

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 27, 2017
Closed Executive Session 6:30 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:

- 1) Council On Affordable Housing

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 14-2016 matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters

ROLL CALL:

Councilmember Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

MONTVALE TV ACCESS

Discussion – Media Consultants LLC (10 minutes)

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2017-1429 AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 25 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 1, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

(public hearing 7/13/17)

Resolution 135A-2017 Capital Budget Amendment

INTRODUCTION OF BOND ORDINANCE NO 2017-1430 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$665,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

(public hearing 7/13/17)

PUBLIC HEARING ORDINANCE NO. 2017-1428 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

Planning Board Recommendations/ Resolution

MINUTES:

June 13, 2017

MINUTES CLOSED/EXECUTIVE SESSION:

June 13, 2017

RESOLUTIONS:

- 135-2017 Granting Tenure / Fire Sub-Code Official / Charles Batch
- 136-2017 Appointing / Probationary Montvale Police Officer / Joseph C. Werba III
- 137-2017 Group Affidavit Audit Report
- 138-2017 Corrective Action Plan
- 139-2017 Authorize Release of Escrow/ Block 1703 ; Lot 2
- 140-2017 Authorize Release of Escrow/ Block 2601 ; Lot 31
- 141-2017 Authorize Payment # 1 / Montvale Borough Hall Roof Replacement Project / Mak Group, LLC
- 142-2017 A Resolution Awarding a Contract to The LandTek Group, Inc. for the Fieldstone School Turf Replacement Project Base Bid Plus Alternate A
- 143-2017 A Resolution Awarding a Contract to FieldTurf for the Provision of Artificial Turf for Fieldstone Middle School Synthetic Turf Replacement Project Through a Cooperative Purchasing Agreement with the Keystone Purchasing Network
- 144-2017 A Resolution Approving a Settlement Agreement with Intervenor Hornrock Properties MPR, LLC in Connection with the Borough's Affordable Housing Declaratory Judgment Action, and Authorizing a Request to the Trial Court to Hold a Fairness Hearing Concerning the Settlement Agreement

BILLS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

- a. Authorization / Appraisal proposals / 14 N Kinderkamack Rd and 22 Railroad Ave

UNFINISHED BUSINESS:

- a. Police Chief Recommendations / Akers Ave / Discussion / Captain Joe Sanfilippo will attend

NEW BUSINESS:

- a. Street Renaming of Mercedes Drive / Recommendation from Planning Board
- b. Request Hiring Special Police Officers / Captain Joe Sanfilippo will attend

COMMUNICATION CORRESPONDENCE:

- a. NJDOT Letter of Denial / Grant for Edgren Way

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 July 11th, 2017 at 7:30 p.m.

****Disclaimer****

Subject To Additions And/Or Deletions

Media Consultants LLC

6 Woodlands Hills Drive Sussex NJ 07461

P (973) 670-5638 F (973) 702-7618

Borough of MontVale Studio Manager Proposal:

Meeting Coverage

- Monthly crewing & production of regularly scheduled monthly meeting

Channel Playback & Scheduling

- Bimonthly importing & formatting of external content as directed by the Borough
 - Creation of a dynamic programming grid to raise resident awareness

Community Bulletin Board

- Bimonthly creation & posting of Borough approved announcements
- Activation of NJ Emergency Management Announcements (remote access)

Show Production

- Once a month production of community content from Borough studio facility

Volunteer Coordination & Training

- Coordination of volunteers to meet the needs of the MontVale studio
- Conduct biannual open house and training sessions for interested volunteers

Terms of Agreement:

*In exchange for the production support detailed above, the Borough of Montvale agrees to pay **Media Consultants LLC** an annual figure of **\$18,180** annually billed quarterly as follows:*

\$4,545.00 ... paid upon acceptance/execution of this proposal

\$4,545.00 ... paid 90 days after the initial payment

\$4,545.00 ... paid 180 days after the initial payment

\$4,545.00 ... paid 270 days after the initial payment

*Both parties reserve the right to cancel this agreement given 60 day written notice.

Dan Cecconie

33 Crittenden Street, Wallkill, New York 12589

Phone: 845.895.8842

Email: dcecconie@icloud.com

Professional Summary

- Detailed oriented, reliable and conscientious hands on production team leader with over 19 + years of video production and management experience; Efficiency in remote field production management/content creation and the logistics tied site security/setup, equipment coordination/delivery in addition to crewing and travel planning as needed throughout the number one media market in the world: New York, New Jersey and Connecticut.

Areas of Expertise

- Production: Familiarity with all aspects of video production – producing, content development and messaging, directing, shooting, editing, lighting, audio, set design, and site assessment.
- Departmental Budgeting: Prepared annual operating and capital budgets in excess of \$3 million for seven operational locations in eight counties to insure quality production and relevant content creation.
- Crew & Staff Development: Documented ability to build and develop a diverse internal/external production team to satisfy the content demands in an efficient and effective manner.
- Client Interaction: Seasoned and effective communication with high-level company executives and senior elected officials; reacting swiftly in high-pressure situations to deliver positive results.

Professional Experience

Area Director of Local Programming, Cablevision/Altice USA, New York, 2009 – Present

- Day-to-day management, supervisory and budgetary responsibilities for highly acclaimed multi-state, multi-studio TV production department. Team encompassed 4 functional managers, 10 staff producers, 16 technicians, 4 engineers, 7 facility operators, 7 master control operators and a roster of 23 external freelancers.
- Produce company-driven in-studio and on-location government and community programming including: Democratic and Republican conventions in New York; NYS Caucus Weekend in Albany; Meet the Leaders in Washington, DC, Atlantic City, NJ, Trenton, NJ, Hartford CT, Albany, NY; produce annual community parades, local Election Coverage, and special company-sponsored initiatives like Read to Achieve, Power to Learn and Charity Champions; handle on-site logistics and post-production scheduling and content distribution.
- Assure proper maintenance of equipment and staffing of facilities to meet the production needs of company programming and PEG access for the purposes of improved speed, efficiency and quality.

Local Programming Area Manager, Cablevision, Harrison, NY & Oakland, NJ, 1999 – 2009

- Oversaw and administered local public, educational and government (PEG) access obligations and eight access studios: dispersed information, process applications, enforced company policies and procedures and managed staffing levels to maintain state and federal compliance.

- Provided technical guidance and support to franchising municipalities including site surveys, system design and vendor referrals.
- Developed programming and production standards and training programs for new staff members to ensure consistently high quality and compelling and relevant content.

Producer/Director, TKR Cable & Cablevision, Warwick, NY, 1997 – 1999

- Scheduled, coordinated and crew on live and taped community programming to enhance community relationships and boost customer loyalty and retention.
- Produced and direct extensive live scholastic sports coverage of football, basketball, soccer, field hockey, baseball and softball with high school interns to minimize production expense and maximize local proprietary and exclusive content.
- Developed relationships with area athletes, coaches, teachers, businesses, authors and professionals to create and produce local proprietary content to increase customer loyalty and retention.

Education

St. Thomas Aquinas College – Sparkill, New York; 1992

Bachelor of Science in Business Administration; Member, Alpha Sigma Lambda National Honor Society

United States Military Academy – West Point, New York; 1989

Audio Visual Production Specialist, USMA Staff & Faculty

Professional References & Product Samples

Available Upon Request

Maureen Iarossi

From: Maureen Iarossi
Sent: Tuesday, May 30, 2017 5:43 PM
To: 'Media Consultants LLC'
Cc: dceconie@icloud.com; Elizabeth Gloeggler; Mike Ghassali
Subject: RE: Montvale Service Agreement Media Consultants - Meeting Request 6-27-17

Thank you!!!
Maureen

From: Media Consultants LLC [mailto:mediaconllc@aol.com]
Sent: Tuesday, May 30, 2017 2:00 PM
To: Maureen Iarossi <miarossi@montvaleboro.org>
Cc: dceconie@icloud.com; Elizabeth Gloeggler <egloeggler@montvaleboro.org>; Mike Ghassali <mghassali@montvaleboro.org>
Subject: Re: Montvale Service Agreement Media Consultants - Meeting Request 6-27-17

Hi Maureen
Tuesday June 27th is good for Dan and myself .

Thank You
Jim Signorini
Media Consultants LLC

-----Original Message-----

From: Maureen Iarossi <miarossi@montvaleboro.org>
To: Media Consultants LLC <mediaconllc@aol.com>
Cc: dceconie <dceconie@icloud.com>; Elizabeth Gloeggler <egloeggler@montvaleboro.org>; Mike Ghassali <mghassali@montvaleboro.org>
Sent: Tue, May 30, 2017 12:17 pm
Subject: RE: Montvale Service Agreement Media Consultants - Meeting Request 6-27-17

Hi Jim and Dan,

The Mayor and Council will be discussing the Service Agreement for Station Manager through Medial Consultants, LLC this evening I would like to make arrangements for you and Dan or if not you just Dan is fine to come to the next work session of the Mayor & Council on June 27th at 7:30 here at the Municipal Complex, 12 Mercedes Drive, 2nd floor, Executive Conference Room to explain in detail the services to be provided and answer any questions the full Mayor & Council may have prior to awarding a professional service contract to Media Consultants, LLC.

Please let me know as soon as possible if in fact that date and time works.

Thank you,

Maureen Iarossi-Alwan
Administrator/Municipal Clerk
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1429**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 27th day of June 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 July, 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 AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 25 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 1, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW, N.J.S.A. 40A:12-1, ET SEQ.

WHEREAS, N.J.S.A. 40A:12-5 authorizes municipalities to acquire real property by way of purchase; and

WHEREAS, in order to effect such a purchase, a municipality must adopt an ordinance authorizing same; and

WHEREAS, the Borough Council of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 256 West Grand Avenue, and identified as Block 1601, Lot 1 on the Official Tax Map of the Borough (the "Property"); and

WHEREAS, an appraisal of the Property was completed on or about April 19, 2017, setting forth the fair market value of the Property as of the date thereof; and

WHEREAS, the Borough subsequently issued a Letter of Intent to the broker for the Property, which was accepted by the Sellers and their attorneys; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for any lawful purpose for which the Property may be used.

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

Section 1. The Mayor, Borough Clerk and all other appropriate officials, consultants, agents and employees of the Borough are hereby authorized and empowered to execute all documents, and to take all steps necessary and appropriate to acquire, by way of negotiated purchase, the real property known as 25 West Grand Avenue, Montvale, New Jersey, identified as Block 1601, Lot 1 on the Official Tax Map of the Borough, consistent with the terms of the Letter of Intent for Purchase of Real Property dated May 31, 2017 to Robert McNerney from Joseph W. Voytus, Esq. of Boggia & Boggia, LLC.

Section 2. The Borough Council hereby confirms its approval of the appraisal of fair market value of the Property of \$675,000.00 as of the date of the adoption of this Ordinance.

Section 3. This purchase is authorized by the provisions of the Local Lands and Buildings Law, and specifically *N.J.S.A. 40A:12-5*, which permits a municipality, by ordinance, to purchase any real property.

Section 4. If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately, or upon the expiration of the estoppel period on the Bond Ordinance to be adopted by the Borough Council to fund the purchase of the Property, whichever last occurs.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSI-ALWAN, RMC
Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

**BOROUGH OF MONTVALE
RESOLUTION NO. 135A-2017**

WHEREAS, the capital budget for the year 2017 was approved on the 25th day of April, 2017 and,

WHEREAS, it is desired to amend said capital budget.

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

RECORDED VOTE		(((
(Insert last names)	Ayys	(Nays	(Abstain	(
		((Absent	(
		(((
		(((

FROM
CAPITAL BUDGET (Current Year Action)
2017

<u>Project</u>	<u>Estimated Total Cost</u>	<u>Amounts Reserved In Prior Years</u>	<u>Planned Funding Services for Current Year 2017</u>				<u>Grants in Aid and Other Funds</u>	<u>Debt Authorized</u>	<u>To Be Funded In Future Years</u>
			<u>2017 Budget Appropriation</u>	<u>Capital Improvement Fund</u>	<u>Capital Surplus</u>				
Total All Projects	\$2,101,093.00		\$830,000.00	\$62,500.00		\$21,093.00	\$1,187,500.00		

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

<u>Project</u>	<u>Estimated Total Cost</u>	<u>Estimated Completion Time</u>	<u>Funding Amounts Per Year</u>					
			<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total All Projects	\$2,101,093.00		\$2,101,093.00					

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

<u>Project</u>	<u>Estimated Total Cost</u>	<u>Budget Appropriation</u>		<u>Grants in Aid and Other Funds</u>	<u>Capital Surplus</u>	<u>Capital Improvement Fund</u>	<u>Bonds and Notes</u>	
		<u>Current Year 2017</u>	<u>Future Years</u>				<u>General</u>	<u>Self Liquidating</u>
Total All Projects	\$2,101,093.00	\$830,000.00		\$21,093.00		\$62,500.00	\$1,187,500.00	

TO
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	
Acquisition of Property	\$700,000.00			\$35,000.00			\$665,000.00	
Total All Projects	\$2,801,093.00		\$830,000.00	\$97,500.00		\$21,093.00	\$1,852,500.00	

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
Acquisition of Property	\$700,000.00	2017	\$700,000.00					
Total All Projects	\$2,801,093.00		\$2,801,093.00					

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

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
Acquisition of Property	\$700,000.00					\$35,000.00	\$665,000.00	
Total All Projects	\$2,801,093.00	\$830,000.00				\$97,500.00	\$1,852,500.00	

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 amending the capital budget approved by the governing body on the 27th day of June, 2017.

Certified by me

_____ Date

_____ Municipal Clerk

TRENTON, NEW JERSEY

APPROVED _____, 2017

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1430**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 27th day of June 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 July, 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

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$665,000 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 improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$700,000, including the sum of \$35,000 as the down payment required by the Local Bond Law. The down payment is now 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 improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$665,000 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. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of property located at 25 West Grand Avenue (Block 1601, Lot 1), including all related costs and expenditures necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

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 improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 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 \$665,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$25,000 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 purpose or improvement.

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 described in Section 3(a) 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 purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement 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.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

BOROUGH OF MONTVALE

ORDINANCE NO. 2017-1428

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 13th day of June 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 27th day of June, 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 2017-1428

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

WHEREAS, , Block 2702, Lot 1 and Block 2801, Lot 2 (also known as 1 and 3 Mercedes Drive) and Block 3201, Lot 6 (also known as 1 Glenview Road) (collectively, the "Mercedes Properties") are currently owned by Mercedes Benz USA, LLC and/or its subsidiaries or affiliates; and

WHEREAS, Mercedes has already vacated 1 Mercedes Drive and has indicated that it intends to vacate the remaining Mercedes Properties as it moves its operations to its new facility outside of Atlanta, Georgia, leaving three large vacant corporate facilities with no immediate prospect for office use or commercial occupancy; and

WHEREAS, in order to facilitate the development of the Mercedes Properties, the Borough of Montvale Planning Board did adopt a Master Plan Reexamination Report, prepared by Darlene A. Green, AICP, PP and Deborah Alaimo Lawlor, FAICP, PP, at its meeting held on April 4, 2017, and subsequently amended same at its meeting held on June 6, 2017; and

WHEREAS, the Master Plan Reexamination Report made certain findings and recommendations concerning the properties known as 1 and 3 Mercedes Drive and 1 Glenview Road; and

WHEREAS, the Borough is desirous of adopting an Ordinance intended to implement the recommendations contained in the Master Plan Reexamination Report.

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

Section 1. Chapter 128 of the Code of the Borough of Montvale, Section 128-2.1, "Classes of districts," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-2.1 Classes of districts.

M-PUD Mixed-Use Planned Unit Development Overlay District

Section 2. Chapter 128 of the Code of the Borough of Montvale, Section 128-3.1, "Definitions and word usage," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-3.1 Definitions and word usage.

Dinner theater – A venue that combines a restaurant-style meal and/or drinks with either: (i) a movie; or (ii) a live performance. Live performances include musical acts, theatrical acts (including stand-up comedy), plays or any combination of these, or similar activity performed live by one or more persons. This does not include adult entertainment.

...

Discount/dollar store – A retail store that sells a wide range of inexpensive household goods, which may include product lines such as food and drink, personal hygiene products, small home and garden tools, office supplies, decorations, electronics, garden plants, toys, pet supplies, books, recorded media and motor and bike consumables. This type of store often sells many items for the price of one dollar.

...

Instructional - Uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties. This definition shall not include public or private schools.

...

Educational office – A room or group of rooms used for conducting corporate training, which is generally furnished with desks, tables and communication equipment.

Section 3. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding a new Section 128-5.15, "Mixed-Use Planned Unit Development Overlay District," as follows:

§128-5.15 Mixed-Use Planned Unit Development Overlay District.

The following standards shall apply to development within the Mixed-Use Planned Unit Development Overlay District. All other provisions of Chapter 128, Zoning of the Montvale Code shall apply to development in the M-PUD Overlay District only where specifically indicated as applicable in §128-5.15 of the Montvale Code. When the standards herein conflict with other provisions of Chapter 128, the standards herein shall apply.

- A. Purpose. The Mixed-Use Planned Unit Development Overlay District is intended to repurpose the former Mercedes-Benz campus by constructing a mixed-use development that simultaneously provides credits towards the Borough's affordable housing obligation. The M-PUD regulations are intended to capitalize on the district's unique location between a lifestyle retail shopping center and the Garden State Parkway.

- B. Application requirements. Any application for development for any portion or the entirety of the M-PUD Overlay District shall be submitted as a planned development, in the nature of a preliminary site plan application. Such application shall describe any phasing of the proposed project, together with all on-site and off-site improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to such phase or phases. The following shall apply:
 - (1) Development within the M-PUD Overlay District shall be subject to the requirements of the district and to the mandatory findings for planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.

 - (2) Contribution of the pro-rata share of off-site improvements, including, but not limited to, required roadways, traffic signals, utilities, lighting, landscaping, sidewalk/curbs and drainage.
 - (a) Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage and street improvements, including such easements as are necessary or as may otherwise be permitted by law.

 - (b) Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 40:55D-53.4. Such costs may include, but not be limited to, any or all costs of planning,

surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.

- (c) Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.

- (d) Improvements required for the applicant's development and befitting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection B(2)(c) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay the pro-rata share of the cost to the Borough, or pay more than its pro-rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro-rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro-rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a PUD or developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Planning Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro-rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two

percent administration fee not to exceed \$2,000, to the Borough, at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.

- (e) Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 40:55D-53 and §128-5.15 above.
- (f) Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within 30 days of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.
- (g) Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

- (3) Any application for development within the M-PUD Overlay District shall be accompanied by an Environmental Impact Statement that complies with §128-17.1 through §128-17.10 of this Chapter.

C. Permitted principal uses:

- (1) Within the M-PUD Overlay District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the site plan application for development shall contain all of the following principal uses:
 - (a) Multi-family residential.
 - (b) Minimum of 40,000 to 50,000 square feet in the aggregate of professional, medical, educational and general offices.
 - (c) Hotel with a minimum of 150 rooms and 8,500 square feet of conference space.

(d) A retail component with a minimum of 50,000 square feet in the aggregate inclusive of one or more of the following uses:

- [1] Restaurants.
- [2] Child care center and adult daycare.
- [3] Lifestyle retail uses as set forth in §128-5.14(C)(2)(b).
- [4] Instructional uses.
- [5] Pharmacy.
- [6] Fitness uses.

(2) Within the M-PUD Overlay District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the development may contain one or more of the following principal uses:

- (a) Dinner theater.
- (b) Banks and financial institutions.

(3) Within the M-PUD Overlay District parcel at 1 Glenview Road (Block 3201 Lot 6), the development may contain the following principal uses:

- (a) Municipal buildings, libraries and essential municipal uses.
- (b) Playgrounds, parks, recreation and open space.
- (c) Affordable multi-family residential housing.

D. Permitted accessory uses:

- (1) Off-street parking and loading.
- (2) Freestanding parking garages, limited to two levels above grade surface parking, only on Block 2702 Lot 1 and Block 2801 Lot 2.
- (3) Parking incorporated into the building design.
- (4) Signs, subject to the requirements of §128-5.15(H)(1)(k) below.
- (5) Street furniture, planters, approved public art elements, gazebos, information kiosks, water features, waste/recycle receptacles, vehicle charging stations and bicycle racks in accordance.

- (6) Parks and open space facilities, including, but not limited to, walkways, bikeways, courtyards, plazas and gardens.
- (7) Fences and walls, including retaining walls, subject to the requirements of §128-5.15(H)(1)(i) below.
- (8) Landscaping and buffering in accordance with the requirements of §128-5.15(H)(1)(e) below.
- (9) Stormwater detention facilities.
- (10) Management office for development.
- (11) Lighting fixtures in accordance with the requirements of §128-5.15(H)(1)(j) below.
- (12) Automated teller machines, incorporated into a building's design.
- (13) Outdoor dining, outside of the public right-of-way.

E. Prohibited uses.

- (1) Any use not specifically permitted shall be prohibited.
- (2) Grocery stores.
- (3) Gas stations.
- (4) Any drive-through or drive-in use or service, whether principal or accessory, other than in connection with a pharmacy use or a bank with no more than two (2) drive-thru lanes.
- (5) Adult stores.
- (6) Discount/dollar stores.
- (7) Tattoo parlors.
- (8) Nail salons and massage parlors, unless included as part of a day spa or full-service hair salon.

F. Bulk, area and other dimensional standards.

(1) General standards for principal and accessory uses in the M-PUD Overlay District:

Standard	Requirement
Minimums:	
Lot area	32 acres
Lot frontage	600 feet
Front yard setback (from centerline of street)	60 feet
Side and rear yard setback	50 feet
Setback between building façades	60 feet
Maximums:	
Building height	4 stories and 65 feet; however a maximum of two buildings may contain five stories and 75 feet ¹ , but the fifth story shall have a minimum setback of 120 feet from the centerline of the nearest public roadway.
Floor area ratio	65%
Building coverage	30%
Lot coverage (impervious surfaces)	50%
Lot coverage (including pervious surfaces) ²	65%

¹ The building height measurement shall be measured from the proposed/final average grade, not the existing average grade. Where a building is situated on a slope the highest two building corners (which are the uphill corners) shall be used to determine the final average grade of the building. Except as previously set forth, building height shall be measured in accordance with the definition of "building height" set forth in Section 128-3.1. No fully subterranean level shall include any use other than parking or storage.

² The maximum impervious lot coverage shall be 50% utilizing standard impervious parking techniques for all paved surfaces. However, alternative porous paving system and vegetative "green" roof areas may be used to attain total lot coverage of 65%, with no more than 50% of the lot coverage being impervious surface and up to an additional 15% of the lot coverage being pervious paving surfaces and green roof areas. Pavers over pervious base or turf blocks shall only be utilized for pedestrian and biking surfaces, overflow parking areas or emergency only access driveways. Porous pavement, suitable for more general and heavier-use vehicular surface applications, is also acceptable. Upon approval, an approved, bonded maintenance plan incorporating best management practices shall be required for all pervious paving surface areas to minimize siltation of porous paving areas.

(2) Standards for Block 3201 Lot 6:

Standard	Requirement
Minimums:	
Lot area	2 acres
Front yard setback (from center line of street)	60 feet
Side and rear yard setback	30 feet
Maximums:	
Building height	3 stories and 45 feet
Building coverage	20%
Lot coverage	60%

G. Multi-family residential standards.

(1) General standards.

- (a) A maximum of 300 multi-family residential units are permitted on Block 2702, Lot 1 and Block 2801, Lot 2.
- (b) No more than 275 of the total residential units may be market-rate on Block 2702, Lot 1 and Block 2801, Lot 2.

(2) Market-rate residential unit standards.

- (a) Residential units located on Block 2702, Lot 1 and Block 2801, Lot 2 shall have the following minimum unit sizes:
 - [1] One-bedroom – 700 square feet
 - [2] Two-bedroom – 850 square feet
 - [3] Three-bedroom - 1,100 square feet
- (b) A maximum of 10% of the market-rate units on Block 2702, Lot 1 and Block 2801, Lot 2 may be three-bedroom units.

(3) Affordable housing unit requirements.

- (a) A minimum of 8.3% of the total residential units shall be reserved for affordable housing, regardless of whether the units are rental or for-sale.**
- (b) The affordable housing units shall be integrated with the market-rate units.**
- (c) The affordable units shall have a minimum 30 year deed restriction.**
- (d) The units shall meet the bedroom distribution required by the Uniform Housing Affordability Controls.**
- (e) The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units.**
- (f) The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense.**
- (g) The affordable units shall not be age-restricted.**
- (h) The developer shall be responsible for paying the required development fees as outlined by the Statewide Non-Residential Development Fee Act applicable to the non-residential portion of the development.**
- (i) The developer shall donate Block 3201, Lot 6 to the Borough, which will be utilized to provide for municipal facilities, parks and open space and/or affordable housing.**

H. Site standards.

(1) Site standards for Block 2702, Lot 1 and Block 2801, Lot 2.

(a) Circulation.

[1] Sidewalks shall be provided along all public street frontages. In addition, sidewalks and/or walkways shall link all buildings within the development to the sidewalks of all adjoining public streets.

[2] Where sections of sidewalks branch off or join up, a decorative marker, signpost, or circle is recommended. Where sidewalks traverse vehicular

driveways, crosswalks shall be provided and marked with textured paving in a contrasting material and color.

- [3] All sidewalks shall have a minimum clear paved walking width of at least five feet; however, sidewalks in front of all commercial storefronts and in other areas with high pedestrian traffic shall have a minimum clear paved walking width of at least seven feet and shall include decorative paving materials, rather than plain concrete.
- [4] Sidewalks adjacent to streets or circulation drives shall also include a landscape strip with street trees, grass and low planting that serve as water storage and infiltration. Where street trees are thus required, they shall be planted no more than 40 feet apart, on center, on average, with variation permitted for curb cuts, utility vaults and other site conditions.
- [5] Benches are encouraged to be located throughout the development along the pedestrian sidewalk network.
- [6] Bike racks shall be provided in clear view of storefront entrances, with at least one bike space for every 5,000 square feet of non-residential gross floor area. Said racks shall be served with night lighting.

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F, K, I and T) of Chapter 128 shall apply. The Planning Board may require compliance with Section 128-7.1(l) for hotel, or stand-alone office or retail pads. Rooftop parking shall be prohibited unless it is adequately screened from view from adjacent properties and streets.
- [2] Off-street parking spaces between the building façade and Grand Avenue and Mercedes Drive shall be limited to no more than fifteen percent of the total parking spaces.

[3] The following parking ratios shall apply to development within the M-PUD Overlay Zone:

Use	Parking spaces
Banks and financial institutions	1 per 300 sq ft.
Professional, medical, educational, and general offices	1 per 300 sq ft
Restaurants	1 per 3 seats + 1 per 2 employees (peak)
Lifestyle retail uses	1 per 250 sq ft
Child care center and adult daycare	1 per 300 sq ft
Instructional uses	1 per 120 sq ft
Hotels	greater of: 1 per room OR 0.75 per room + 1 per 3 conference seats
Dinner theater	1 per 3 seats + 1 per 2 employees (peak)
Multi-family residential	As per RSIS

[4] Where uses share access and parking spaces, the required ratios above may be lowered by the Planning Board, based upon a shared parking analysis, which demonstrates that the combined peak parking demand can be satisfied for those shared parking facilities at a lower combined ratio.

[5] All surface parking shall be in common except for visitor and handicapped parking spaces.

(c) Loading.

- [1] The standards in Section 128-7.6 of Chapter 128 shall apply.**
- [2] Truck loading, service bays and service areas shall be located on the side or rear façade. No truck loading, service bay or service area shall be visible from a municipal or county right-of-way. Landscaping, fencing and other site design mechanisms may be utilized in order to provide appropriate screening.**

(d) Parks and open space.

- [1] A park or plaza shall be provided that is at least 15,000 square feet and open to the public, subject to the rules of the property owner. Chairs, tables, benches and a water feature are encouraged.**
- [2] If there is a retention/detention basin, a walking path may be provided around it that is linked to the greater development.**

(e) Landscaping.

- [1] The plant palette from the Shoppes at DePiero Farm (AH-PUD District) should be implemented and enhanced within the M-PUD.**
- [2] The standards in Section 128-8.20.1(C)(8) shall apply.**
- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.**

(f) Architecture.

- [1] The building material design palette shall be compatible with the approved Shoppes at DePiero Farm (AH-PUD District), but not necessarily of a farm/equestrian vernacular.**
- [2] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, in the case of a pitched roof, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.**

- [3] The maximum spacing between building wall offsets shall be 60 feet.
- [4] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- [5] The maximum spacing between roof offsets shall be 60 feet.
- [6] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building facing a public street shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- [7] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
- [8] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- [9] All ground-level retail and service uses that face a public space shall have clear glass on at least 60% of their facades between three and eight feet above grade.
- [10] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.
- [11] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.
- [12] Placement of any packaged terminal air conditioner units within the façade is prohibited.
- [13] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.

(g) Building design for commercial/office pads.

- [1] A maximum of two free-standing commercial/office pads are permitted. The maximum building size of each such pad shall be 15,000 square feet.
- [2] Offices are encouraged to be located on the upper floors of the free-standing commercial pads.
- [3] The maximum building height/stories shall be 4 stories and 65 feet.

(h) Trash. All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.

(i) Fences and walls.

- [1] To the extent possible, the use of retaining walls should be used in the form of terraces to accommodate severe grade changes, rather than single tall retaining walls. However, no retaining walls shall exceed a height of 15 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing.
- [2] Ornamental walls utilizing loose laid stone may be provided throughout the site as appropriate, up to a height of four feet.
- [3] Fences shall be installed along the tops of all retaining walls that exceed a height of three feet. Chain-link fencing, including vinyl-coated chain-link fencing, is prohibited.
- [4] No fence on the site may exceed a height of four feet, except for fences for the screening of loading areas, utility enclosures and dumpsters.

(j) Lighting.

- [1] LED (light-emitting diode) light of the soft white category shall be incorporated into site, service and parking lot lighting.
- [2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

(k) Signage.

[1] Section 128-9.7A.1 through Section 128-9.7A.4, shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply, except that Section 128-9.7A.9A(6), 128-9.7A.9F, 128-9.7A.9G and 128-9.7A.9S shall not apply.

[2] Signs permitted within the development shall be only those specified in the table below.

Type	Location	Maximum Number	Total Area (sq. ft.)	Maximum Area of any 1 Sign (sq. ft.)	Maximum Height (feet)	Required setback from Property Line (feet)	Maximum Letter Height (feet)
Primary Monument	Intersection of Mercedes Dr./ Grand Ave.	1	100	-	12	10	-
Entrance Monument	Mercedes Dr. Entrance	2	36	-	6	5	-
Wall*	-	1	36**	-	-	-	3
Wall* (over 10,000 sq. ft tenant)	-	2	36 per sign, 60 combined **	-	-	-	3
Window	-	-	20% of the aggregate window area	-	-	-	-
Pedestrian Wayfinding Directory	Key pedestrian ways, public activity areas	4	60	12	6	100	-

* One additional projecting sign per tenant may be permitted but shall not exceed five square feet in size. If a projecting sign is utilized, then both a wall and a projecting sign may be allowed on the same façade. Otherwise, no tenant may locate two wall signs on the same façade.

** Per tenant.

[3] Only external illumination shall be permitted for all non-wall-mounted signage. Wall-mounted signs may be individual, channel-cut letters with internal illumination or through LED backlighting of letters.

- [4] The primary monument sign shall be limited to the name of the development and three tenants who each occupy a minimum of 10,000 square feet of space. The entrance monument sign shall be limited to the name of the development. All other signs, including wall signs shall be limited to the identification of the tenant only and may include corporate or brand name logos.
- [5] No individual sign may exceed three colors. If white or black is used in the sign it shall not be counted as a color. The color limitation does not apply to projecting signs.
- [6] Awnings are permitted, but shall not be used for signage purposes nor contain any letters, number, logos or the like. No vinyl or white awning shall be permitted; their design shall be consistent with the overall design of the development. Awning panels shall be flat or sloped, but shall not be fluted or curved.
- [7] Monument signs shall utilize materials which closely resemble those materials used for the Shoppes at DePiero's Farm (AH-PUD) monument signs. A solid base surrounded by appropriate ornamental plantings shall be provided. No monument sign shall be located in a sight triangle.
- [8] In addition to the signs above, a tenant may also be permitted to install a sign or signs, limited to demonstrate or evidence membership in a retail or professional organization or credit card or credit association or required licenses, which signs shall be permitted to be attached to windows on the interior of the business use, provided that the aggregate area employed for such purpose shall not exceed 5% of the total window area. A tenant may also be permitted to install window signs indicating sales, promotions and the like, provided that the aggregate area employed for such purpose shall not exceed 15% of the total window area.

(2) Site standards for Block 3201, Lot 6.

(a) Circulation.

- [1] Sidewalks shall be provided to link all building entries through the site to the public street. Sidewalks shall also be provided along the public right-of-way.

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F and K) of Chapter 128 shall apply.**
- [2] Off-street parking for residential uses shall be provided in accordance with the New Jersey Residential Site Improvement Standards.**

(c) Landscaping.

- [1] A mix of deciduous and evergreen trees and low ground cover landscaping shall be planted along the entire site perimeter in order to form an effective year-round screening. Tree spacing shall be 40 feet on center, or closer. In addition, where a row of parking stalls runs in a straight line for more than 20 spaces, landscaped islands shall be provided between every 15 parking spaces, planted with trees and low ground cover.**
- [2] The perimeter of the building(s) shall be surrounded on all sides by a landscaped, planted strip at least four feet in width. Paved walkways leading to pedestrian entrances may cross this landscape strip in a perpendicular fashion.**
- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.**

(d) Architecture.

- [1] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.**
- [2] The maximum spacing between building wall offsets shall be 40 feet.**
- [3] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.**
- [4] The maximum spacing between roof offsets shall be 40 feet.**

- [5] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
 - [6] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
 - [7] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
 - [8] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.
 - [9] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.
 - [10] Placement of any packaged terminal air conditioner units within the façade is prohibited.
 - [11] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.
- (e) **Trash.** All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.
- (f) **Lighting.**
- [1] LED (light-emitting diode) lighting of the soft white category shall be incorporated into site, service and parking lot lighting.
 - [2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

[3] Signage. The standards in Section 128-9.7A.5 and Section 128-9.7A.1 through Section 128-9.7A.4 of Chapter 128 shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply.

I. Additional applicable provisions to the M-PUD Overlay District. The following sections of the Montvale Zoning Code (Chapter 128) shall apply to development in the M-PUD Overlay District.

- (1) Article X, Enforcement.
- (2) Article XI, Interpretation.
- (3) Article XIII, Violations and Penalties.
- (4) Article XIV, Validity.
- (5) Article XVI, Effect.
- (6) Article XVIII, Site Work Permit.

Section 4. The Official Map shall be amended to include the M-PUD Overlay District.

Section 5. Planning Board review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Montvale, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40:55D-26*.

Section 6. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 7. Effective date.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

Section 8. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC, Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700

Fx: 201-391-9317

Planning Board Memo

Date: June 22, 2017

To: Mayor and Council

cc: Maureen Larossi-Alwan, Administrator/Municipal Clerk

From: R. Lorraine Hutter, Land Use Administrator *R L Hutter*

RE: **Ordinance No. 2017-1428-"An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Borough Code to Establish the Mixed-Use Planned Unit Development Overlay District and to Set Forth the Standards and Criteria Applicable thereto"**

Please be advised that the Planning Board has reviewed extensively Ordinance No. 2017-1428 and has passed a resolution with the following roll call vote; Councilman Weaver abstaining, Mr. Fette and Mayor Ghassali absent and all others present voting aye. A copy of the resolution is attached.

The planning board finds the Ordinance to be consistent with both the 2008 Master Plan and the Reexamination adopted on June 6, 2017 and recommends its passing.

RLH

Encs

Introduced by: *Mr. D'Agostino*
Seconded by: *Mr. Teagno*

BOROUGH OF MONTVALE

PLANNING BOARD

RESOLUTION

WHEREAS, on June 13, 2017, the Mayor and Council passed on first reading Ordinance No. 2017-1428 entitled, "An Ordinance of The Borough Of Montvale Amending And Supplementing Chapter 128 Of The Borough Code To Establish The Mixed-Use Planned Unit Development Overlay District And To Set Forth The Standards And Criteria Applicable Thereto"; and

WHEREAS, subsequent to the approval on first reading, the Mayor and Council forwarded to the Planning Board a copy of said Ordinance in order for the Board to provide a report to the Governing Body consistent with the provisions of *N.J.S.A. 40:55D-26*; and

WHEREAS, the Planning Board has reviewed the proposed Ordinance.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that the following facts are made and determined:

1. The Ordinance creates a new Mixed-Use Planned Unit Development Overlay District ("the District") and provides that the following properties are included in the Overlay Zone: Block 2702, Lot 1 (1 Mercedes Drive) Block 2801, Lot 2 (3 Mercedes Drive) Block 3201, Lot 6 (1 Glenview Road) ("the parcels" or "the property"). The Board initially notes that the

creation of this Overlay Zone was expressly recommended in a document 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" ("the Master Plan Reexamination") which was adopted by the Planning Board on June 6, 2017.

2. The Mixed-Use Planned Unit Development Overlay District ("M-PUD Overlay District" or "Zone") provides for a mixed-use development for the properties while further addressing the Borough's affordable housing obligation. Consistent with the AH-PUD District (the former De Piero Farm site), the provision of affordable housing is deemed to be a critical requirement in the M-PUD District. The Ordinance requires that a minimum of 8.3% of housing units at 1 and 3 Mercedes Drive be set aside for persons of low and moderate income and the 1 Glenview Road property is to be donated to the Borough for use for municipal purposes and for affordable housing. By the Borough attaining ownership of 1 Glenview Road, it will be in a position to develop affordable housing without depending upon the private sector to produce such units.

3. In addition to the affordable housing component, the M-PUD Overlay District requires at least three (3) of the following uses: multi-family residential, retail/personal services, office, hotel, banks and financial institutions. The Ordinance establishes bulk standards for the various uses, as well as various design standards which are intended to ultimately produce a high-quality and aesthetically and visually appealing development.

4. The Ordinance also establishes detailed requirements pertaining to off-site improvements, including roadway, traffic signal, drainage, utilities, sidewalks/curbing and landscaping.

5. The Board takes note of the fact that the subject property was the corporate headquarters of Mercedes-Benz USA for many years, and that Mercedes recently has or is in the process of vacating the properties and relocating their headquarters to Georgia. Both the Master Plan Reexamination and the Ordinance are intended to guide the future use and development of these properties with a planned unit development approach, with a considerable degree of control with respect to development phasing, site layout, site and building design, as well as implementation of the affordable housing component.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Montvale that based upon the foregoing findings of fact, that the following conclusions are made and determined respecting the Ordinance's consistency with the Borough's Master Plan and Reexamination:

1. *N.J.S.A. 40:55D-62a* requires that a zoning ordinance amendment "shall be either substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements". The Board has carefully reviewed the Ordinance and has determined that the proposed Ordinance is consistent with the Master Plan adopted in 2008 ("the Master Plan") and the Reexamination adopted on June 6,

2017 and that the Ordinance is intended to implement the recommendations detailed in both documents.

2. In proposing the creation of a M-PUD Overlay District, the Reexamination notes that a rezoning would advance five (5) Goals of the Master Plan. These Goals and how the Ordinance will advance them are as follows:

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

The Ordinance requires that all development within the M-PUD Overlay District comply with all environmental codes and promote consolidation of open space areas for the use and enjoyment of the public with walkways and seating near open space areas and the preservation of large trees to the extent practicable. Transforming the parcels from an office campus to mixed-use property open to the public will permit the public to have access to open space and park and plaza areas on the properties.

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

The M-PUD Overlay District will require the redevelopment of 1 and 3 Mercedes Drive to include public space open to the public. In addition, a portion of 1 Glenview Road will be used for a similar purpose. The Overlay District also provides the opportunity for new retail shops and personal services to meet the needs of local residents.

C. **Goal 11:** Engender higher-quality design.

The Ordinance provides for specific design guidelines which will result in a high-quality mixed-use development, and will also promote both visual and physical ties to the Shoppes At DePiero Farm opposite Mercedes Drive to create the context of a single village complex.

D. **Goal 15:** Implement mandates of the State Plan.

The Overlay District has the potential to address smart growth and sustainability, such as the use of green building features and a walkable community between the properties included in the Zone, the Shoppes At DePiero Farm, and nearby municipal services. In addition, any housing will require an affordable component which promotes the general welfare.

E. **Goal 16:** Expand the Borough's medical sector.

A mixed-use development as permitted in the Overlay District may have the potential to incorporate personal offices and services associated with the medical sector, such as offices for physicians, physical therapy practices and medical testing facilities. The proximity of the site to the recently opened Memorial Sloan Kettering Cancer Center may also facilitate the use of the property for diverse medical practices.

3. Based upon the foregoing conclusions, the Board finds that the Ordinance is substantially consistent with both the 2008 Master Plan and the Reexamination adopted on June 6, 2017 and is intended to effectuate the goals, objectives and recommendations detailed in both documents. Accordingly, the Board finds the Ordinance to be consistent therewith, as

provided in *N.J.S.A. 40:55D-62*. This resolution shall constitute the Board's report on said Ordinance as required pursuant to *N.J.S.A. 40:55D-26*.

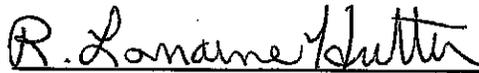
BE IT FURTHER RESOLVED by the Planning Board of the Borough of Montvale that a copy of this resolution shall be transmitted by the Planning Board Secretary to the Municipal Clerk immediately subsequent to its adoption.



JOHN DE PINTO, Chairman

Dated: June 21, 2017

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 June 21, 2017.



**R. LORRAINE HUTTER, Land Use
Administrator/Secretary**

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:31PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Mayor's for the Day, Colin and Sean Barry led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

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

ROLL CALL:

Councilmember Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

MAYOR'S FOR THE DAY:

Colin Barry
Sean Barry

PROCLAMATION: Honorary Borough of Montvale "Chief for a Day" – Ian Goldfarb

PROCLAMATION: Honoring Arun Verma – Asian Pacific American Heritage

PROCLAMATION: Honoring Pascack Hills Baseball Team

SWEARING IN PROBATIONARY POLICE OFFICER:

Joseph C. Werba III

ORDINANCES:

INTRODUCTION OF ORDINANCE NO 2017-1428 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

(Public Hearing June 27th, 2017)

A motion to Introduce Ordinance **2017-1428** for first reading was made by Councilmember Gloeggler; seconded by Councilmember Koelling; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - A roll call was taken – all ayes

The attorney clarified that there were changes to the draft and council introduced the ordinance which included the new changes.

Mr. Hipolit, engineer explained that the grant applies to the replacement of turf for the clay infield at LaTrenta; Councilmember Weaver asked if the grant can be used for another project; he also mentioned if this grant can be used for the installation of dugouts at Memorial Field;

PUBLIC HEARING BERGEN COUNTY OPEN SPACE TRUST FUND GRANT PROGRAM:

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

NO PUBLIC COMMENT

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

Resolution #127-2017 Municipal Endorsing Resolution Trust Fund Application

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (“County Trust Fund”), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Borough of Montvale desires to further the public interest by obtaining a matching grant of \$116,404.12 from the County Trust Fund to fund the following project: La Trenta Field Complex Clay Infield Removal/Synthetic Turf Replacement; and,

WHEREAS, the governing body/board has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body/board received held the required Public Hearing to receive public comments on the proposed park improvements in the application on June 13, 2017; and,

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Montvale Mayor & Council:

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of **June 30, 2017**, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Borough of Montvale Mayor & Council has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Borough of Montvale Mayor & Council is committed to providing a dollar for dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Borough of Montvale Mayor & Council agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

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

MEETING OPEN TO PUBLIC:

Agenda Items Only

Motion to open meeting to the public by Councilmember Koelling; seconded by Councilmember Arendacs – all ayes

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Koelling – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 30, 2017

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Curry – all ayes

Councilmember Curry asked for minutes to be amended regarding the discussion of the digital sign. It should read that the digital sign will be replacing the current message board by Memorial Drive -- A motion to accept minutes being amended by Councilmember Lane; seconded by Councilmember Curry – all ayes

MINUTES CLOSED/EXECUTIVE SESSION:

May 30, 2107

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Curry – all ayes

RESOLUTIONS:

128-2017 Authorize Tax Court Settlement / Block 1001; Lot 1 / 135 Chestnut Ridge Road / Mack Cali Properties

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Mack Cali Properties Co. (hereinafter the "Tax Appeal"), under Docket Numbers 003931-2013; 005586-014 005364-2015 and 006231-2016, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 135 Chestnut Ridge Road, which is otherwise referred to as Block 1001 Lot 1 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

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

WHEREAS, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE "A"

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

- 2013 Appeal: Withdrawn
- 2014 Appeal: \$7,550,000
- 2015 Appeal: \$7,550,000
- 2016 Appeal: \$7,550,000

B. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall be applicable to the terms of this settlement.

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

129-2017 Authorize Payment No. 12/New Montvale Firehouse/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 May 31, 2017 which is attached to the original of this resolution; and

WHEREAS, Payment #12 is hereby authorized in the amount of \$146,617.80 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 076633 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
Payment	\$156,514.40 Resolution 106-2017
Payment	\$130,624.90 Resolution 124-2017
Payment #12	\$146,617.80 Resolution 129-2017
Change Order #3	\$44,085.25 (6" Water Service)
Change Order #4	\$31,792.00 (Cupola)
Total Remaining Balance	\$2,222,661.57

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

130-2017 CD Cooperative Agreement/Appointing Two Representatives to Community Development Committee/One Appointment by Mayor/One Appointment by Council

WHEREAS, the Borough of Montvale has entered into a Three-Year Cooperative Agreement with the County of Bergen as provided under the Interlocal Service Act , NJSA 40A:8A-1 et seq. and Title I of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community and one appointment by the Chief Executive Officer shall be appointed to be part of the Community Development Regional Committee for the term of one year July 1, 2017 through June 30, 2018.

NOW THEREFORE BE IT RESOLVED, that the Governing Body/Chief Executive Officer of the Borough of Montvale appoints representatives as its representative to participate on the Community Development Committee:

COUNCIL APPOINTMENT

Maureen Iarossi-Alwan
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700 ext. 219

MAYOR APPOINTMENT

Councilmember Doug Arendacs
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

BE IT FURTHER RESOLVED, that the following be appointed alternate representatives:

COUNCIL ALTERNATE APPOINTMENT

Councilmember Dieter Koelling
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

MAYOR / ALTERNATE APPT

Councilmember Timothy Lane
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

Home addresses and home phone numbers will be provided under separate cover.

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes
Councilmember Curry ask for clarification as to what this resolution reflects grant monies for; it for senior activities.

131-2017 Renewal Liquor License Establishments 2017/2018

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that renewal Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses and Club License be granted to the following, said Licenses to be effective July 1, 2017 and to terminate June 30, 2018.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificates for each establishment for this renewal period.

0236-33-004-008 Paluter, Inc., t/a Aldo & Gianni Restaurant, for premises at 108 Chestnut Ridge Road, Montvale, New Jersey.

0236-33-005-008 The Waterfall, Inc., t/a Hearth & Tap for the premises at 125 Kinderkamack Road, Montvale, New Jersey.

0236-33-006-003 Montvale Recreation, Inc., t/a Montvale Recreation Inc. for premises at 14 West Grand Avenue, Montvale, New Jersey.

0236-33-007-004 TPC, Inc., t/a Davey's Locker, for premises at 5 Park Street, Montvale, New Jersey.

0236-31-009-001 Montvale Engine Co. #1, Inc., t/a Montvale Fire Department, for premises at 35 West Grand Avenue, Montvale, New Jersey.

0023-44-001-006 Mo & Sy Corp. t/a Montvale Wine & Spirits, Inc. for premises at 18 South Kinderkamack Road, Montvale, New Jersey

0236-44-002-010 K & S Wine & Liquor t/a K & S for premises at 20 Chestnut Ridge Road, Montvale, New Jersey

0236-36-012-003 South City Prime Montvale, LLC t/a Fire & Oak for premises at 100 Chestnut Ridge Road, Montvale, New Jersey

BE IT RESOLVED, that the Municipal Clerk be and is hereby directed to issue said licenses.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes
Councilmember Weaver asked what is the criteria of how many licenses can the borough have. The clerk explained that the criteria is based on total population of the town and it is determined by the State. It hasn't changed in 20 years. Most of the licenses have been grandfathered in. The only exception would be Hotel/Motel license.

132-2017 Authorize Release of Escrow/ Block 3101/Lot 1, 2 & 3

WHEREAS, The Fresh Market, Inc. Chestnut Ridge Road, NY 07645, Block 3101, Lots 1, 2 & 3 has requested release in escrow; and

WHEREAS, Engineer in a letter dated December 16, 2016 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$35,825.51 is hereby released to The Fresh Market, Inc. 706 Green Valley Rd., Suite 300, Greensboro, NC 27408.

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

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

134-2017 Authorize Release of Performance Surety Bond/Release of Escrow/Block 1501/Lot 21/78 North Kinderkamack Road

WHEREAS, Equity Estates, LLC/Ferrara/Giambona North Kinderkamack Road is requesting a release in their Performance Bond #S0016088 First Indemnity Of America in the amount of \$170,816.04, and escrow/bond in the amounts of \$32,157.98; and

WHEREAS, an inspection of the site has been conducted by Borough Engineer, which recommends said release of the above referenced in letter dated May 17, 2017 and email January 2017 and May 2017 which is attached to the original of this resolution; and

WHEREAS, by the Borough of Montvale is in receipt of a two year Maintenance Bond #S0016088M in the amount of \$23,724.45; and

NOW THEREFORE BE IT FUTHER RESOLVED, The Borough Treasurer shall receive a copy for processing and payment shall be picked in person by Surandar R. Pareddy, 393 Martinsville Road, Basking Ridge, NJ 07920.

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

BILLS: Municipal Clerk read the Bill Report

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

REPORT OF REVENUE: Municipal Clerk read the Report of Revenue – May

COMMITTEE REPORTS:

Council President Curry

Chamber of Commerce

Attended the Street Fair, thanks to the Chamber for all they do for the town including contributing toward a digital sign which will be replacing the Memorial Drive message board.

Seniors

Looking forward to attending senior luncheon on June 15

Construction

Hired an additional building inspector; all the repairs for 43 West Grand are complete;

Reminder of Day in the Park and official opening of Huff Park at 10:30 June 17

Councilmember Gloeggler

Local BOE

Music teacher at Memorial school arranged for over 100 students to attend the Happy Hollow Music Festival and sang songs with Tom Chapmen; Recognized students throughout the year; board honored some retirees; June 21 8th grade graduation; June 22 4th grade clap out

Councilmember Lane

Fire Department

24 calls; participated in the Memorial Day Parade

Firehouse Update

Still on target for early fall completion date

Councilmember Arendacs

Recreation

Day in the Park June 17; 213 registered campers; classes are ongoing; June 23rd last day to register for summer camp; July 21st is movie night under the stars at Memorial Drive; repairs to the basketball courts will begin in August;

DPW

Thanks for continuous recycling efforts; will be meeting with DPW Superintendent to go over their operations; the Superintendent will be attending the July 11 council meeting for an update;

Police Commissioner Koelling

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 67 calls; 1,031 miles;

Thanked all first responder volunteers and also the Police officers that attend all town events;

Councilmember Weaver

Planning Board

A few use permits have been issued to Chipotle and Habit Burger at the Shoppes at DePiero's; Master Plan resolution was passed regarding the Mercedes property.

Regional BOE

Issued numerous scholarships; June 9 is the prom; June 15 is graduation;

Economic Committee

Networking breakfast event is scheduled for June 15;

Mayor

Library

Circulation 9,443; 5,356 patron visits; 24 cards issued; Encourage residents to sign up for summer reading programs;

Grand Opening Lifeline Urgent Care at the old 7-11 building; Memorial Day Parade; Mentioned an article in the Daily News about Bergen County how Westwood is considered the "hub" and Montvale is considered the "gem"; the article is on the website as well as paper copies at borough hall.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Report Receipt of Bids/2017 Road Improvement Program

Streets to be paved are as follows: Dogwood Lane, Bayberry, Bramble Way, a portion of Eagle Ridge to Hope Street; Heartstone Way; guide rail by Woodland; Old Chestnut Ridge Road; possible curbing by Bayberry- weather permitting the roads should be completed by end of August;

1) Proposed Draft Resolution of Award Resolution No. 133-2017

133-2017 A Resolution Awarding a Contract to DLS Contracting for the Montvale 2017 Roadway Improvements Project

WHEREAS, the Borough of Montvale has a need for services in connection with the Montvale 2017 Roadway Improvements Project; and

WHEREAS, consistent with the New Jersey *Local Public Contract Law, N.J.S.A. 40A:11-1*, et seq., the Borough of Montvale did publicly solicit bids for said project under the title "2017 Roadway Improvements" with bids due on June 6, 2017; and

WHEREAS, said solicitation requested bids for a Base Bid plus Alternates "A" and "B"; and

WHEREAS, in response to said solicitation, six (6) bids were received; and

WHEREAS, the Mayor and Council, in consultation with the Borough Engineer, have determined that sufficient funds are available to perform the work included in Base Bid plus Alternates "A" and "B"; and

WHEREAS, the lowest bid for the Base Bid plus Alternates "A" and "B" was submitted by DLS Contracting, in the total amount of \$620,068.50; and

WHEREAS, said bid was within the funds allocated for this project and within the Engineer's estimate for this work; and

WHEREAS, the offices of the Borough Engineer and Borough Attorney have reviewed this bid and have deemed it responsive to the bid specifications; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that a contract for the above-referenced project shall be awarded as follows:

Bidder	In the amount of:
DLS Contracting	Base Bid \$422,841.25
271 Highway 46 West, Suite D-205	Alternate "A" \$ 35,447.50
Fairfield, New Jersey 07004	Alternate "B" <u>\$161,779.75</u>
	TOTAL
	\$620,068.50

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

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

b. Update Turf Replacement /Fieldstone Field/Keystone Cooperative

Recommendations to award two contracts, one for the removal and disposal and one for the actual purchase of the turf through the coop program; the project would begin in November;

Mayor Ghassali asked what is the process to make a street a dead end street; the engineer will do some research in regards to the requirements.

Councilmember Weaver asked for an update repairing the walkway from the high school to Fieldstone; waiting for a proposal;

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Weaver asked about the backstops by Memorial Field in regards to safety concerns; after a brief discussion, it was decided to schedule a meeting with the school, MAL and councilmembers to discuss solutions

COMMUNICATION CORRESPONDENCE:

Mayor Ghassali received a letter from State stating the red and blue lines should be removed

MEETING OPEN TO THE PUBLIC:

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

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

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

Pershia, Akers Ave

Wanted an update on the parking on Akers Ave; Mayor responded by saying the Police Chief will have some recommendations; encouraged enforcement; put proper directions on school website; post a person to direct traffic to the high school parking lot;

Jaret Schumacher

Clarification regarding the introduction of the ordinance; he ask if the current changes will be posted to the website

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT

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

Meeting was adjourned at 9:12pm

ADJOURNMENT:

The next Meeting of the Mayor and Council will be held June 27, 2017 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 135-2017**

RE: Granting Tenure / Fire Sub-Code Official / Charles Batch

WHEREAS, Charles Batch, completed his first four year appointment as Fire Sub-Code Official with the Borough of Montvale on June 24, 2107; and

WHEREAS, his performance has been deemed satisfactory; and

WHEREAS, the position of Fire Sub-Code Official is required to be tenured in the State of New Jersey and is appointed for a term of four years.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that tenure be and is hereby granted to Charles Batch as Fire Sub-Code Official for the Borough of Montvale, effective June 24, 2017.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 136-2017**

RE: Appointing / Probationary Montvale Police Officer / Joseph C. Werba III

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Joseph Werba, III be and is hereby appointed as a 12 month Probationary Police Officer with the Borough of Montvale Police Department; and

BE IT RESOLVED, the effective date of employment is June 13, 2107.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 137-2017**

RE: Group Affidavit Audit Report

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

WHEREAS, the Annual Report of Audit for the year 2016 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of the N.J.S.A.40A:5-6, and a copy has been received by each member of the Governing Body; and

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

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

GENERAL COMMENTS
RECOMMENDATIONS

and

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

as evidenced by the group affidavit form of the Governing Body; and

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

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

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

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

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

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**CERTIFICATION OF GOVERNING BODY OF ANNUAL AUDIT
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY
COUNTY OF BERGEN

We, members of the governing body of the BOROUGH OF MONTVALE, in the County of Bergen, being duly sworn according to law, upon our oath depose and say;

1. We are duly elected members of the BOROUGH OF MONTVALE of the County of Bergen;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2016;
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations"

Doug Arendacs

Rose Curry

Elizabeth Gloeggler

Dieter Koelling

Timothy Lane

Michael Weaver

Sworn to and subscribed before me this
_____ day of _____, _____

The Municipal Clerk shall set forth the reason of absence of signature of any member of the governing body.

This certificate must be sent to the Bureau of Financial Regulation & Assistance, Division of Local Government Services, P.O. Box 803, Trenton, NJ 08625.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 138-2017**

RE: Corrective Action Plan

WHEREAS, the audit report for the year ended December 31, 2016 was received by the Borough of Montvale on May 17, 2017; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby approves the corrective action plan prepared and submitted by the Chief Financial Officer in response to the findings and recommendations included as part of the audit report for the year ended December 31, 2016.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

be entitled to the holidays listed in Section 1, and only when the holidays fall on their regularly scheduled days of work.

Vacation Leave Policy:

The following is the schedule of vacation to be granted to all Full-time Administrative employees. All other employees are covered by separate contractual agreement.

General Policy:

- Six months but less than one year: One day per month worked, up to 10 days*
- One Year but less than five years: Two Work Weeks
- Five Years but less than ten years: Three Work Weeks
- Ten Years but less than fifteen years: Four Work Weeks
- Fifteen Years or more: Five Work Weeks *plus one (1) day per each year of service thereafter*

*Vacation time earned on the basis of one day per month from the date of hire to a maximum of 10 days.

The vacation granted to an employee shall be based upon length of service as of the anniversary date of employment during the calendar year.

Vacation periods must be approved by the Department Head and submitted to the Borough Administrator for final approval. Scheduling of vacation, where a conflict exists with other employees within the same department shall be resolved based upon seniority of service. No employee shall take more than two consecutive weeks of vacation leave unless written authorization is received from the Borough Administrator.

At the time of separation from service, the employee shall be entitled to pay on a prorated basis for any unused accumulated vacation.

Employees must receive their supervisor's approval at least two weeks in advance of the first vacation day. Employees who do not use all of their vacation allowance may carryover a maximum of five vacation days to the following year, and all carryover vacation days must be taken by March 31 of the following year or they will be forfeited. At the discretion of the Borough Administrator carry over vacation days maybe extended after the March 31st date. A Vacation Request Form to Carry Over Days to the Following Calendar Year (following) must be submitted for approval.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 139-2017**

RE: Authorize Release of Escrow/ Block 1703 ; Lot 2

WHEREAS, Jared Arcidiancono, 3 John Street, Block 1703, Lot 2 has requested release in escrow; and

WHEREAS, Engineer in a letter dated May 24, 2017 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$62.75 is hereby released to Jared Arcidiancono, 2 John Street, Montvale, NJ 07645.

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

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

Adopted: June 27, 2017

ATTEST:

Maureen Iarossi-Alwar
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 140-2017**

RE: Authorize Release of Escrow/ Block 2601 ; Lot 31

WHEREAS, Chestnut Ridge Exxon, 142 Chestnut Ridge Road, Block 2601, Lot 31 has requested release in escrow; and

WHEREAS, Engineer in a letter dated May 24, 2017 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$ 169.75 is hereby released to Chestnut Ridge Exxon, 142 Chestnut Ridge Rd, Montvale, NJ 07645.

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

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

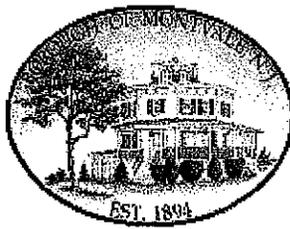
Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 141-2017**

RE: Authorize Payment # 1 / Montvale Borough Hall Roof Replacement Project / Mak Group, LLC

WHEREAS, the Borough of Montvale awarded a contract on April 25, 2017 via resolution in connection with the Montvale Borough Hall Roof Replacement Project; and

WHEREAS, the original contract amount is \$216,310.00 via Resolution #93-2017; and

WHEREAS, the Borough Engineer in letter dated June 16, 2017 takes no exception to payment #1 in the amount of \$110,687.47 which is attached to the original of this resolution; and

WHEREAS, payment #1 is hereby authorized to be issued to Mak Group, LLC 40 Summit Ave., Clifton, NJ 07026; and

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

Total Contract Amount	\$216,310.00	Resolution # 93-2017
Payment #1	\$110,687.47	Resolution #141-2017
Less 2% Retainage	(\$2,258.93)	
Total Remaining:	\$103,363.60	

NOW THEREFORE BE IT RESOVED, by the Governing Body of the Borough of Montvale payment #1 in the amount of \$110,687.47 be and is hereby issued.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



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.maserconsulting.com

June 16, 2017

VIA E-MAIL & HAND DELIVERY

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

Re: Montvale Borough Hall Roof Replacement
Progress Payment No. 1
Borough of Montvale, Bergen County, NJ
MC Project No. MVB-447A

Dear Ms. Iarossi-Alwan:

Mak Group, LLC, Contractor for the above referenced project, has requested Progress Payment No. 1 for the work related to the Montvale Borough Hall Roof Replacement. Our office has been monitoring the project and as-built quantities for contract items completed through June 8, 2017.

Enclosed please find the following documents:

- Progress Payment No. 1, dated 6/16/2017, prepared by Maser Consulting P.A., consisting of one (1) page;
- Two (2) - AIA Application for Payment forms, dated 6/8/17, prepared by Mak Group, LLC, certified by Maser Consulting on June 16, 2017, consisting of two (2) pages each.

The payment breakdown is as follows:

<u>Original Contract Amount (Base Bid)</u>	<u>\$216,310.00</u>
Amount Completed To Date	\$112,946.40
Less 2% Retainage	(\$2,258.93)
<u>Less Previous Payment</u>	<u>(\$0.00)</u>
Amount Due Progress Payment No. 1	\$110,687.47

Based upon our review, we recommend the processing of the attached Progress Payment No. 1 in the amount of **\$110,687.47** to Mak Group, LLC.



Maureen Iarossi-Alwan
MC Project No. MVB-447A
June 16, 2017
Page 2 of 2

Thank you for your kind attention to this matter. Please contact me if you have any questions.

Very truly yours,

MASER CONSULTING P.A.

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

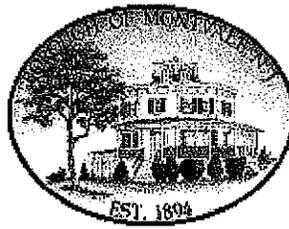
Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/tva

Enclosures

cc: Mayor and Council (via Clerk/Administrator)
Carl Bello, Borough Treasurer

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**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 142-2017**

A Resolution Awarding a Contract to The LandTek Group, Inc. for the Fieldstone School Turf Replacement Project Base Bid Plus Alternate A

WHEREAS, the Borough has the need for services to remove and replace certain synthetic turf at the Fieldstone School field, the materials for which will be provided under a separate contract; and
WHEREAS, the Borough did publicly solicit bids for this project pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., with bids due on May 23, 2017; and
WHEREAS, in response to said solicitation, two bids were received; and
WHEREAS, the Borough Attorney has reviewed these bids for compliance with the bid specifications; and
WHEREAS, after review of these bids, it was determined that the lowest responsive and responsible bidder appears to be The LandTek Group, Inc.; and
WHEREAS, Borough's Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that a contract for the above-referenced project shall be awarded as follows:

Bidder
 The LandTekGroup, Inc.
 235 County Line Road
 Amityville, New York 11701

In the amount of:
 BASE BID: \$395,033.50
ALT A: \$ 14,913.75
 TOTAL: \$409,947.25

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor



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.maserconsulting.com

June 20, 2017

VIA E-MAIL

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

Re: **Revised Recommendation of Award & Bid Summary**
Fieldstone Middle School Synthetic Turf Replacement
Borough of Montvale, Bergen County, New Jersey
MC Project No.: MVB-512

Dear Ms. Iarossi-Alwan:

At the request of the Borough, Maser Consulting received a revised quotation from FieldTurf dated June 13, 2017 that proposes to re-use, to the extent possible, the existing in-fill and top dress materials in the new synthetic turf installation. This includes the purchase of the new synthetic turf for the existing soccer fields, baseball outfield, baseball batter's box area, softball outfield and the entire softball infield, including the pitcher's mound and batter's box area. This change resulted in a credit (from their original proposal) in the amount of \$104,879.50. The total cost for the supply of the synthetic turf material has been reduced to **\$438,782.28**, which includes all proposed project Alternates (A1 through A6) listed on their attached Proposal.

In addition, separate bids were opened for the removal and disposal of the existing synthetic field turf and installation of a new synthetic field turf on Tuesday, May 23, 2017. The LandTek Group, Inc., 235 County Line Road, Amityville, NY 11701 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 two (2) bids received, this office recommends the award of the Base Bid and Alternate Bid "A" for the project in the amount of **\$409,947.25** to LandTek Group, Inc. A copy of the bid summary is attached.

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

As you know, the Mayor and Council included \$750,000.00 for this project in the 2017 budget. The above costs total **\$848,729.53**, or \$98,729.53 higher than the amount budgeted. Based on the above, the Borough will need to budget additional monies in the project to cover the costs above the original budgeted amount of \$750,000.00.



Maureen Iarossi-Alwan
MC Project No. MVB-512
June 20, 2017
Page 2 of 2

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', is written over the typed name.

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

ARH/cd

Attachments

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

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BOGGIA & BOGGIA, L.L.C.

COUNSELLORS AT LAW

71 MT. VERNON STREET

RIDGEFIELD PARK, NEW JERSEY 07660

PHILIP N. BOGGIA*
PRISCILLA M. BOGGIA
WILLIAM R. BETESH
JOSEPH W. VOYTUS**

*ALSO MEMBER OF N.Y., FLA., D.C. BAR &
CERTIFIED CIVIL TRIAL ATTORNEY

**ALSO MEMBER OF N.Y. BAR

TEL: (201) 641-0006
FAX: (201) 641-6649
E-MAIL: philip@boggialaw.com
priscilla@boggialaw.com
williambetesh@boggialaw.com
jwvoytus@boggialaw.com

30 May 2017

via email only
Mayor and Council
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

**RE: Bid Review, Checklist of Compliance and Recommendation of Award
Fieldstone School Turf Replacement Project**

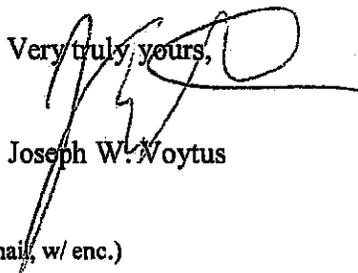
Dear Mayor and Council,

At the request of the Borough Administrator, we have reviewed the two bids submitted for the Fieldstone School Turf Replacement Project. A checklist documenting compliance of each of the two bidders is attached.

The lowest bid was submitted by The LandTek Group, Inc. in the amount of \$395,033.50 for the Base Bid, or \$409,947.25 for the Base Bid plus Alternate A. After reviewing these bids, it appears that LandTek's bid was complete and responsive to the bid specifications. We therefore would recommend that the contract be awarded to LandTek as the lowest responsible and responsive bidder for the Base Bid or the Base Bid plus Alternate A, subject to the availability of funds and recommendation of the Borough Engineer.

Please do not hesitate to contact me if you have any additional questions.

Very truly yours,


Joseph W. Voytus

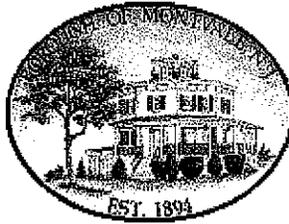
Enclosure

cc: Maureen Iarossi-Alwan, Borough Administrator/Clerk (via email, w/ enc.)
Andy Hipolit, P.E., Borough Engineer (via email, w/ enc.)

BOROUGH OF MONTVALE

FIELDSTONE SCHOOL TURF REPLACEMENT

Document	Landtek	AFA
Bid Proposal	x	x
Bid Bond	x	x
Consent of Surety	x	x
Non-Collusion Affidavit	x	x
Business Registration Certificate	x	x
Public Work Contractors Certificate	x	x
Experience Statement	x	x
Subcontractor List	x	x
Subcontractor Experience	x	x
Statement of Corporate Ownership	x	x
Equipment List	x	x
Litigation History	x	x
Acknowledged Receipt of Addenda	x	x
Site Visit Acknowledgment	x	x
Anti-Drug Plan	x	x
Iran Investment Certification	x	x
Affirmative Action Affidavit	x	x
ADA Affidavit	x	x
Compliant?	YES	YES



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 143-2017**

A Resolution Awarding a Contract to FieldTurf for the Provision of Artificial Turf for Fieldstone Middle School Synthetic Turf Replacement Project Through a Cooperative Purchasing Agreement with the Keystone Purchasing Network

WHEREAS, the Borough of Montvale has a need for goods in the form of Artificial Turf in connection with the Fieldstone Middle School Synthetic Turf Replacement Project; and

WHEREAS, consistent with P.L. 2011, c.139, and N.J.S.A. 52:34-6.2(b), the Borough is desirous of awarding this contract through a national cooperative purchasing agreement; and

WHEREAS, the Borough Engineer did solicit a quote from FieldTurf under the Keystone Purchasing Network, which the Borough had previously joined as a member; and

WHEREAS, FieldTurf submitted a proposal for the Base Bid plus Alternates A1-A6 in the amount of \$438,782.28, which includes a credit for the reuse of existing turf materials; and

WHEREAS, it was also determined that FieldTurf had submitted all required documentation for this solicitation; and

WHEREAS, consistent with P.L. 2011, c.139, the Borough Engineer did conduct a cost savings determination justifying the award of this contract under a national cooperative contract; and

WHEREAS, FieldTurf will be required to submit to the Borough a copy of its New Jersey Business Registration Certificate, Statement of Corporate Ownership, and Public Contract EEO Compliance, as well as all required political contribution disclosure forms, prior to execution of a contract; and

WHEREAS, the Borough provided notice to the public and potential bidders of its intention to make this award by way of a Notice of Intent to Award a Contract under a National Cooperative Purchasing Agreement, a copy of which notice is on file with the Borough Clerk, in advance of this award; and

WHEREAS, the Mayor and Council, in consultation with the Borough Engineer, have determined that sufficient funds are available to perform the work included in Base Bid plus Alternates A1 through A6; and

WHEREAS, FieldTurf's proposal was within the funds allocated for this project and within the Engineer's revised estimate for this work; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that a contract for the above-referenced project shall be awarded as follows:

Bidder
 FieldTurf
 7445 Cote-de-Liesse Road
 Montreal, Quebec H4T 1G2

In the amount of:
 Base Bid: \$495,794.00
 Alt A1: \$ 5,698.21
 Alt A2: \$104,879.50
 Alt A3: \$ 6,129.65
 Alt A4: \$ 1,317.58
 Alt A5: \$ 32,334.40
 Alt A6: \$ 2,387.94
TOTAL: 438,782.28

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor



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.maserconsulting.com

June 20, 2017

VIA E-MAIL

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

Re: **Revised Recommendation of Award & Bid Summary**
Fieldstone Middle School Synthetic Turf Replacement
Borough of Montvale, Bergen County, New Jersey
MC Project No.: MVB-512

Dear Ms. Iarossi-Alwan:

At the request of the Borough, Maser Consulting received a revised quotation from FieldTurf dated June 13, 2017 that proposes to re-use, to the extent possible, the existing in-fill and top dress materials in the new synthetic turf installation. This includes the purchase of the new synthetic turf for the existing soccer fields, baseball outfield, baseball batter's box area, softball outfield and the entire softball infield, including the pitcher's mound and batter's box area. This change resulted in a credit (from their original proposal) in the amount of \$104,879.50. The total cost for the supply of the synthetic turf material has been reduced to **\$438,782.28**, which includes all proposed project Alternates (A1 through A6) listed on their attached Proposal.

In addition, separate bids were opened for the removal and disposal of the existing synthetic field turf and installation of a new synthetic field turf on Tuesday, May 23, 2017. The LandTek Group, Inc., 235 County Line Road, Amityville, NY 11701 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 two (2) bids received, this office recommends the award of the Base Bid and Alternate Bid "A" for the project in the amount of **\$409,947.25** to LandTek Group, Inc. A copy of the bid summary is attached.

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

As you know, the Mayor and Council included \$750,000.00 for this project in the 2017 budget. The above costs total **\$848,729.53**, or \$98,729.53 higher than the amount budgeted. Based on the above, the Borough will need to budget additional monies in the project to cover the costs above the original budgeted amount of \$750,000.00.



Maureen Iarossi-Alwan
MC Project No. MVB-512
June 20, 2017
Page 2 of 2

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 'A. Hipolit'.

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

ARH/cd

Attachments

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

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THE ULTIMATE
SURFACE EXPERIENCE

Date: Tuesday, June 13, 2017

To: Andrew Hipolit
Maser Consulting on behalf of Montvale, NJ

Phone: 973-398-3110

Email: AHipolit@maserconsulting.com

From: Perry DiPiazza, NE Regional Vice-President of Sales

Phone: 201-776-7767

Email: Perry.Dipiazza@external.fieldturf.com

Subject: Fieldstone School, Montvale - KPN Materials Only Proposal

FieldTurf USA, Inc. is pleased to present the following proposal. Price estimates are based off of The Keystone Purchasing Network (KPN) pricing. KPN provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual schools do not have to duplicate the bidding process per KPN Contract # 201202-01.

	Description	Quantity	Units	Unit Price	Total
	Synthetic Turf				
1	Supply only of FieldTurf Classic HD 2" & Revolution 360 2" (FTHD-2 & FTRV360-2) *	190,690	SF	\$2.6000000	\$495,794.00
2	Inlaid Soccer Markings	6	EA	\$7,070.00	DONATED
3	Gmax Testing (1) Test at Install	1	EA	\$1,515.00	DONATED
					-
	Total Project				\$495,794.00
	Voluntary Alternates				
A1	Performance & Payment Bonds	1	LS	\$5,698.21	\$5,698.21
A2	Re-use of existing infill and top dress with ambient	190,690	SF	-\$0.55	-\$104,879.50
A3	GroomRight & SweepRight	1	LS	\$6,060.000000	\$6,060.00
	Performance & Payment Bonds	1	LS	\$69.65	\$69.65
	Total Alternate #3				\$6,129.65
A4	Supply only of Turf for Rust Homeplate Area of Baseball Field	501	SF	\$2.600000	\$1,302.60
	Performance & Payment Bonds	1	LS	\$14.98	\$14.98
	Total Alternate #4				\$1,317.58

Tuesday, June 13, 2017

A5	Supply only of Turf for Softball Infield	12,295	SF	\$2.600000	\$31,967.00
	Performance & Payment Bonds	1	LS	\$367.40	\$367.40
	Total Alternate #5				\$32,334.40
A6	Supply only of Turf for Rust Homeplate and Pitchers Mound Area of Softball Field	908	SF	\$2.600000	\$2,360.80
	Performance & Payment Bonds	1	LS	\$27.14	\$27.14
	Total Alternate #6				\$2,387.94

EXCLUSIONS:

- a) **Installation – Install and site work to be bid separately**
- b) The base upon which the FieldTurf field will be placed. FieldTurf shall not be responsible for the stability, the porosity, nor the approval of the base upon which the FieldTurf surface will be installed, the drainage system, nor any construction or modification of existing installations around the fields.
- c) The supply or installation of the field edging
- d) Any costs associated with necessary charges relating to the delineation of the field.
- e) Unless otherwise specified, does not include any G-max testing.
- f) The supply of manholes or clean-outs or grates, or supply of the manhole covers.
- g) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- h) Site security (I.E. Patrols)
- i) Small vehicle to tow FieldTurf maintenance equipment
- j) All applicable sales and use taxes, owner to provide a tax exempt certificate

NOTES:

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

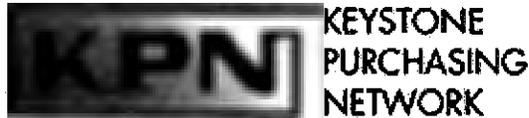
- a) **Alternates A4, A5, A6, and A7 are contingent upon materials being produced and shipped with main field ***
- b) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*;
- c) Final payment shall be upon the substantial completion of FieldTurf's obligations;
- d) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 1.5% per month (19.56% per annum);
- e) FieldTurf requires a minimum of 21 days after receiving final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires 28 days to install the Product subject to weather and *force majeure*.
- f) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles.
- g) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.

Tuesday, June 13, 2017

- h) FieldTurf shall be accountable for its negligence but shall not be bound by any penalty clauses.
- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.
- k) The FieldTurf product carries an 8 year 3rd party insured warranty; with exception on the home plate area, base paths and pitcher's mound which shall be 2 years instead of 8 years and there is no third party insurance.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction.

Please contact Eric Fisher if you have any questions or require additional information regarding FieldTurf's SmartBuy Cooperative Purchasing Program. 888-209-0065, ext. 246 or via e-mail at eric.fisher@fieldturf.com. Be sure to visit our website at www.fieldturf.com





BID TABULATION

DATE: TUESDAY, MAY 23, 2017 @ 11 A.M.
 NAME OF PROJECT: FIELDSTONE SCHOOL TURF REPLACEMENT

MC PROJECT NO.: MVB-512
 MUNICIPALITY: BOROUGH OF MONTVALE
 COUNTY: BERGEN COUNTY, NJ

BIDDER 1	BIDDER 2
The LandTek Group, Inc. 235 County Line Road Amthville, NY 11701	Athletic Fields of America 145 River Road Montvale, NJ 07045

BASE BID REMOVAL AND REPLACEMENT OF SYNTHETIC TURF SOCCER FIELDS AND OUTFIELDS

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	SOIL EROSION AND SEDIMENT CONTROL MEASURES	LS	1.00	\$ 6,000.00	\$ 6,000.00	\$ 1,760.00	\$ 1,760.00
2	CLEARING SITE	LS	1.00	\$ 7,200.00	\$ 7,200.00	\$ 5,625.00	\$ 5,625.00
3	NJDOT COARSE AGGREGATE NO. 8 (IF/WHERE DIRECTED)	CY	15.00	\$ 71.00	\$ 1,065.00	\$ 60.00	\$ 900.00
4	HMA MILLING, 3" OR LESS (IF/WHERE DIRECTED)	SY	178.00	\$ 10.25	\$ 1,834.75	\$ 20.00	\$ 3,580.00
5	HOT MIX ASPHALT 9.5M84 SURFACE COURSE, 2" THICK (IF/WHERE DIRECTED)	TON	22.00	\$ 715.00	\$ 15,730.00	\$ 200.00	\$ 4,400.00
6	9" X 18" CONCRETE VERTICAL CURB, WITH 2" FULL DEPTH REPAIR STRIP (IF/WHERE DIRECTED)	LF	14.00	\$ 85.00	\$ 1,190.00	\$ 100.00	\$ 1,400.00
7	REPLACEMENT OF EXISTING CONCRETE TURF FOOTING INCLUDING NAILER BOARD (IF/WHERE DIRECTED)	LF	128	\$ 60.00	\$ 7,680.00	\$ 30.00	\$ 3,840.00
8	REPLACEMENT OF EXISTING NAILER BOARD (IF/WHERE DIRECTED)	LF	511.00	\$ 3.75	\$ 1,916.25	\$ 10.00	\$ 5,110.00
9	REMOVAL AND PROPER DISPOSAL OF EXISTING SYNTHETIC TURF INCLUDING INFILL	SF	193,622.00	\$ 0.40	\$ 77,448.80	\$ 0.89	\$ 172,323.58
10	REMOVAL AND REPLACEMENT OF EXISTING PITCHER'S MOUND AND BATTER'S BOXES	SF	1,466.00	\$ 9.25	\$ 13,578.00	\$ 5.00	\$ 7,340.00
11	INSTALLATION OF SYNTHETIC TURF SURFACE INCLUDING INFILL	SF	193,622.00	\$ 1.20	\$ 232,346.40	\$ 0.94	\$ 182,004.68
12	INSTALLATION OF UNDERPAD (IF/WHERE DIRECTED)	SF	193,622.00	\$ 0.15	\$ 29,043.30	\$ 0.04	\$ 7,744.88
TOTAL BASE BID					\$ 398,033.60		\$ 398,016.14

ALTERNATE BID 'A' REMOVAL AND REPLACEMENT OF SYNTHETIC TURF INFIELD

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1A	REMOVAL AND PROPER DISPOSAL OF EXISTING SYNTHETIC TURF INCLUDING INFILL	SF	13,422	\$ 0.40	\$ 5,368.80	\$ 1.16	\$ 15,589.52
2A	REMOVAL AND REPLACEMENT OF EXISTING PITCHER'S MOUND AND BATTER'S BOXES (CREDIT) (INSERT UNIT COST FOR PAY ITEM NO. 10)	SF	(927)	\$ 9.25	\$ (8,574.75)	\$ 3.00	\$ (2,781.00)
3A	INSTALLATION OF SYNTHETIC TURF SURFACE INCLUDING INFILL	SF	13,422	\$ 1.20	\$ 16,106.40	\$ 2.50	\$ 33,555.00
4A	INSTALLATION OF UNDERPAD (IF/WHERE DIRECTED)	SF	13,422	\$ 0.15	\$ 2,013.30	\$ 0.28	\$ 3,892.38
TOTAL ALTERNATE BID 'A'					\$ 14,913.75		\$ 50,235.90

*Contractor added wrong

BID SCENARIO	TOTAL AMOUNT	TOTAL AMOUNT
BASE BID	\$ 398,033.60	\$ 398,016.14
BASE BID + ALTERNATE BID A	\$ 408,947.25	\$ 448,254.04



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 144-2017**

A Resolution Approving a Settlement Agreement with Intervenor Hornrock Properties MPR, LLC in Connection with the Borough's Affordable Housing Declaratory Judgment Action, and Authorizing a Request to the Trial Court to Hold a Fairness Hearing Concerning the Settlement Agreement

WHEREAS, Hornrock Properties, MPR, LLC is the current owner of property that consists of a total of approximately thirty-seven (37) acres and which property formerly served as corporate headquarters for Sony, Inc. (the "Sony Campus"); and

WHEREAS, approximately thirty (30) of the thirty-seven (37) acres that comprise the Sony Campus are located in the Borough of Park Ridge on property that is identified on the Park Ridge tax maps as Block 301, Lot 1 (hereinafter, the "Park Ridge Property"); and

WHEREAS, the remaining approximately seven (7) acre portion of the Sony Campus is located on property within the Borough of Montvale (the "Borough" or "Montvale"), which property is identified on the Borough tax maps as Block 3302, Lot 1 (the "Property"), and on a small piece of property within the Borough of Woodcliff Lake, which property is identified on the Woodcliff Lake tax maps as Block 204, Lot 2 (the "Woodcliff Lake Parcel"); and

WHEREAS, the Property located in the Borough of Montvale must be accessed through the Park Ridge Property, approval of which access must be obtained from the Borough of Park Ridge; and

WHEREAS, pursuant to the Mount Laurel Doctrine as expressed in Southern Burl. Co. NAACP v. Tp. of Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II"), the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. and applicable regulations promulgated by the Council on Affordable Housing pursuant to the FHA, the Borough has a constitutional obligation to provide its fair share of the region's need for affordable housing; and

WHEREAS, on March 10, 2015, the New Jersey Supreme Court issued its decision In re N.J.A.C. 5:96 & N.J.A.C. 5:97, 221 N.J. 1 (2015) ("Mount Laurel IV"), establishing a process whereby the New Jersey trial courts would assume jurisdiction over municipal compliance with the Mount Laurel Doctrine; and

WHEREAS, pursuant to the direction of the Mount Laurel IV decision, the Borough initiated a declaratory judgment action captioned IN THE MATTER OF THE PETITION FOR APPROVAL OF THE HOUSING ELEMENT AND FAIR SHARE PLAN AND SPENDING PLAN PURSUANT TO THE FAIR HOUSING ACT, N.J.S.A. 52:27D-313, AND THE NEW JERSEY CONSTITUTION, BY THE BOROUGH OF MONTVALE, a municipal Corporation of the State of New Jersey, Docket No.: L-6141-15 in an effort to establish the Borough's compliance with its Third Round Mount Laurel obligation (the "Borough Compliance Action"); and

WHEREAS, Hornrock sought and was granted intervention into the Borough Compliance Action to ensure the Borough's satisfaction with its Third Round Mount Laurel obligation, which obligation would be determined by the trial court; and

WHEREAS, the trial court and the court-appointed Special Master, Frank Banisch, encouraged the Borough and Hornrock to engage in mediation and settlement discussions in order to determine whether an amicable settlement could be reached on a potential inclusionary development on the Property that would be fair and reasonable to the region's low- and moderate-income households and acceptable to both the Borough and Hornrock; and

WHEREAS, the Borough was represented in these negotiations by the Borough Attorney and the Borough Planner, with additional consultation and input received from the Planning Board Attorney and the Borough Engineer; and

WHEREAS, the Borough and Hornrock have negotiated the terms of a Settlement Agreement that is acceptable to Hornrock and its representatives; and

WHEREAS, the Settlement Agreement establishes a process for a potential Master Plan Reexamination and Master Plan Amendment, followed by a potential Zoning Amendment for the Property, which would permit the development of 160 multi-family residential units, inclusive of a 15% affordable unit set-aside, along with other terms and conditions that are set forth at length in the proposed Settlement Agreement; and

WHEREAS, the Borough's professionals have recommended the approval of the proposed Settlement Agreement by the Mayor and Council; and

WHEREAS, upon approval of the Settlement Agreement, same will be subject to a Fairness Hearing before the trial court upon notice to the protected class and the general public, to determine whether the terms of the Settlement Agreement are fair and reasonable to the region's low- and moderate-income households according to the principles set forth in Morris County Fair Housing Council v. Boonton Tp., 197 N.J. Super. 359 (Law Div. 1984), *affd o.b.*, 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Bor. of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996); and

WHEREAS, the Settlement Agreement is contingent upon the trial court's approval of the Settlement Agreement following said Fairness Hearing.

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

1. All of the recitals above are expressly incorporated as if set forth herein at length.
2. The Mayor and Borough Clerk are hereby authorized and empowered to execute the Settlement Agreement in substantially the form provided, subject to approval of any non-substantive changes by the Borough Attorney.
3. Upon execution of the Settlement Agreement, the Borough Attorney is authorized to request a date from the trial court for a Fairness Hearing as contemplated therein.
4. All Borough officials are hereby authorized and empowered to take all steps necessary and appropriate to effectuate the terms of this Resolution and the Settlement Agreement.

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

Adopted: June 27, 2017

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$401,683.97	Bill List Wire 6/27/17
	<u>237,166.60</u>	Wires/Manual Checks
Current TOTAL	638,850.57	
Escrow - Trust	100,154.51	Bill List Wire 6/27/17
Engineer Trust	400.00	Bill List Wire 6/27/17
Recreation Trust	980.00	Bill List Wire 6/27/17
Open Space Trust	69,000.60	Bill List Wire 6/27/17
Capital Fund	110,687.47	Bill List Wire 6/27/17

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 6/27/17*

Introduced by: _____

Approved: 6/27/17

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
June 27, 2017

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		6/13/17	Payroll Account	146,285.13
WIRE		6/13/17	Salary Account	90,213.12
WIRE		6/13/17	FSA Account	<u>668.35</u>
	Total			<u>237,166.60</u>

June 22, 2017
10:14 AM

Borough of Montvale
Bill List By Vendor Id

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
001001 ALL TRAFFIC SOLUTIONS												
	17-00549	05/08/17	PD SPEED ALERT MESSAG SIGN									
	1		PD SPEED ALERT MESSAG SIGN	10,036.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	05/08/17	06/22/17		4000741+4000647	N
	Vendor Total:			10,036.00								
00146 PSE&G CO.												
	17-00728	06/20/17	PSE&G GAS CHARGES MAY									
	1	6772525604	12 MERCEDES DR	339.58	7-01-31-829-078	B NATURAL GAS - 12 MERCEDES	R	06/20/17	06/22/17		MAY	N
	2	6502643000	MEMORIAL DR SR CTR	87.11	7-01-31-829-086	B NATURAL GAS - ONE MEMORIAL	R	06/20/17	06/22/17		MAY	N
	3	6532701009	CHESTNUT RDG TS ELE	194.09	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	4	6530025502	RAILROAD AVE. REC.	39.85	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	5	6600192208	VLV VIEW TER	15.70	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	6	6673192003	31 W GRAND AVE. DPW	37.86	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	7	6702243308	159 CHESTNUT RDG RD	56.38	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	8	6703262608	43 HUFF TER	13.75	7-01-31-829-070	B NATURAL GAS	R	06/20/17	06/22/17		MAY	N
	Vendor Total:			784.32								
00163 STAR PRESS, INC.												
	17-00581	05/16/17	Envelopes									
	1		window envelopes	250.00	7-01-20-701-023	B PRINTING & BINDING	R	05/16/17	06/22/17		23631	N
	2		envelopes regular	250.00	7-01-20-701-023	B PRINTING & BINDING	R	05/16/17	06/22/17		23631	N
	Vendor Total:			500.00								
00212 RHODE ISLAND NOVELTY												
	17-00623	05/24/17	Game Trailer Prizes+Giveaways									
	1		Game Trailer Prizes+Giveaways	482.59	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/24/17	06/22/17		IN-3710151	N
	Vendor Total:			482.59								

June 22, 2017
10:14 AM

Borough of Montvale
Bill List By Vendor Id

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
00258 ROCKLAND ELECTRIC COMPANY												
	17-00686	06/12/17	9555848004 BORO STREET LIGHTS									
	1		9555848004 BORO STREET LIGHTS	8,642.10	7-01-31-826-075	B STREET LIGHTING	R	06/12/17	06/22/17		JUNE	N
	Vendor Total:			8,642.10								
00284 DAVID ZUIDEMA, INC												
	17-00582	05/16/17	Portable Toilets-DITP									
	1		Portable Toilets-DITP	375.00	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/16/17	06/22/17		94034	N
	Vendor Total:			375.00								
00389 THE FRESH MARKET												
	17-00729	06/20/17	ESCROW AND BOND REFUND									
	1		ESCROW AND BOND REFUND	1,299.08	E-08-00-210-06A	B The Fresh Market, Inc (3101/1,2,3)	R	06/20/17	06/22/17		RES.NO.132-2017	N
	2		ESCROW AND BOND REFUND	119.77	E-08-00-210-06B	B The Fresh Market, Inc. -Interest	R	06/20/17	06/22/17		RES.NO.132-2017	N
	3		ESCROW AND BOND REFUND	33,630.20	E-08-00-210-06C	B The Fresh Market -bond	R	06/20/17	06/22/17		RES.NO.132-2017	N
				<u>35,049.05</u>								
	Vendor Total:			35,049.05								
00402 MUNICIPAL CAPITAL CORPORATION												
	17-00210	02/06/17	COPY MACHINE LEASE CONTR.2017									
	7		COPY MACHINE LEASE CONTR.2017	299.00	7-01-20-701-061	B LEASED EQUIPMENT	R	04/28/17	06/22/17		4975270317/JUNE	N
	Vendor Total:			299.00								
00554 BERGEN MUNI.EMPL BENEFITS FUND												
	17-00716	06/19/17	HEALTH BENEFITS -JUNE 2017									
	1		MEDICAL BENEFITS -JUNE 2017	70,413.00	7-01-23-733-096	B OTHER CONTRACTUAL - BMED	R	06/19/17	06/22/17		JUNE 2017	N
	2		DENTAL BENEFITS -JUNE 2017	3,673.00	7-01-23-733-095	B DENTAL	R	06/19/17	06/22/17		JUNE 2017	N
	3		PRESCRIPT BENEFITS -JUNE 2017	22,186.00	7-01-23-733-097	B PRESCRIPTION	R	06/19/17	06/22/17		JUNE 2017	N
				<u>96,272.00</u>								
	Vendor Total:			96,272.00								

June 22, 2017
10:14 AM

Borough of Montvale
Bill List By Vendor Id

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
00705 APPROVED SURGICAL SUPPLIES INC												
	17-00410	04/06/17	PD OXYGEN REFILLS									
			1 PD OXYGEN REFILLS	240.00	7-01-25-745-102	B OXYGEN TANK/FIRE EXT - M & R	R	04/06/17	06/22/17		39751+39823+398	N
Vendor Total:				240.00								
00720 LEXIS NEXIS												
	17-00589	05/18/17	2017 NJ CRIMINAL MV LAW BOOK									
			1 2017 NJ CRIMINAL MV LAW BOOK	72.08	7-01-25-745-033	B BOOKS & PUBLICATIONS	R	05/18/17	06/22/17		93038593	N
Vendor Total:				72.08								
00730 BOGGIA & BOGGIA ESQS												
	17-00168	01/27/17	LEGAL FEES 2017			B						
			76 LEGAL SERVICES THROUGH 4/28/17	775.32	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27720	N
			77 GENERAL BID MATTERS	98.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27721	N
			78 DPW FEDERAL ACTION	462.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27722	N
			79 DEPIERO FARMS DEVELOPMENT	84.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27724	N
			80 LIBOCK V BEAR BAN BLDRS LLC	2,044.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27725	N
			81 MERCEDES REDEVELOPMENT	252.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27726	N
			82 MONTVALE INTERSECTION IMPROV.	1,175.30	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27727	N
			83 PLAYGROUND	84.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27728	N
			84 J.ABRAMS-B.C PROSECUT.OFFICE	168.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27729	N
			85 25 W GRAND AVENUE	42.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27730	N
			86 MILLER V.WILSON	588.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27731	N
			87 HORNROCK SETTLEMENT	1,932.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/22/17		27732	N
			88 BERGEN COUNTY TAX APPEALS 2017	2,058.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27733	N
			89 MACK-CALI PROPERTIES TX APPEAL	126.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27734	N
			90 US BANK OF AM. TAX APPEAL	294.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27735	N
			91 KPMG TAX APPEAL	644.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27736	N
			92 MACK PROPERTIES TAX APPEAL	112.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27737	N
			93 HORNROCK PROPERTIES TAX APPEAL	154.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27738	N
			94 20 CRAIG RD TAX APPEAL	272.98	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27739	N
			95 SUMMIT PLAZA INC.TAX APPEAL	258.98	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27740	N
			96 ARE 100 PHILIPS TAX APPEAL	266.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27741	N
			97 HUB PROPERTIES TAX APPEAL	112.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27742	N
			98 14 PHILIPS PARKWAY TAX APPEAL	256.20	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27743	N
			99 GREGG KRAVATZ TAX APPEAL	70.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		27744	N

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00731 MASER CONSULTING P.A.				Continued								
17-00552	05/09/17	TREE ORDINANCE			B							
		2 TREE ORDINANCE	1,526.50	7-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	05/09/17	06/22/17			406280	N
17-00595	05/18/17	ESCROW PAYMENTS										
		1 MISRAD ASSOCIATES 703/7	405.00	E-08-00-215-12A	B Misrad Associates (703/7)	R	05/18/17	06/22/17			406633	N
		2 EXXON (GALLAGHER) 2601/31	81.00	E-08-00-214-16A	B Chestnut Ridge Exxon(Gallagher)(2601/31)	R	05/18/17	06/22/17			406630	N
		3 ST. JOSEPH HS. 3004/1	486.00	E-08-00-217-09A	B St Joseph's High School (3004/1)	R	05/18/17	06/22/17			406626	N
		4 CHESTNUT RDG SHOP CTR. 3101/1	243.00	E-08-00-214-08A	B CHESTNUT RIDGE SHOP CTR-URSTADT(3101/1)	R	05/18/17	06/22/17			406615	N
		5 ROADWAY DESIGN ACCT.NO. 21309	20,722.25	E-08-00-213-09A	B Mtv\ Dev Assoc-Road Improv/Maser	R	05/18/17	06/22/17			406607	N
			21,937.25									
17-00636	05/30/17	ESCROW PAYMENTS										
		1 AMAZING GRACE 2408/3	217.50	E-08-00-212-08A	B AMAZING GRACE PARTNERS LLC (2408/3)	R	05/30/17	06/22/17			408848	N
		2 MONTVALE DEVELOPERS ASSOCIATES	181.25	E-08-00-213-07A	B Mtv\ Dev-Hekemian Group (2802/2&3)	R	05/30/17	06/22/17			408878	N
			398.75									
17-00637	05/30/17	SLACKAM/CAMISCOLI										
		1 SLACKMAN 1201/31	130.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/30/17	06/22/17			356197	N
		2 SLACKMAN 1201/31	70.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/30/17	06/22/17			369529	N
		3 CAMISCOLI 204/12	200.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/30/17	06/22/17			407539	N
			400.00									
17-00675	06/07/17	ESCROW PAYMENTS										
		1 AMAZING GRACE 2408/3	1,551.00	E-08-00-212-08A	B AMAZING GRACE PARTNERS LLC (2408/3)	R	06/07/17	06/22/17			406634	N
		2 PD3 PARAGON 2002/2	837.00	E-08-00-217-14A	B PD 3 PARAGON, LLC (2002/2)	R	06/07/17	06/22/17			377449	N
		3 SHARP ELECTRONICS 2001/4	4,017.50	E-08-00-216-07A	B Sharp Electronics (2001/4)	R	06/07/17	06/22/17			369667	N
		4 SHARP ELECTRONICS 2001/4	834.00	E-08-00-216-07A	B Sharp Electronics (2001/4)	R	06/07/17	06/22/17			377447	N
			7,239.50									
17-00676	06/07/17	ESCROW PAYMENTS										
		1 TONELLI 2002/14	108.75	E-08-00-217-19A	B TONELLI DEV CORP (2002/14)	R	06/07/17	06/22/17			408852	N
		2 PD 3 PARAGON LLC	72.50	E-08-00-217-14A	B PD 3 PARAGON, LLC (2002/2)	R	06/07/17	06/22/17			404459	N
		3 PD 3 PARAGON 2002/2	145.00	E-08-00-217-14A	B PD 3 PARAGON, LLC (2002/2)	R	06/07/17	06/22/17			370056	N

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00731 MASER CONSULTING P.A.													
	17-00676	06/07/17	ESCROW PAYMENTS			Continued							
	4		SHARP ELECTRONICS CORP.2001/4	36.25	E-08-00-216-07A		B Sharp Electronics (2001/4)	R	06/07/17	06/22/17		370055	N
				362.50									
			Vendor Total:	36,631.50									
00737 NORTHWEST BERGEN CENTRAL													
	17-00092	01/16/17	DISPATCH SERVICE FEES 2017			B							
	4		DISPATCH SERVICE FEES 2017	47,230.78	7-01-40-250-029		B OTHER CONTRACTUAL ITEMS	R	05/02/17	06/22/17		13127	N
			Vendor Total:	47,230.78									
00745 WASTE MANAGEMENT OF NEW JERSEY													
	17-00123	01/23/17	GARBAGE COLLECTION 2017			B							
	11		GARBAGE COLLECTION MAY	45,395.16	7-01-26-770-029		B OTHER CONTRACTUAL ITEMS	R	05/02/17	06/22/17		2537272-1374-1	N
	12		RECYCLING TAX MAY	588.84	7-01-26-771-029		B RECYCLING TAX - OTHER CONTRACTUAL	R	01/23/17	06/22/17		2537272-1374-1	N
				45,984.00									
			Vendor Total:	45,984.00									
00896 GIAMMARINO, MICHAEL													
	17-00074	01/11/17	INTERPRETER SERVICES 2017			B							
	15		INTERPRETER SERVICES 2017	72.00	7-01-42-855-028		B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		6/14/17	N
	16		INTERPRETER SERVICES 2017	78.00	7-01-41-250-028		B OTHER PROFESSIONAL/CONSULTING SERVICES	R	05/02/17	06/22/17		6/14/17	N
	17		INTERPRETER SERVICES 2017	84.00	7-01-42-855-028		B OTHER PROF/CONSULTANT SERVICES	R	05/02/17	06/22/17		6/14/17	N
	18		INTERPRETER SERVICES 2017	91.00	7-01-41-250-028		B OTHER PROFESSIONAL/CONSULTING SERVICES	R	05/02/17	06/22/17		6/14/17	N
				325.00									
			Vendor Total:	325.00									
00934 RIVER VALE TOWNSHIP													
	17-00570	05/15/17	RECYCLING REIMBURS.										
	1		RECYCLING REIMBURS.	288.10	7-01-26-773-029		B OTHER CONTRACTUAL ITEMS-RECYCLING	R	05/15/17	06/22/17		REIMB	N

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01210 GOSETOWN COMMUNICATIONS												
	17-00382	03/30/17	PD PORTABLE RADIO REPAIR		B		R	03/30/17	06/22/17		96187	N
	1		PD PORTABLE RADIO REPAIR	445.50	7-01-25-745-079	B COMMUNICATION EQUIP MAINT/REPR						
	Vendor Total:			445.50								
01211 TURN OUT UNIFORMS & CO.												
	17-00528	05/03/17	MCDOWELL UNIFORMS		B		R	05/03/17	06/22/17		CLOTHING	N
	1		MCDOWELL UNIFORMS	372.94	7-01-25-745-263	B MC DOWELL, DOUGLAS R - CLOTHING						
	2		DILAURI & WERBA INITIAL ISSUE	127.90	7-01-25-745-255	B DI BLASI, DAVID - CLOTHING		06/13/17	06/22/17		CLOTHING	N
	3			850.00	7-01-25-745-266	B CLOTHING		06/13/17	06/22/17		CLOTHING	N
	4		DUBELBEISS	12.00	7-01-25-745-273	B DUBELBEISS RYAN - CLOTHING		06/22/17	06/22/17		173498	N
				1,362.84								
	Vendor Total:			1,362.84								
01335 HACKENSACK UNIVERSITY MEDICAL												
	17-00308	03/07/17	HEALTH AWARENESS PROGRAM 2017		B		R	03/07/17	06/22/17		B-0617-C	N
	4		HEALTH AWARENESS PROGRAM 2017	715.50	7-01-27-785-029	B OTHER CONTRACTUAL ITEMS						
	Vendor Total:			715.50								
01409 NARITA MARAJ, LLC												
	17-00137	01/24/17	RECORDS MANAGEMENT SVS 2017		B		R	05/02/17	06/22/17		MTV-2017-010	N
	12		RECORD MANAGEMENT SERVICES	403.54	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES						
	Vendor Total:			403.54								
01471 RTCCIARDELLA ELECTRIC INC.												
	17-00268	02/27/17	REPAIR DOWNTOWN LIGHT		B		R	02/27/17	06/22/17		3037	N
	1		REPAIR DOWNTOWN LIGHT	826.35	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS						
	Vendor Total:			826.35								

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01555 COUNTY OF BERGEN												
	17-00719	06/19/17	POLLING PLACE RENTALS 2017 PRI									
	1		POLLING PLACE RENTALS	80.00	7-01-20-702-029	B OTHER CONTRACTUAL ITEMS	R	06/19/17	06/22/17		95010	N
	Vendor Total:			80.00								
01593 AMERICAN LAWN SPRINKLER CO.												
	17-00583	05/16/17	SPRING TURN ON AND REPAIRS									
	1		SPRING TURN ON 2017	650.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	05/16/17	06/22/17		164205	N
	2		REPAIRS TO BOROUGH SPRINKLERS	2,397.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	05/16/17	06/22/17		164206	N
				3,047.00								
	Vendor Total:			3,047.00								
01625 TANK 1 PETRO TEST CORP.												
	17-00569	05/12/17	EXCAVATE UNDERGROUND WASTE OIL									
	1		EXCAVATE & REPIPE UNDERGROUND	3,560.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	05/12/17	06/22/17		92560	N
	Vendor Total:			3,560.00								
01643 LISA DENT												
	17-00695	06/14/17	DITP Supplies									
	1		DITP Supplies	112.35	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	06/14/17	06/22/17		REIMB.SUPPLIES	N
	Vendor Total:			112.35								
01653 SNS ARCHITECTS & ENGINEERS, PC												
	17-00629	05/26/17	SECURITY UPGRADES IN BLDG DEPT									
	1		SECURITY UPGRADES IN BLDG DEPT	868.36	7-01-44-816-000	B VARIOUS OFFICE IMPROVEMENTS - UCC	R	05/26/17	06/22/17		16077	N
	Vendor Total:			868.36								
01659 ORIENTAL TRADING												
	17-00624	05/24/17	DITP Game Trailer Prizes									
	1		DITP Game Trailer Prizes	682.70	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/24/17	06/22/17		683997612-01	N
	Vendor Total:			682.70								

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Item Description	Amount	Charge Account	Acct Type Description								
01660 SOUTH JERSEY ENERGY											
17-00692 06/13/17 SOUTH JERSEY ENERGY GAS CHARGE											
1 11039874003542 12 MERCEDES DR	1,330.88	7-01-31-829-078	B NATURAL GAS - 12 MERCEDES	R	06/13/17	06/22/17				687950ES	N
2 8121483547414 MEMORIAL DR SR C	123.32	7-01-31-829-086	B NATURAL GAS - ONE MEMORIAL	R	06/13/17	06/22/17				687948ES	N
3 8605251103520 VLY VIEW TER	5.14	7-01-31-829-070	B NATURAL GAS	R	06/13/17	06/22/17				687948ES	N
4 9091952302487 31 W GRAND DPW	41.10	7-01-31-829-070	B NATURAL GAS	R	06/13/17	06/22/17				687950ES+	N
5 1152908430247 159 CHESTNUT RDG	71.94	7-01-31-829-070	B NATURAL GAS	R	06/13/17	06/22/17				687855ES	N
6 9335070002500 RAILROAD AVE.REC	46.24	7-01-31-829-070	B NATURAL GAS	R	06/13/17	06/22/17				687853ES	N
	1,618.62										
Vendor Total:	1,618.62										
01668 PLAYWORLD SYSTEMS											
17-00431 04/14/17 PLAYGROUND AT HUFF PARK											
1 PLAYGROUND AT HUFF PARK	69,000.60	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	04/14/17	06/22/17				PR11-16	N
2 OPEN SPACE GRANT	21,093.00	7-01-43-326-029	B OTHER CONTRACTUAL - HUFF PARK	R	05/09/17	06/22/17				PR11-16	N
	90,093.60										
Vendor Total:	90,093.60										
01669 FUN TIME ENTERTAINMENT LLC											
17-00699 06/15/17 Additional Ride for DITP											
1 Additional Ride for DITP	300.00	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	06/15/17	06/22/17				07140	N
Vendor Total:	300.00										
01675 MAK GROUP, LLC											
17-00562 05/10/17 BORO HALL ROOF REPLACEMENT											
2 BORO HALL ROOF REPLACEMENT	110,687.47	C-04-55-413-C00	B IMPROVEMENT TO BUILDINGS AND GROUNDS	R	05/10/17	06/22/17				PAYMENT NO.1	N
Vendor Total:	110,687.47										
01681 D.L.A. CONSTRUCTION LLC											
17-00679 06/07/17 WORK DONE AT MONTVALE TRAIN ST											
1 WORK DONE AT MONTVALE TRAIN	3,302.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	06/07/17	06/22/17				6/2/17	N
17-00694 06/13/17 WORK AT MONTVALE SENIOR CENTER											
1 REPALCE DAMAGED DRYWALL	4,910.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	06/13/17	06/22/17				6/6/17	N

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01681 D.L.A. CONSTRUCTION LLC Continued												
	17-00694	06/13/17	WORK AT MONTVALE SENIOR CENTER	Continued								
	2		SEAL LEAKS IN ROOF AND ATRIUM	4,879.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	06/13/17	06/22/17		6/6/17	N
	3		REPAIR SETTLE.FRONT WALK PAVERS	1,685.00	7-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	06/13/17	06/22/17		6/10/17	N
				11,474.00								
			Vendor Total:	14,776.00								
01683 CEIA USA												
	17-00619	05/23/17	Scanner Repair									
	1		Scanner Repair	86.40	7-01-42-855-053	B OFFICE EQUIPMENT	R	05/23/17	06/22/17		RMA02738	N
	2		Scanner Repair	93.60	7-01-41-250-053	B OFFICE EQUIPMENT	R	05/23/17	06/22/17		RMA02738	N
				180.00								
			Vendor Total:	180.00								
01686 DOBROW, JAMES												
	17-00645	06/01/17	Tennis Lesson Refund									
	1		Tennis Lesson Refund	80.00	T-19-56-286-107	B TENNIS INSTRUCTION	R	06/01/17	06/22/17		TENNIS LESS.REF	N
			Vendor Total:	80.00								
01687 JOHN MARSHALL WEATHER LLC												
	17-00655	06/05/17	Summer Camp Weather Show									
	1		Summer Camp Weather Show	900.00	T-19-56-286-106	B SUMMER CAMP	R	06/05/17	06/22/17		SUMMER CAMP	N
			Vendor Total:	900.00								
01689 RUSSELL DILAURI												
	17-00696	06/14/17	REIM 2 BULLET PROOF VESTS									
	1		REIM 2 BULLET PROOF VESTS	1,600.00	7-01-43-310-058	B OTHER EQUIPMENT & SUPPLIES	R	06/14/17	06/22/17		6/13/17	N
			Vendor Total:	1,600.00								
01692 EQUITY ESTATES, LLC												
	17-00706	06/16/17	ESCROW PERFORM.BOND REFUND									
	1		ESCROW PERFORMANCE BOND REFUND	12,212.07	E-08-00-214-10A	B Equity Estates LLC (1501/21)	R	06/16/17	06/22/17		RES.#134-2017	N
	2		ESCROW PERFORMANCE BOND REFUND	42.58	E-08-00-214-10B	B Equity Estates -INTEREST (1501/21)	R	06/16/17	06/22/17		RES.#134-2017	N

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01692 EQUITY ESTATES, LLC												
Continued												
17-00706	06/16/17	ESCROW PERFORM. BOND REFUND	Continued									
3		ESCROW PERFORMANCE BOND REFUND	18,979.56	E-08-00-214-10C	B Equity Estates -BOND (1501/21)	R	06/16/17	06/22/17			RES.#134-2017	N
			31,234.21									
Vendor Total:			31,234.21									
01694 AFFORDABLE HOUSING PROF. OF NJ												
17-00714	06/19/17	membership										
1		membership	95.00	7-01-21-720-044	B PROFESSIONAL ASSOCIATION DUES	R	06/19/17	06/22/17			MEMBERSHIP	N
17-00715	06/19/17	class										
1		class of affordable housing	65.00	7-01-21-720-042	B EDUCATION/TRAINING/SEMINARS	R	06/19/17	06/22/17			1952	N
Vendor Total:			160.00									
01695 BUILDERS TITLE AGENCY												
17-00723	06/19/17	TITLE TO LAND 1002/5 & 1002/3										
1		TITLE TO LAND BLOCK 1002 LOT 5	810.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	06/19/17	06/22/17			BTA33129	N
2		TITLE TO LAND BLOCK 1002 LOT 3	2,300.00	7-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	06/19/17	06/22/17			BTA33130	N
			3,110.00									
Vendor Total:			3,110.00									
02408 MCDOWELL, DOUGLAS												
17-00707	06/16/17	REIMBURSEMENT BOOTS										
1		REIMBURSEMENT BOOTS	84.99	7-01-25-745-263	B MC DOWELL, DOUGLAS R - CLOTHING	R	06/16/17	06/22/17			REIMB. BOOTS	N
Vendor Total:			84.99									
03060 TRI-STATE TECHNICAL SERVICES												
17-00162	01/27/17	2017 COMPUTER MAINTENANCE			B							
7		2017 COMPUTER MAINTENANCE	691.67	7-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	05/02/17	06/22/17			25999/JUNE	N
17-00163	01/27/17	2017 ACCESS/SPECIAL MICROSOFT			B							
7		2017 ACCESS/SPECIAL MICROSOFT	312.00	7-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	05/02/17	06/22/17			25026/JUNE	N

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03727 STAPLES BUSINESS ADVANTAGE Continued												
	17-00606	05/22/17	PD OFFICE SUPPLIES	84.14	7-01-25-745-036	B OFFICE SUPPLIES	R	05/22/17	06/22/17		3341386193	N
			1 PD OFFICE SUPPLIES									
			Vendor Total:	1,387.62								
03743 S&S WORLDWIDE INC												
	17-00620	05/23/17	Two-Way Radios	433.86	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/23/17	06/22/17		9671817	N
			1 Two-Way Radios									
			Vendor Total:	433.86								
03792 IDW LLC												
	17-00661	06/06/17	BOROUGH ACCESS CARDS	411.00	7-01-20-701-058	B OTHER EQUIPMENT & SUPPLIES	R	06/06/17	06/22/17		1351031	N
			1 BOROUGH ACCESS CARDS									
			Vendor Total:	411.00								

Total Purchase Orders: 79 Total P.O. Line Items: 184 Total List Amount: 682,906.55 Total Void Amount: 0.00

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2016 BUDGET	6-01	333.00	0.00	333.00	0.00	0.00	333.00
CURRENT FUND 2017 BUDGET	7-01	401,350.97	0.00	401,350.97	0.00	0.00	401,350.97
CAPITAL FUND	C-04	110,687.47	0.00	110,687.47	0.00	0.00	110,687.47
BOA ESCROW ACCOUNTS	E-08	100,154.51	0.00	100,154.51	0.00	0.00	100,154.51
OTHER TRUST ACCOUNT	T-03	400.00	0.00	400.00	0.00	0.00	400.00
OPEN SPACE TRUST ACCT	T-14	69,000.60	0.00	69,000.60	0.00	0.00	69,000.60
RECREATION TRUST FUND	T-19	980.00	0.00	980.00	0.00	0.00	980.00
Year Total:		<u>70,380.60</u>	<u>0.00</u>	<u>70,380.60</u>	<u>0.00</u>	<u>0.00</u>	<u>70,380.60</u>
Total of All Funds:		<u><u>682,906.55</u></u>	<u><u>0.00</u></u>	<u><u>682,906.55</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>682,906.55</u></u>



ASSOCIATED APPRAISAL GROUP

REAL ESTATE APPRAISAL SERVICES

6 COMMERCE DRIVE
SUITE 303
CRANFORD, NEW JERSEY 07016

(908) 967-6137 - Telephone
(908) 967-6376 - Facsimile

Please reply to the Cranford Office

26 MAIN STREET
SUITE 111
TOMS RIVER, NEW JERSEY 08753

(732) 240-6314 - Telephone
(732) 240-6318 - Facsimile

June 21, 2017

JOSEPH W. VOYTUS
Boggia & Boggia, LLC
71 Mt. Vernon Street
Ridgefield Park, NJ 07660

**Re: 14 North Kinderkamack Road, Montvale, New Jersey
Block 1601 Lot 12**

Dear Mr. Voytus:

Thank you for the opportunity to submit a proposal to provide appraisal services for the above captioned property. The subject property is currently approved with a single family Cape Cod style dwelling. With your approval, we can prepare an analysis of the fee simple market value of the subject property. Our fees for this analysis are \$125 per hour, not to exceed \$500 for the project.

If this proposal is acceptable, please inform us in writing. Should you have any questions regarding the above, please call.

Sincerely,
ASSOCIATED APPRAISAL GROUP

DARREN RAYMOND, MAI, SCGREA
State Certified General Real Estate Appraiser



ASSOCIATED APPRAISAL GROUP

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June 21, 2017

JOSEPH W. VOYTUS
Boggia & Boggia, LLC
71 Mt. Vernon Street
Ridgefield Park, NJ 07660

**Re: 22 Railroad Avenue, Montvale, New Jersey
Block 1601 Lot 13**

Dear Mr. Voytus:

Thank you for the opportunity to submit a proposal to provide appraisal services for the above captioned property. The subject property is currently approved with an office building. With your approval, we can prepare an analysis of the fee simple market value of the subject property. Our fees for this analysis are \$125 per hour, not to exceed \$500 for the project.

If this proposal is acceptable, please inform us in writing. Should you have any questions regarding the above, please call.

Sincerely,
ASSOCIATED APPRAISAL GROUP

DARREN RAYMOND, MAI, SCGRE
State Certified General Real Estate Appraiser



MONTVALE POLICE DEPARTMENT
Chief Jeremy Abrams

12 Mercedes Drive Montvale, New Jersey 07645
(201)391-4600 (HQ) - (201) 391-7720 (O) - (201) 391-0455 (Fax)

AKERS AVENUE PARKING CONCERNS AND SOLUTIONS

The Governing Body and the Police Department have received complaints about traffic and parking issues on Akers Avenue related primarily to after school sports activities. Recently, I spent several hours in that area with Councilman Koelling and again with Mayor Ghassali reviewing the problem.

Akers Ave. is a fairly narrow roadway. There are parking restrictions in place for much of the street to ensure emergency access and prevent student parking in the neighborhood surrounding the school. Due to heavy volume for PHHS football games which draw the largest crowd attending the field, the police department additionally prohibits parking during game times on Akers Ave. and attendees are directed to park in the PHHS main lot. Handicapped parking is allowed in the former Pascack Valley Regional Board of Education Offices located on Akers Ave. The former BOE site is being redeveloped into additional athletic space and a small parking area that will include handicap parking.

During non-football sporting events participants and spectators are allowed to park on Akers Ave. subject to the existing regulations. The field is used more frequently than in the past and will remain as such with the addition of a girl's softball field and continued use of the field by recreation and club athletic teams.

Pascack Hills High School is supposed to notify opposing teams not to unload busses on Akers Ave. and parking for spectators to be in the front lot of the school. Non school activities may not receive the same notifications. Currently the following regulations exist on Akers Ave.:

The speed limit on Akers Avenue is 25 MPH.

121-3 No Parking

Street	Side	Location
Akers Avenue	Both	As to buses, entire length
Akers Avenue	East	Entire length

Street	Side	Location
Akers Avenue	North	Entire length
Akers Avenue	South	From a point formed by the center line of Akers Avenue and Ellsworth Terrace 350 feet wester
Akers Avenue	West	From a point formed by the center line of the intersection of Akers Avenue and Grand Avenue

121-4 No Parking Certain Hours

Street	Side and Hours
Akers Avenue	South 8:00 a.m. to 3:00 p.m., except Saturdays, Sundays, holidays and when school is not in session
Akers Avenue	West 8:00 a.m. to 3:00 p.m., except Saturdays, Sundays, holidays and when school is not in session

121-5A No Stopping or Standing

Street	Side	Location
Akers Avenue	Both	As to buses, entire length

121-5B No Stopping or Standing Certain Hours

Street	Side	Location
Akers Avenue	North 2:30 p.m. to 3:30 p.m. (school days)	From the intersection of Spring Valley Road to a point 350 feet east thereof.
Akers Avenue	South 2:30 p.m. to 3:30 p.m. (school days)	From the intersection of Spring Valley Road to a point 130 feet east thereof.

121-8 Trucks and Buses Over Four Tons except for the pickup and delivery of materials on such streets

Name of Street	Location
Akers Avenue	Entire length

121-10 Through Streets

Name of Street	Location
Akers Avenue	Between Grand Terrace Avenue and termination of road

POTENTIAL SOLUTIONS

1) Local Resident Only Parking regulated by sticker:

Pros

Akers Ave residents have asked for this
Would eliminate all school activity parking on the street
Less congestion on street for emergency response to navigate

Cons

Akers Ave residents would face summonses for compliance issues
Other Montvale residents may take exception to this as taxpayers
Other town residents may also want restricted parking on their streets for traffic and parking issues
PHHS families dropping off on Akers Ave unless added regulations prohibiting drop off are adopted
Field parking pushed to surrounding streets

2) No Parking Any Time:

Pros

Street would be clear of any traffic impeding roadway for emergency response.
Buses still an issue

Cons:

All residents unhappy
Parking pushed off to surrounding streets

3) Angle parking slots cut into grass along PHHS back fence, No parking rest of block:

Pros:

Extra parking slots
Akers Ave residents able to use slots after hours
All parking off street allowing emergency easy passage
Shared use by school and area residents
Potential shared cost with school district

Cons:

Cost for construction

- 4) Paint edge lines on roadway, improve signage, continue to enforce existing ordinance:

Pros:

No additional regulations

Cons:

Parking will continue on street

Akers Ave residents will not be satisfied



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700
Fx: 201-391-9317

Planning Board Memo

Date: June 22, 2017

To: Mayor and Council

cc: Maureen Iarossi-Alwan, Administrator/Municipal Clerk

From: R. Lorraine Hutter, Land Use Administrator

RE: Resolution -Recommendation

Please be advised that the Planning Board at its meeting last evening passed a Resolution recommending that the Mayor and Council consider that the name of Mercedes Drive be changed to DePiero Drive.

Please see attached.

RLH

Attached

Introduced By: *Mr. Stefanelli*

Seconded By: *Mr. Culhane*

BOROUGH OF MONTVALE

PLANNING BOARD

RESOLUTION

WHEREAS, Mercedes Drive is a local street under the jurisdiction of the Borough of Montvale and previously served as the address for Mercedes-Benz USA as its corporate headquarters, which has now been vacated; and

WHEREAS, there is presently under development the Shoppes At DePiero Farm, being known as Block 2802, Lots 2 and 3, which parcels have frontage on Mercedes Drive; and

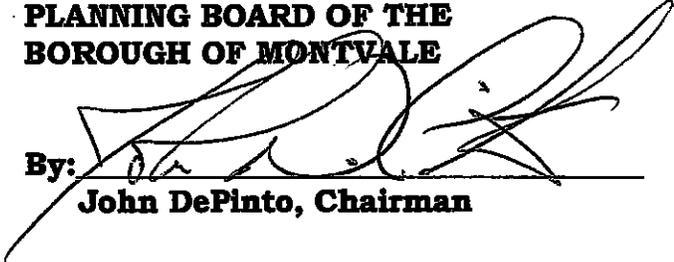
WHEREAS, the DePiero Family owned and operated DePiero Farms for decades, with the use and the Family having a rich and lengthy history in the Borough and provided substantial benefit to the Borough, its residents, as well as residents of nearby communities; and

WHEREAS, in recognition of the contribution of the DePiero Family to the Borough and surrounding areas, the Planning Board is of the opinion that Mercedes Drive should be renamed DePiero Drive.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that it does hereby recommend that the name of Mercedes Drive be changed to DePiero Drive; and

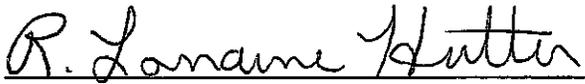
BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded by the Planning Board Secretary to the Municipal Clerk.

**PLANNING BOARD OF THE
BOROUGH OF MONTVALE**

By: 
John DePinto, Chairman

Dated: June 21, 2017

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, June 21, 2017.


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



MONTVALE POLICE DEPARTMENT

Chief Jeremy Abrams

**12 Mercedes Drive Montvale, New Jersey 07645
(201)391-4600 (HQ) - (201) 391-7720 (O) - (201) 391-0455 (Fax)**

June 20, 2017

Mayor Mike Ghassali
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

Dear Mayor Ghassali,

We currently have openings in our Special Police Officer I (SLEOI) ranks. I would like to have one or two SLEOI's appointed later this summer and sent to the SLEO Academy class in September.

SLEOI's are unarmed Special Police Officers used for traffic control, security and other similar roles as supplement to our regular police officers. They are required to perform four hours of monthly community service and get paid to work details such as sporting event security, Day in the Park security and traffic control, etc.

I am aware of at least one individual who is interested in becoming a SLEOI. The training at the Bergen County Police Academy is at no cost to Bergen County municipalities.

I am seeking permission from the governing body to begin the hiring process for SLEOI officers.

Respectfully,

Chief Jeremy Abrams

Chief Jeremy Abrams

Cc: Commissioner Koelling



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

RICHARD T. HAMMER
Commissioner

June 1, 2017

The Honorable Mcihael Ghassali
Mayor, Montvale Borough
12 Mercedes Drive
Montvale, NJ 07645

Dear Mayor Ghassali:

Thank you for your application requesting funds for your municipality under the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2017 Municipal Aid Program.

Unfortunately, the NJDOT is unable to provide a Municipal Aid grant for Edgren Way. The Municipal Aid Program continues to be a popular and competitive program. This year's solicitation resulted in 628 applications requesting more than \$270 million of the \$78.75 million available. NJDOT makes every effort to fund as many projects as possible, but the funding needs far exceed available resources.

NJDOT encourages you to apply for the upcoming Fiscal Year 2018 Municipal Aid Program. Please contact our Local Aid District Offices for assistance in developing an application.

Thank you for applying.

Sincerely,

Michael Russo
Director
Division of Local Aid and Economic Development

c. Municipal Clerk
Municipal Engineer