NJTPA"), which is the regional planning agency for northern New Jersey, has produced population projections for 2015, 2020, 2025 and 2030. According to NJTPA, the Borough's population decreased from the 2010 Census report of 7,844 residents to 7,290 residents in 2015. Then the population will marginally increase to 7,830 persons in 2030. This is fourteen less residents than determined to live in the Borough in 2010. Based on the residential development that is presently under construction and the recently approved residential development, the Borough believes these projections are inaccurate.

HISTORICAL POPULATION TRENDS

Year	Population	Change
1940	1,342	-
1950	1,856	38.3%
1960	3,699	99.3%
1970	7,327	98.1%
1980	7,318	-0.1%
1990	6,946	-5.1%
2000	7,034	1.3%
2010	7,844	11.5%

Source: 2010 Census &
<http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

POPULATION PROJECTIONS

Year	Population	Change
2015	7,290	-
2020	7,490	2.7%
2025	7,530	0.5%
2030	7,830	4.0%

Source: NJTPA Population Forecast by County & Municipality 2000-2030

AGE DISTRIBUTION OF POPULATION

In 2010, the median age in Montvale was 41.9 years old. The largest five-year cohort was the 45 to 49 years old category, with 9.0% of the population. The second largest five-year cohort was the 40 to 44 years old category, with 8.8% of the population. Over 22% of the population was comprised of school-aged children. Those age 65 years and older totaled 14.5% of the Borough's population in 2010. See the table below for additional details.

AGE DISTRIBUTION (2010)		
Age (Years)	Number of Residents	Percentage of Residents
Under 5 Years	452	5.8%
5 to 9 Years	599	7.6%
10 to 14 Years	636	8.1%
15 to 19 Years	545	6.9%
20 to 24 Years	285	3.6%
25 to 29 Years	342	4.4%
30 to 34 Years	333	4.2%
35 to 39 Years	486	6.2%
40 to 44 Years	688	8.8%
45 to 49 Years	708	9.0%
50 to 54 Years	637	8.1%
55 to 59 Years	538	6.9%
60 to 69 Years	817	10.4%
70 to 79 Years	506	6.5%
80 Years and over	272	3.5%
Total	7,844	100.0%

Source: 2010 Census

HOUSEHOLDS

According to the 2010 Census, Montvale had an average household size of 2.82 persons and an average family size of 3.22 persons. Two-person households comprised the majority of households in the Borough, with 31.5%. The second largest category was the four-person households with 21.2%. The number of one-person households is also worth comment, as the Borough is mainly composed of large, single-family detached homes. One-person households totaled 17.6% of all households in Montvale. The following table shows the 2010 household sizes within the Borough.

HOUSEHOLD SIZE (2010)		
Size	Number of Households	Percentage of Households
1-person	490	17.6%
2-person	875	31.5%
3-person	512	18.4%
4-person	589	21.2%
5-person	217	7.8%
6-person	62	2.2%
7 or more persons	33	1.2%
Total	2,778	100.0%

Source: 2010 Census

HOUSEHOLD INCOME

Data on household income for 2010 has yet to be released by the Census, therefore, the 2010-2014 American Community Survey 5-Year Estimates ("ACS") had to be relied upon. The table below shows the estimated income for Montvale and compares it to the County. Households and families within Montvale earn more in every category than compared to the County's households and residents. According to the ACS, the median household income in 2014 is estimated to be \$103,361 for the Borough. The median family income is slightly higher at \$108,438 for Montvale. See the table below for additional details.

ESTIMATED INCOME (2014)		
Income	Montvale	Bergen County
Median Household Income	\$103,361	\$83,686
Average Household Income	\$137,533	\$116,079
Median Family Income	\$108,438	\$102,429
Per Capita Income	\$47,337	\$43,194

Source: 2010-2014 American Community Survey 5-Year Estimates

HOUSING OCCUPANCY & TENURE

According to the 2010 Census, the overwhelming majority of homes within Montvale were occupied – 96.7%. Only 3.3% or ninety-four homes were vacant. Of the vacant homes, the majority were units for rent (24), followed by seasonal/recreational homes (20) and homes for sale (19). See the table on the next page for additional details.

HOUSING OCCUPANCY (2010)		
Housing Units	Number of Units	Percentage of Units
Occupied units	2,788	96.7%
Vacant units	94	3.3%
For rent	24	-
Rented, not occupied	2	-
For sale	19	-
Sold, not occupied	9	-
Seasonal, recreational use	20	-
All other vacants	20	-
Total	2,882	100.0%

Source: 2010 Census

The Borough has a fairly stable owner-occupied housing stock. The table below compares the 2000 and 2010 Census for housing tenure. The number of housing units increased by roughly 270, while the percentages marginally shifted. Owner-occupied units decreased from 85.0% to 83.5% during the ten year period. Meanwhile, the renter-occupied units realized a 1.5% increase.

HOUSING TENURE (2000 vs. 2010)				
Occupied Units	2000		2010	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Owner-occupied	2,133	85.0%	2,321	83.5%
Renter-occupied	376	15.0%	457	16.5%
Total	2,509	100.0%	2,778	100.0%

Source: 2000 Census & 2010 Census

LAND USE

The Borough of Montvale has a wide range of land uses. However, the majority of the municipality's land area is comprised of single-family residential and office buildings. Over 3,000 parcels make up Montvale. The chart on page 14 summarizes the land use categories according to the Division of Local Government Services and displays the number of parcels and value for each category.

In 2016, the majority of parcels were residential (89.9%), which comprised 68.8% of the tax value in the Borough. Commercial properties total 3.9% of parcels, but 27.7% of tax value. According to the State, there are over 100 vacant parcels within the Borough, which have a value of over \$40 million. Additionally there are ten farm parcels and five industrial properties. Finally, there is one parcel that contains an apartment, which has a value of more than \$17 million. See the following table for additional details.

LAND USE (2016)				
Land Use Class	Number of Parcels	Percentage	Total Value	Percentage
Vacant	172	5.7%	\$40,981,600	2.0%
Residential	2,718	89.9%	\$1,400,530,900	68.8%
Farm Homestead	3	0.1%	\$1,939,100	0.1%
Farm Land	7	0.2%	\$18,000	0.0%
Commercial	117	3.9%	\$562,631,600	27.7%
Industrial	5	0.2%	\$11,044,100	0.5%
Apartment	1	0.0%	\$17,653,000	0.9%
Total	3,023	100.0%	\$2,034,798,300	100.0%

Source: http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html

STATE CHANGES

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The Order permitted towns to file a Declaratory Judgment during a thirty-day window (approximately June 8 to July 8, 2015) to alert the Court that the municipality wishes to comply with its constitutional mandate to provide affordable housing. Montvale was proactive and filed its Complaint for Declaratory Judgment on July 6, 2015. The Borough's case was assigned to Judge Padovano, who sits in Hackensack. The Court has assigned a Special Master, Frank Banisch, to oversee and review Montvale's compliance mechanisms. The Borough has met with Mr. Banisch to discuss its obligations, past affordable housing construction and future mechanisms to provide affordable housing. Montvale has also mediated with its one intervenor (Hornrock) as mandated by the Court.

On January 18, 2017, the Supreme Court ruled that there is a "gap period" obligation for the period of time between 1999 and 2015. However, the Court stated that the gap obligation is part of the Present Need (also referred to as Rehabilitation Obligation). The ruling states that the households that formed during the "gap period" must be calculated to determine if those households still exist in the State. Furthermore, the obligation shall not include persons who are deceased, who are income-ineligible or otherwise are no longer eligible for affordable housing, or whose household may be already captured through the historic practice of surveying for deficient housing units within the municipality. Each vicinage judge shall be responsible for determining the "gap period" obligation.

Most recently, on January 24, 2017 Judge Padovano issued an Order Extending Temporary Immunity Against Exclusionary Zoning Actions through April 30, 2017. The Borough is awaiting Judge Padovano to make a decision regarding methodology, obligations and compliance mechanisms. A date has not yet been set for a trial on these issues. Until these decisions are

made, the Borough must continue to act in good faith and rely on sound planning to appropriately locate affordable housing within the community.

COUNTY CHANGES

Since the July 2016 Reexamination was adopted, the County has not prepared or adopted any relevant planning documents.

MUNICIPAL CHANGES

Since the adoption of the July 2016 Reexamination it has become clear that the Mercedes-Benz campus is unlikely to be purchased and reused by a single tenant. Relocation of employees began in July of 2015 and is currently ongoing with 1 Mercedes Drive empty except for the postal room.

V. CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This chapter of the report recommends specific changes to the Master Plan and/or existing development standards, which can include the underlying objectives, policies and standards.

After evaluating the available information pertaining to the three Mercedes lots, recent data related to the July 2016 Reexamination, discussing the current Northern New Jersey office market climate with major commercial real estate executives, and considering the pressures throughout the state of New Jersey to address municipal fair share obligations for affordable housing, it is recommended that the Borough create an Overlay Zone for the subject parcels, while maintaining the underlying OR-4 District regulations. By doing so, this broadens the attraction of these parcels to a larger audience of potential users, while still leaving the door open for a large scale corporate user who may come to Montvale with an interest in reusing the existing space or developing a new office complex on the properties in question.

BASELINE INFORMATION

Prior to offering specific recommendations, it is important to provide a baseline description of some of the conditions found upon the subject parcels. These conditions are important as they may have a direct impact on the recommendations that follow as well as potentially later imposing limitations in the field. This section is divided into four sub-sections – study area history, zoning and tax information, existing parcel conditions and environmental conditions.

STUDY AREA HISTORY

By way of background, the following is a history of the parcels development progression over time as derived from information gathered from historic aerial photographs, tax maps and other archive documents.

All three of the sites in question were farmland and/or forest until development spread to this area. By studying aerial imagery, it is possible to follow the development of the subject parcels over the better part of the past century.

BLOCK 2702, LOT 1 AND BLOCK 2801, LOT 2

These parcels together are 1 and 3 Mercedes Drive. The first useful aerial image available for the Study Area is from 1953, as shown in Figure 1. This image shows the area prior to the construction of the Garden State Parkway, which would be built later that decade. One can see that the area is largely farmland and woodland, and the subject site has not otherwise been developed.



Figure 1: 1953 Aerial

Jumping forward 17 years, the next relevant aerial photograph is Figure 2 from 1970, when we can see the Garden State Parkway has been built and properties on the west side of the highway are developing. The Study Area parcels, however, remain woods and farmland.

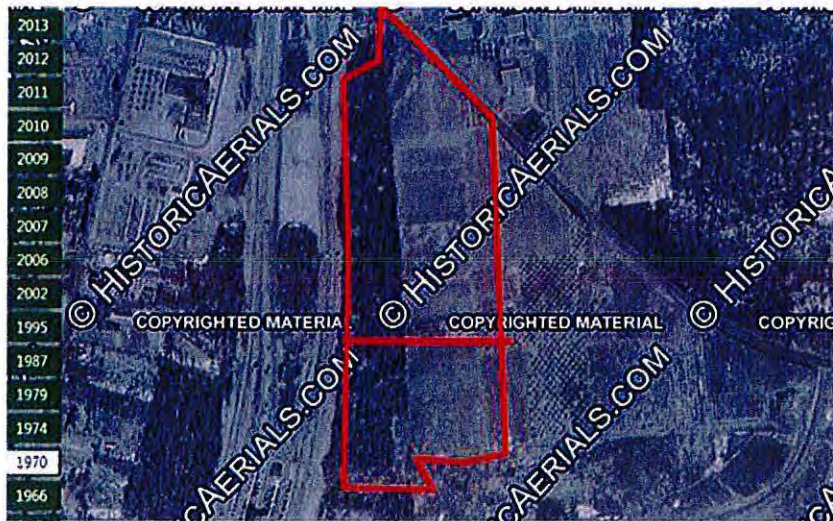


Figure 2: 1970 Aerial

Figure 3 shows that between 1970 and 1974, the property at Block 2702 (1 Mercedes Drive) has been developed. Additionally, south of the Study Area, 15 Mercedes Drive has been constructed.



Figure 3: 1974 Aerial

Figure 4 illustrates that between 1974 and 1987 the southern parcel, Block 2801 (3 Mercedes Drive), was constructed. New buildings are also evident immediately east of the site and also on the west side of the Garden State Parkway, further demonstrating the development trends of the area at that time.



Figure 4: 1987 Aerial

In 2013, the most recent historic aerial (Figure 5), there was no perceptible change to the Study Area since 1987 – a long period of relative stability.

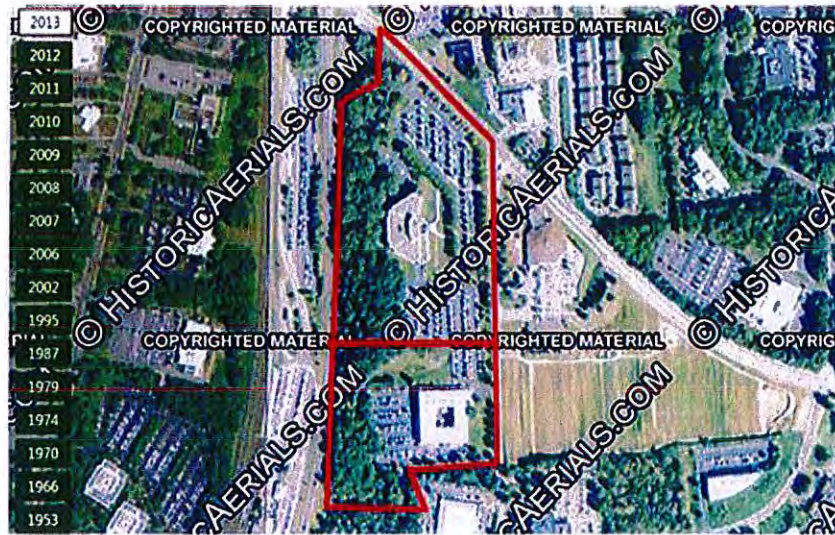


Figure 5: 2013 Aerial

BLOCK 3201, LOT 6

Block 3201, Lot 6 (1 Glenview Road) was forest in the earlier part of the 20th century as depicted in the first useful aerial image available for the Study Area from 1953 as shown in Figure 6.



Figure 6: 1953 Aerial

Development on this site happened earlier than for 1 and 3 Mercedes Drive, however. By 1966 1 Glenview Road had the existing building on site (see Figure 7). Moreover, West Grand Avenue had been built and land to the west of the subject parcel had been cleared – a sign of things to come.



Figure 7: 1966 Aerial

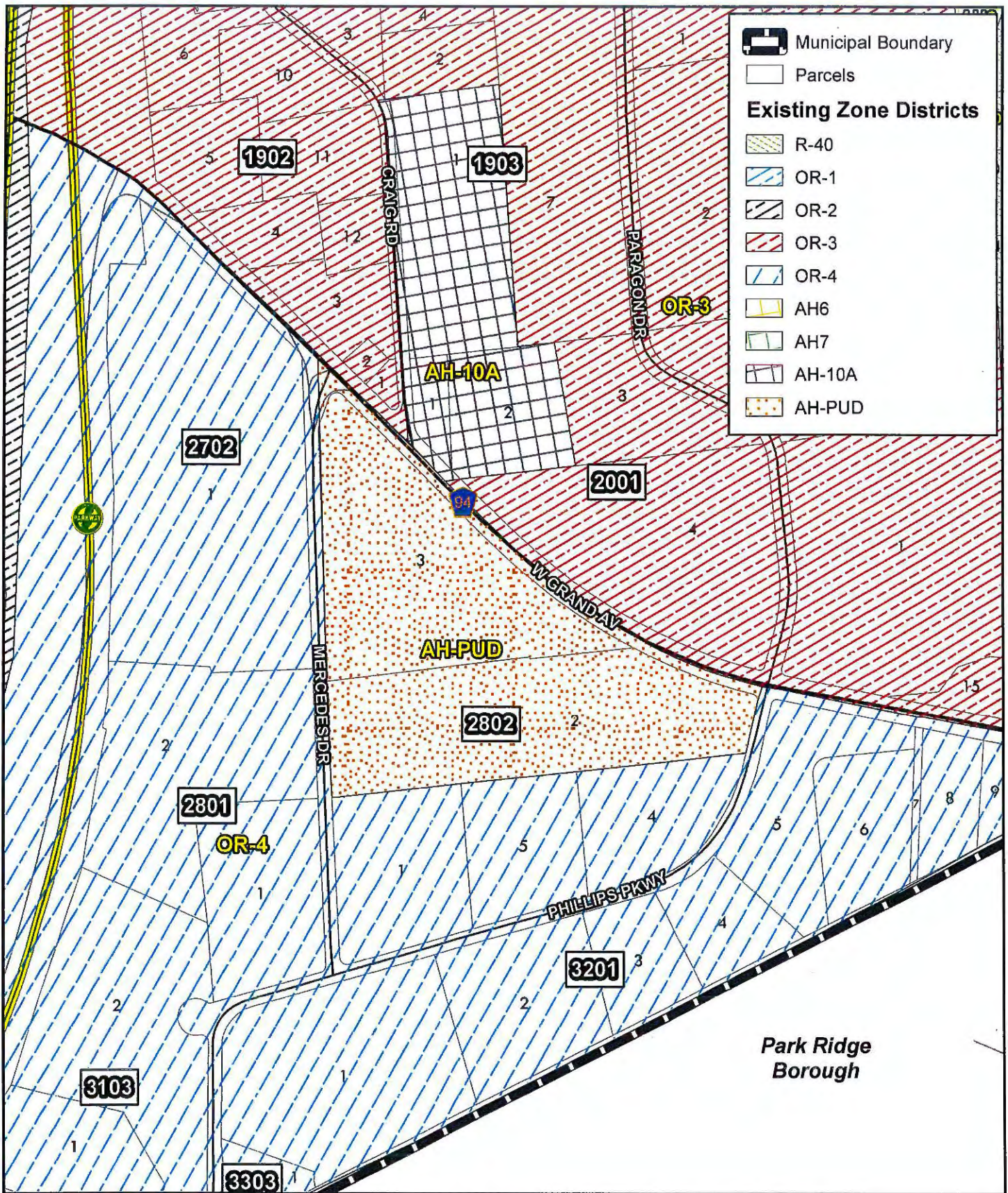
Between 1966 and 1987 (see Figure 8 below) adjacent lots to the west and north were developed.



Figure 8: 1987 Aerial

ZONING & TAX INFORMATION

All three parcels are located in the OR-4 District as shown by the map on page 21. According to the Borough's tax records (2015-2016), the three properties have a total value of over \$42 million.



1 inch = 450 feet

0 225 450 675 Feet

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EXISTING ZONING

MONTVALE BOROUGH
BERGEN COUNTY NEW JERSEY



FEBRUARY 2017

As shown in the table below, 1 Mercedes Drive is the largest of the three properties, with over 22 acres. 3 Mercedes Drive contains over ten acres and 1 Glenview Road is the smallest of the three sites with only four acres.

STUDY AREA INFORMATION							
Block	Lot	Street Address	Total Value	Land Value	Improve. Value	Percent Improvement	Acreage
2702	1	1 Mercedes Dr.	\$22,138,400	\$10,000,000	\$12,138,400	55%	22.1
2801	2	3 Mercedes Dr.	\$14,779,300	\$5,295,000	\$9,484,300	64%	10.8
3201	6	1 Glenview Rd.	\$5,110,000	\$2,000,000	\$3,110,000	61%	4.0

Source: Borough Tax Records 2015-2016

To date, Mercedes-Benz USA remains listed as the property owner of record and has paid its taxes and has not asked for any tax relief. However, it is public knowledge that Mercedes held a public offering on the properties as a whole and a private developer is currently proceeding through due diligence to determine the viability of suitable development options for the three lots in question.

The subject properties have been home to Mercedes-Benz USA headquarters for the past four decades. In 2016, Mercedes-Benz USA decided to move its headquarters south and put their campus up for sale.

EXISTING PARCEL CONDITIONS

In an effort to understand existing parcel conditions, lot sizes, floor area ratios, building coverage and lot coverage were analyzed as part of the July 2016 Reexamination. A recently adopted ordinance provides a number of revisions to the OR-4 District to implement the recommendations of the July 2016 Reexamination. Changes to the OR-4 District include increasing the floor to area ratio to 35% and increasing the maximum lot coverage to 50%.

STUDY AREA EXISTING CONDITIONS				
Street Address	Acreage	Floor Area Ratio	Building Coverage	Lot Coverage
1 Mercedes Dr.	22.1	14.7%	5.30%	37.7%
3 Mercedes Dr.	10.8	23.8%	10.80%	39.9%
1 Glenview Rd.	4.0	25.3%	21.60%	74.2%

Source: July 6, 2016 Master Plan Reexamination

ENVIRONMENTAL CONDITIONS

There are a number of environmental constraints that should be taken into consideration on 1 and 3 Mercedes Drive and 1 Glenview Road. Altogether, the three lots comprise 36.8 acres of land in the western portion of the Borough of Montvale. The following natural constraints exist within the Study Area:

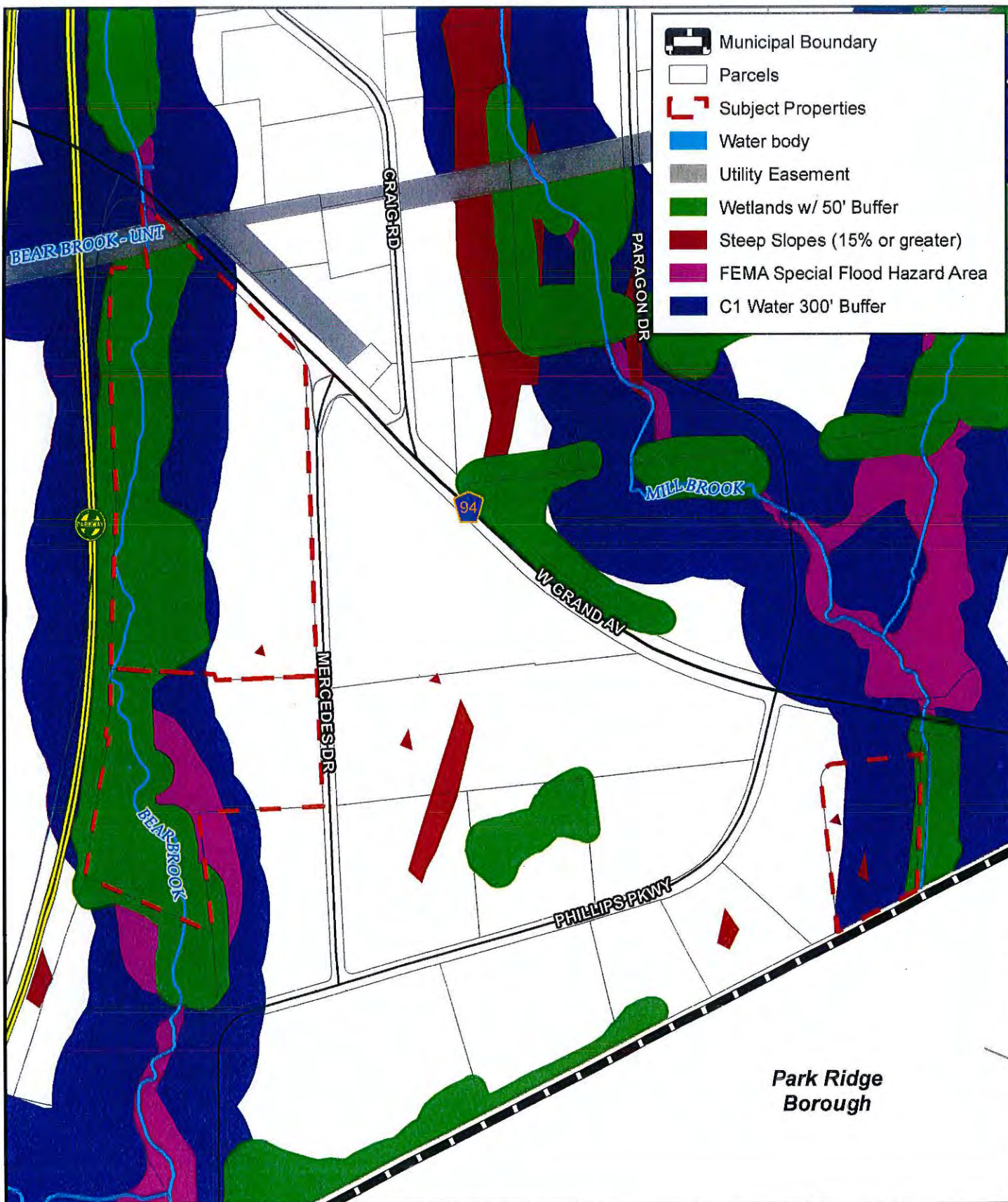
- 0.5 miles of stream in total
- 13.7 acres (37.3% of total area) of wetlands with a 50 foot buffer
- 23.9 acres (64.9%) of Category One ("C1") Waterway with a 300 foot buffer
- 8.2 acres (22.3%) in the FEMA Special Flood Hazard Area ("SFHA") zone
- 0.1 acres (0.2%) of steep slopes

These constraints are further described and examined by property below and are shown on the map on the following page. It should be noted that some of the environmental constraints overlap and that the area of one constraint is not necessarily exclusive of others.

1 Mercedes Drive has a total area of approximately 22 acres, which contains one existing building and parking areas. Approximately 0.3 miles of Bear Brook runs through the western portion of the lot alongside the Garden State Parkway. Wetlands and their buffer, as required by the New Jersey Department of Environmental Protection ("NJDEP") Fresh Water Protection Act, account for over eight acres of the lot, which surround both sides of Bear Brook. Extending further beyond Bear Brook, approximately halfway between the east and west borders of the parcel, is the C1 Waterway buffer, required by the Stormwater Management (N.J.A.C. 7:8) and Flood Hazard Area Control Act rules (N.J.A.C. 7:13), which includes 12.8 acres of the lot. 1 Mercedes also has 2.3 acres located within the FEMA SFHA. Although less significant, there are 0.02 acres of steep slopes (greater than 15%) located in the southeastern portion of property.

3 Mercedes Drive contains approximately 11 acres in total. Approximately 0.19 miles of Bear Brook winds through the western portion of the property and five acres of wetlands and their buffer and 7.7 acres of C1 Waterway buffer surrounds the brook on either side. This area alone covers the majority of the property, with the exception of the eastern portion. 3 Mercedes Drive has the most acreage within the FEMA SFHA with 5.87 acres located within the C1 Waterway Buffer area to the southwest.

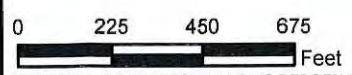
1 Glenview Road is noncontiguous with the other two lots and is south of West Grand Avenue and east of Phillips Parkway. It is the smallest of the three lots and has the greatest percentage of its total four acres encumbered by environmental constraints. Only a sliver of the western edge of the lot is unaffected. Although there are no streams running directly through the property, the lot is adjacent to Mill Brook, which has 0.3 acres of wetlands and their associated buffers; 3.4 acres of C1 Waterway buffer; and 0.02 acres of FEMA SFHA extending into the property. There is less than an acre of steep slopes on the parcel.



- Municipal Boundary
- Parcels
- Subject Properties
- Water body
- Utility Easement
- Wetlands w/ 50' Buffer
- Steep Slopes (15% or greater)
- FEMA Special Flood Hazard Area
- C1 Water 300' Buffer

Park Ridge
Borough

1 inch = 450 feet



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ENVIRONMENTAL CONSTRAINTS

MONTVALE BOROUGH
BERGEN COUNTY NEW JERSEY



FEBRUARY 2017



1 inch = 450 feet

0 225 450 675 Feet

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PROPOSED OVERLAY ZONE PROPERTIES

MONTVALE BOROUGH

BERGEN COUNTY NEW JERSEY



FEBRUARY 2017

RECOMMENDATIONS

The recommended changes for the Master Plan and development regulations are detailed in the sections that follow.

CREATE A MIXED-USE PUD OVERLAY DISTRICT

As noted in the prior sections as well as the July 2016 Reexamination, the Borough has had the good fortune of being home to a number of significant corporate headquarters over the years. Due to a downturn in the economy and relocation incentives being offered by other states, there has been a noted out migration of several of these large companies during the last decade. While the Borough may desire for other large companies to come to town and occupy the office space which is in the process of being vacated, reality is signaling that this may not take place in the near future, if at all. However, the office market may be morphing in other directions. The type of office space that users are seeking in North Jersey seems to be smaller in size, and even includes shared office space with communal resources and equipment. A Cushman and Wakefield realtor noted that companies currently seeking office space in the North Jersey market are looking for locations with added value features including onsite cafes, gyms, retail and more. Class A office space next to hotels, retail and mass transit is occupied much faster than office space which is not located proximate to such facilities.¹

In its evaluation of the subject properties, relevant background documents and current real estate trends, Maser Consulting P.A., as the Planning Consultant to the Borough of Montvale, recommends that the Borough maintain the OR-4 Office Research District as underlying zoning for the properties in question, while creating an Overlay Zone known as the Mixed-Use Planned Unit Development District ("M-PUD") (see map on the previous page). This option allows current and future property owners, as well as the Borough, to continue to market the site for office development, as well as other permitted land uses in the OR-4 District. The proposed changes under Ordinance 2017-1423 to the OR-4 District's bulk regulations will permit additional building height, increased floor space, additional lot coverage and the ability to construct parking garages to accommodate parking.

An M-PUD District Overlay Zone can widely broaden the potential to attract a mixed-use development to the subject properties while further addressing the Borough's affordable housing obligation. As with the existing AH-PUD located on portions of Block 2802 and Block 1002 in the Borough (former DePiero Farm site), fulfillment of an affordable housing obligation is considered a threshold requirement for any potential development concept associated with the Study Area if the M-PUD Overlay Zone is to be utilized.

Furthermore, a mixed-use development has the ability to complement and enhance the Shoppes at DePiero Farm lifestyle complex, which is under construction. Allowing for the redevelopment of the Mercedes office buildings into a mixed-use development has the ability to create a village destination that offers shopping, dining and entertainment. The overlay zone

¹ Telephone conversation with Thomas Tucci of Cushman and Wakefield, summer 2016.

will also permit a residential development type that only comprises an estimated 12.5% of the Borough's housing stock.²

As with the DePiero Farm properties, it is Montvale's position that a planned unit development approach should be utilized to provide a higher degree of control with respect to development phasing, site layout, site and building design and implementation of any required affordable housing components.

The M-PUD Overlay District should require a minimum of at least three of the following uses:

- Multi-family Residential
- Retail/Personal Service
- Office
- Hotel
- Banks and Financial Institutions

It is recommended that the zoning ordinance and development regulations for the M-PUD Overlay District address the following:

- General
 - Develop design guidelines and a design palette for properties located at 1 and 3 Mercedes Drive which are compatible with the approved Shoppes at DePiero Farm.
 - Seek to create a single village center with 1 and 3 Mercedes Drive and the Shoppes at DePiero Farm by developing a defined point of entry to both developments at Mercedes Drive and West Grand Avenue, with entrances to each project from Mercedes Drive. The main entrance should create a sense of place in terms of coordinated landscaping, lighting, signage, etc.
 - Pull buildings closer to Mercedes Drive and to each other to create a walkable development.
 - The redevelopment of the properties must be done in a pedestrian-friendly manner that provides pedestrian access between buildings and connects the properties to the surrounding neighborhood.
 - Utilize landscaping to unify both sides of Mercedes Drive. The plant palette from Shoppes at DePiero Farm should be implemented and enhanced within the Study Area.
 - Require a traffic analysis at the time of site plan application to ensure the street network can accommodate the anticipated development.
 - Require a public space, such as a plaza or park. A minimum size should be established in the ordinance.
 - Permit parking garages to be incorporated into the building design, located underground or, up to a two-story free-standing garage subject to Planning Board approval.

² 2010 Units in Structure based on 2006-2010 American Community Survey 5-Year Estimates

- Bulk Parameters
 - The ordinance should establish a minimum lot area for the M-PUD Overlay District.
 - Building height should be capped at no more than four stories on 1 and 3 Mercedes Drive.³ Building height shall be limited to three stories on 1 Glenview Road.⁴

- Multi-family Residential
 - The future redeveloper(s) of the properties are encouraged to offer both for-sale and rental units to broaden opportunities to attain a diversified housing stock within the Borough.
 - Permit a maximum of 275 market-rate multi-family dwelling units on 1 and 3 Mercedes Drive.
 - Include standards in the ordinance that require minimum unit sizes and prohibit three-bedroom units in excess of 10% of the total units proposed on 1 and 3 Mercedes Drive.
 - Require residential units to be located on the upper floors (on 1 and 3 Mercedes Drive).
 - Require a minimum affordable housing set-aside of 20%. This would translate into 69 affordable units if the maximum number of market-rate units were constructed.
 - Permit the affordable housing to be constructed as a stand-alone development on 1 Glenview Road, which is constructed by or on behalf of the developer of 1 and 3 Mercedes Drive. Craft bulk standards in the ordinance that require compliance with all affordable housing regulations and provide bulk standards for the property.

- Retail and Personal Services⁵
 - Limit retail uses to the first floor in mixed-use structures, but prohibit adult stores.
 - Prohibit grocery stores and gas stations. The definitions in the ordinance may need to be enhanced or created for these uses.
 - Permit a dinner movie theater and/or live entertainment venue, which would host performances, musical acts, theatrical acts (including stand-up comedy), plays, or any combination of these, or similar activity performed live by one or more persons, whether or not done for compensation, and whether or not admission is charged. Live entertainment does not include adult entertainment.
 - Allow personal services such as salons and day spas; day care facilities for children and adults; and the like.
 - Permit outdoor dining areas accessory to restaurants.
 - Allow a maximum of two free-standing retail pads. The retail pads shall be integrated into the greater development. Maximum building size shall be 15,000 square feet and location parameters shall be established in the ordinance.
 - Prohibit drive-through facilities for restaurants.

³ It should be noted that the Valley View stacked townhomes, which are north of the Study Area, are four stories tall on the downhill side of the buildings.

⁴ Building height is limited to three stories at 1 Glenview as the property is located in the middle of the OR-4 Zone, which is limited to three stories. The goal is to blend any new development at 1 Glenview with the surrounding scale and massing of the existing surrounding buildings.

⁵ This section only applies to 1 and 3 Mercedes Drive.

- Office⁶
 - Permit professional, medical, educational and general office uses.
 - Allow scientific or research laboratories, provided said use is not noxious, offensive or hazardous.
 - Encourage offices to be located on the upper floors.
- Hotel⁷
 - If a hotel is part of the mix of land uses in the overlay zone, it shall be a full service hotel with conference space.
 - Attract a deluxe/luxury or first class/superior hotel brand to support the expanding medical sector and complement the existing corporate offices within the community.
 - It should be noted that multiple corporate entities within Montvale have requested that conference space be built within the Borough to support their needs for meeting and event space.

ADVANCEMENT OF BOROUGH GOALS AND OBJECTIVES

The aforementioned recommendations have the ability to advance a number of the Borough's Master Plan goals and objectives, including:

Goal 4. Preserving the natural environment and providing access to it for use as passive open space

To protect wetlands, floodplains and stream corridors by adopting measures which:

- *stabilize stream bank erosion*
- *relieve flooding adjacent to streams, particularly on the properties of private landowners*
- *preserve and supplement the existing vegetation throughout the Borough, especially trees, and prevent their unnecessary removal*
- *provide access to environmentally constrained areas so they can be enjoyed as passive open space.*

The M-PUD Overlay District will require that development meet all local, state and federal environmental codes. Further, zoning and development regulations for the M-PUD Overlay District should promote consolidation of open space areas for the enjoyment of the public, walkways and seating near passive open space and natural environment edges and the preservation of large scale trees to the greatest extent practicable. By transforming the properties from a private office campus to a mixed-use property that is open to the public it will allow the public (subject to the rules and regulations of the property owner) to enjoy and have access to the open space and park/plaza facilities on the properties.

Goal 6. Provide community facilities and services of the highest quality.

⁶ This section only applies to 1 and 3 Mercedes Drive.

⁷ This section only applies to 1 and 3 Mercedes Drive.

To continue to provide the highest-quality facilities and services to meet the needs of residents and employees in Montvale.

The overlay district will require the redevelopment of 1 and 3 Mercedes to include a public space component, which will enhance the Borough of Montvale's park system. This area will be open to the public. Furthermore, the overlay district provides the opportunity for new shops and services to be built that can serve the shopping and personal service needs of Montvale's residents.

Goal 11. Engender higher-quality design

To add design guidelines and requirements to the land use regulations to maintain consistency in the scale and character of residential and retail development, and to make the built environment as attractive as possible.

Zoning and development regulations for the M-PUD Overlay District will be created to include design guidelines that will lead to a high-quality mixed-use development, while also producing strong visual and physical ties to the Shoppes at DePiero Farm development across the street to create the context of a single village complex.

Goal 15. Implement mandates of the State Plan

To support the principles of smart growth and sustainability in the State Plan and compliance with the requirements of the Fair Housing Act.

Zoning and development regulations for the M-PUD Overlay District have the ability to address the principals of smart growth and sustainability. The Planning Board should work with any potential developer to incorporate green building features into the design of the development, create a walkable community between the subject sites and the Shoppes at DePiero Farm, as well as the nearby municipal services and seek to bring public transit opportunities to the site. The future M-PUD Overlay District will require any developer seeking to construct housing to build a 20% affordable housing set-aside onsite or at 1 Glenview Road. This shall be subject to approval by the Special Master and the Court. Furthermore, it should be noted that any new non-residential construction within the Study Area will be subject to the State-wide Non-Residential Development Fee Act.

Goal 16. Expand the Borough's medical sector

To support and encourage the growth of the medical sector in light of the opening of Memorial Sloan Kettering Cancer Center by updating the permitted uses and standards in the zoning code.

A mixed-use development, such as the proposed overlay zone, may have the ability to incorporate professional offices and services associated with medical sector including doctor's offices, physical therapy practices, medical testing facilities and more. The overlay zone provides the opportunity to increase the quality and diversity of office stock by providing new space in a village-like setting.

VI. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

This section contains recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Borough does not have any recommendations for the incorporation of potential redevelopment areas and/or plans at this time.