

**AGENDA**  
**WORK SESSION MEETING**  
**BOROUGH OF MONTVALE**  
**Mayor and Council Meeting**  
**July 27, 2021**  
**Meeting to Commence 7:30 P.M.**  
**ATTENDANCE IN PERSON ONLY**  
**No Closed Executive Session**

**ROLL CALL:**

Councilmember Arendacs	Councilmember Lane
Councilmember Curry	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

**ORDINANCES:**

**INTRODUCTION ORDINANCE NO. 2021-1509** AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1492, ORDINANCE 2021-1498, ORDINANCE NO. 2021-1504 AND ORDINANCE NO 2021-1508 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY  
(Public Hearing 8-10-21)

**MINUTES:**

June 29, 2021  
July 13, 2021

**CLOSED/EXECUTIVE MINUTES:**

None

**RESOLUTIONS: (CONSENT AGENDA\*)**

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

- 127-2021 Authorizing Refund of Redemption of Tax Sale Certificate #19-00002 for Block 802 - Lot 12  
5 Ladik Place
- 128-2021 Renewal of The Membership in the Bergen County Municipal Joint Insurance Fund
- 129-2021 A Resolution Approving and Adopting the Borough of Montvale Affordability Assistance Green Building Strategies Program Operating Manual

**BILLS:**

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

- a. Request Girl Scout Project/Silver Award/Lost & Found Bin/Location Fieldstone Middle School
- b. Girl Scout Project/Wildflower Garden/Presentation/Environmental Commission
- c. 25 West Grand Ave/43 West Grand Ave/Status of Municipal Owned Properties

**COMMUNICATION CORRESPONDENCE:**

None.

**MEETING OPEN TO THE PUBLIC:**

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

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

The next Meeting of the Mayor and Council will be held on August 10<sup>th</sup>, 2021 at 7:30pm in person and on Zoom

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO. 2021-1509**

**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 day of July 27, 2021 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 10<sup>th</sup> day of August 2021 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk  
Borough of Montvale

**AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1492, ORDINANCE 2021-1498, ORDINANCE NO. 2021-1504 AND ORDINANCE NO 2021-1508 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY**

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

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

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

	<b>Title</b>	<b>2021 Salary Range</b>
1.	Part-Time Code Enforcement Official/Property Maintenance	\$20,000 - \$25,000
2.	Part-Time Building Inspector	\$30,000 - \$35,000

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

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom. Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.



**MINUTES  
WORK SESSION**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:35 PM. Adequate notice was published in the official newspaper of the Borough of Montvale.

**OPEN PUBLIC MEETING STATEMENT**

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

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Curry - absent  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang – via telephone

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

**Proclamation for Former Mayor David Metlitz**

**ORDINANCES:**

**PUBLIC HEARING ORDINANCE NO. 2021-1507** AN ORDINANCE AUTHORIZING THE BOROUGH OF MONTVALE TO ACQUIRE CERTAIN REAL PROPERTY KNOWN AS 13 WEST GRAND AVENUE, MONTVALE, NEW JERSEY, IDENTIFIED AS BLOCK 1601, LOT 22, 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 negotiated purchase; and

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

**WHEREAS**, the Governing Body of the Borough of Montvale has deemed it necessary and advisable to acquire certain real property in the Borough known as 13 West Grand Avenue, and identified as Block 1601, Lot 22 on the Official Tax Map of the Borough (the "Property"); and

**WHEREAS**, the Property and the building located thereon have historic value to the Borough, and the Property is located in a valuable location for facilitating future development in the Borough's primary business district; and

**WHEREAS**, a valuation of the Property was completed in 2021, after which negotiations were conducted with the Owners of the Property; and

**WHEREAS**, the Borough subsequently issued a Letter of Intent to the Owners of the Property, which was accepted by the Seller and its attorney; and

**WHEREAS**, the funding for the purchase of the Property shall come from a Bond Ordinance to be adopted by the Borough, and the purchase shall be conditioned upon the Borough receiving funding from said Ordinance; and

**WHEREAS**, the Borough Council has determined that it is in the best interests of the Borough of Montvale to acquire the Property for the purposes set forth herein.

**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 directed, 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 13 West Grand Avenue, Montvale, New Jersey, identified as Block 1601, Lot 22 on the Official Tax Map of the Borough, consistent with the terms of the Letter of Intent for Purchase of Real Property dated April 16, 2021 to John and Doris Sutich from the Borough Attorney's office.

**Section 2.** The Borough Council hereby confirms its approval of the fair market value of the Property of \$825,000.00 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.

A motion Introduced for second reading **Ordinance No. 2021-1507** by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only.

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

No Public Comment

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

Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Roche; Clerk read by title only. - All ayes on a roll call vote

**PUBLIC HEARING ORDINANCE NO. 2021-1508 AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1498 & ORDINANCE NO. 2021-1504 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY**

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

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

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

Title		2021 Salary Range		
1.	Recreation Assistant (PT)	\$20	-	\$25 Per hour
1.	Various Summer Camp Counsellors Stipends	\$600-\$5,250		

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

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom. Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.

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

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

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

**SECTION 6.** This ordinance shall become effective upon publication as required by law, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

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

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

A motion Introduced for second reading **Ordinance No. 2021-1508** by Councilmember Koelling; seconded by Councilmember Lane. Clerk read by title only.

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

No Public Comment

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

Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Roche; Clerk read by title only. - All ayes on a roll call vote

**MINUTES:**

**June 10, 2021**

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

**CLOSED/EXECUTIVE MINUTES:**

None

**RESOLUTIONS: (CONSENT AGENDA\*)**

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

**114-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Clean Communities**

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

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

**WHEREAS**, the Borough of Montvale has been awarded \$18,119.32 from the State of New Jersey – Solid Waste Administration and wishes to amend its 2021 Budget to include this amount as a revenue;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$18,119.32 which is now available as a revenue from:

Miscellaneous Revenues:

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

Services: Public and Private Revenues Off-Set with Appropriations:

State of New Jersey – Solid Waste Administration  
Clean Communities Program, and

**BE IT FURTHER RESOLVED** that a like sum of \$18,119.32 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

State of New Jersey – Solid Waste Administration: Clean Communities Program

**115-2021 Special Item Of Revenue And Appropriation - Chapter 159 – Recycle Tonnage Grant**

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

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

**WHEREAS**, the Borough of Montvale has been awarded \$15,584.07 from the State of New Jersey – Solid Waste Administration and wishes to amend its 2021 budget to include this amount as a revenue;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$15,584.07 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with

Prior Written Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:  
 State of New Jersey – Solid Waste Administration:  
 Recycling Tonnage Grant, and

**BE IT FURTHER RESOLVED** that a like sum of \$15,584.07 be and hereby appropriated under the caption of:

- General Appropriations
- (a) Operations Excluded from "CAPS"
- Public and Private Programs Off-Set by Revenues:
- State of New Jersey – Solid Waste Administration: Recycling Tonnage Grant

**116-2021 Authorize Hiring / Part Time on Call / Crossing Guard / Thomas Ritger**

**WHEREAS**, the Montvale Police Department desires to hire a part-time on call crossing guard in the Borough of Montvale; and,

**WHEREAS**, Thomas Ritger has met the qualifications for this position, agrees to the terms and conditions of employment; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above-named individual is hereby appointed to the position of Part-time on Call Crossing Guard, effective June 15, 2021.

**117-2021 Resolution Providing For The Combination Of Certain Issues Of General Improvement Bonds, Series 2021 Of The Borough Of Montvale, In The County Of Bergen, New Jersey Into A Single Issue Of Bonds Aggregating \$6,465,000 In Principal Amount.**

**BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY AS FOLLOWS:**

Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") authorized pursuant to the bond ordinances of the Borough heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of General Improvement Bonds, Series 2021, in the principal amount of \$6,465,000 (the "Bonds").

The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

<b>Bond Ordinance Number</b>	<b>Principal Amount of Bonds</b>	<b>Description of Improvement and Date of Adoption of Bond Ordinance</b>	<b>Useful Life</b>
#2019-1470	\$2,348,435	Various capital improvements, finally adopted May 28, 2019.	11.46 years
#2020-1482	\$1,954,665	Various capital improvements, finally adopted May 12, 2020.	9.56 years
#2020-1497	\$2,161,900	Various capital improvements, finally adopted April 13, 2021.	21.49 years
<b>TOTAL</b>	<b>\$6,465,000</b>		<b>14.23 years</b>

The following matters are hereby determined with respect to the combined issue of Bonds: The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average period of usefulness therein determined, is not less than 14.23 years.

The Bonds of the combined issue shall be designated "General Improvement Bonds, Series 2021" and shall mature within the average period of usefulness herein determined.

The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and the issuance of bonds authorized by a single bond ordinance and accordingly may be sold with other issues of bonds.

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

None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

This resolution shall take effect immediately.

**118-2021 Resolution Determining The Form And Other Details Of \$6,465,000 General Improvement Bonds, Series 2021 Of The Borough Of Montvale, In The County Of Bergen, New Jersey, And Providing For Their Sale.**

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AS FOLLOWS:

**Section 1.** (a) The \$6,465,000 General Improvement Bonds, Series 2021 of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), referred to and described in a resolution of the Borough duly adopted on June 29, 2021, and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2021 of the Borough of Montvale, in the County of Bergen, New Jersey, Into a Single Issue of Bonds Aggregating \$6,465,000 in Principal Amount" and in the bond ordinances referred to therein, each in all respects duly approved and published as required by law, shall be issued as "General Improvement Bonds, Series 2021" (the "Bonds").

(b) The Bonds shall mature in the principal amounts on August 15 as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2022	\$375,000	2027	\$700,000
2023	550,000	2028	730,000
2024	575,000	2029	750,000
2025	620,000	2030	750,000
2026	665,000	2031	750,000

(c) The actual principal amounts may be adjusted by the Borough, at its option, in accordance with N.J.S.A. 40A:2-26(g). Any such adjustment shall not exceed 10% of the principal for any maturity with the aggregate adjustment to maturity not to exceed 10% of the principal for the overall issue.

(d) At the discretion of the Borough's Chief Financial Officer, to the extent an original issue premium is received as part of the bid, it may be applied to any purpose permitted under the Internal Revenue Code of 1986, as amended (the "Code"), including the costs of other capital projects previously authorized.

(e) The Bonds shall not be subject to redemption prior to their stated maturities.

(f) The Bonds shall be ten in number, with one certificate being issued for each year of maturity, and shall be numbered GIB-1 to GIB-10, inclusive.

(g) The Bonds shall be dated their date of issuance and shall bear interest payable semiannually on the fifteenth day of February and August in each year until maturity, commencing on February 15, 2022, at a rate or rates per annum, expressed in a multiple of 1/8 or 1/20 of 1%, proposed by the successful bidder in accordance with the Full Notice of Sale.

(h) The Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under the official seal (or facsimile thereof) affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Borough Clerk.

**Section 2.** (a) The Bonds will be issued in fully registered form. One certificate shall be issued for the aggregate principal amount of the Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, which will act as securities depository (the "Securities Depository"). The certificates will be on deposit with the Securities Depository. The Securities Depository will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records recording the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases may be made in the principal amount of \$5,000 or any integral multiple in excess thereof (or any integral multiple thereof, where applicable) through book-entries made on the books and records of the Securities Depository and its participants.

(b) The principal of and interest on the Bonds will be paid to the Securities Depository by the Borough on the respective maturity dates and due dates and will be credited on the respective maturity dates and due dates to the participants of the Securities Depository as listed on the records of the Securities Depository as of each next preceding February 1 and August 1 (the "Record Dates" for the Bonds).

**Section 3.** The Bonds shall be substantially in the following form with such additions, deletions and omissions as may be necessary for the Borough to market the Bonds, including in accordance with the requirements of the Securities Depository:

**119-2021 Annual Appointment Of Municipal Representatives To Bergen County Community Development Regional Committee Fy 2021 - 2022 Covering Period July 1, 2021 Through June 30, 2022**

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

**WHEREAS**, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2021-2022 term starting July 1, 2021 and ending on June 30, 2022.

**NOW, THEREFORE, BE IT RESOLVED** that the Municipal Council hereby appoints Maureen Iarossi-Alwan as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his/her representative and Douglas Arendacs as his/her alternate to serve on the Community Development Regional Committee for FY 2021-2022; and

**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us as soon as possible and no later than Friday, July 30, 2021.

**120-2021 Renewal Liquor License Establishments 2021/2022/License Term Effective July 1, 2021 – June 30, 2022**

**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, 2021 and to terminate June 30, 2022.

**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.

0236-33-004-009 ERA Hospitality, LLC (This Plenary Retail Consumption License is currently approved to be a "Pocket License")

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.

0236-44-001-006 Mo & Sy Corp. t/a Montvale Wine & Spirits, Inc. for premises at 18 South Kinderkamack Road, Montvale, New Jersey

0236-44-002-011 BPO Wine Corporation, t/a Wegmans, 100 Farm View, Montvale, New Jersey

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

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

**121-2021 Award Professional Service Contract /Construction Administration Services/Colliers Engineering & Design**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services for construction administration services for the Memorial Drive Synthetic Turf Bocce Ball Courts/Bergen County Open Space Fund 2019 Municipal Park Improvement; and

**WHEREAS**, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

**WHEREAS**, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated June 9, 2021 to provide the engineering administrative services which are detailed and attached to the original of this resolution, and

**WHEREAS**, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

**NOW, THEREFORE BE IT RESOLVED** by the Borough of Montvale as follows:

- 1) That the proposal for the scope of engineering administrative services is attached to this resolution which is made part of this resolution shall be awarded to Colliers Engineering & Design
- 2) That the following be provided: Construction Administrative Services
  - 1) Construction/Observation Administration \$9,000.00
- 3) The cost not to exceed shall be \$9,000.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 Mercedes Drive, Montvale, NJ 07645.

**122-2021 A Resolution Adopting An Amended "Schedule A" Pursuant To Borough Code Section 350-9 And The Municipal Land Use Law**

**WHEREAS**, municipalities may, by resolution, adopt a schedule of fees required to be paid by applicants seeking development approvals pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.; and

**WHEREAS**, the Borough of Montvale did previously approve such fees as Schedule A pursuant to Borough Code §350-9; and

**WHEREAS**, the Borough of Montvale is desirous of amending Schedule A and revising the fees applicable for development applications in the Borough of Montvale.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that

Borough Code §350-9, **Schedule A, is hereby replaced with a new Schedule A, a copy of which is attached hereto and expressly made a part hereof.**

**BE IT FURTHER RESOLVED** that a copy of Schedule A shall be kept on file with the Borough of Montvale Planning Board Secretary and available upon request. A copy of Schedule A shall further be posted on the municipal website.

**123-2021 Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Summit Avenue Roadway Project.**

**NOW, THEREFORE, BE IT RESOLVED** that Council of Montvale formally approves the grant application for the above-stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2022- Summit Avenue Roadway Project- 00560 to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Montvale, that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken - all ayes

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

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

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update

- a. Revised Location Installation Bocce Ball Courts/Memorial Drive Location

The location will be behind the grey shed on the south side;

- b. Discussion Memorial Fields

The infield by the red shed is ours; MAL is struggling to maintain the fields; the borough can use open space funds to put in synthetic turf; Councilmember Roche added that currently there is a lot of water that remains on the field, a drying agent is used and that is killing the grass. It was decided to put the project as a budget consideration for next year.

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update

The Borough Planner, Darlene Green and Planning Board attorney, Bob Regan are making final changes to the lighting ordinance.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

- a. Authorize Approval of Summer Camp Staffing & Salaries

A motion to approve the summer camp staff and salaries by Councilmember Lane; seconded by Councilmember Roche – all ayes with the exception of Councilmember Arendacs abstaining

- b. Environmental Commission Chairman R. Hanrahan/Proposed Community Garden

- 1) Update Huff Pond/Status

The power point presentation is included with original minutes; Councilmembers agreed to spend approximately \$31,000 to remove the contaminated soil;

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Roche – all ayes

Steve Fischer

Wanted to know is there a timetable regarding the plan for a community center; what is your overall goal?? What is the 5 year plan???

Elizabeth Gloeggler

Honor to serve on the diversity committee over the past year; Ms. Gloeggler publicly apologized to all Montvale residents regarding the events that took place at the Pride event between her and Senator Schepisi; Ms. Gloeggler asked Mayor Ghassali to re-consider his decision of removing her from the committee.

A discussion ensued with Bergen County Commissioners, Tom Sullivan and Tracey Zur along with a few Montvale residents stating that sometimes emotions get the best of us; an Elected Official should not act in that manner; the event was a day of celebration; at the end of the discussion, all the speakers encouraged Mayor Ghassali to re-consider his decision and re-instate Elizabeth Gloeggler to the Diversity Committee

Carolee Adams

Thanked the Mayor for having the fireworks once again this year in August; to rename the fireworks display to "Freedom Festival; spoke with the Commander of the American Legion post and he is in favor of the banners with photos of our Veterans, along with the Elks Club and other organizations in the area; all are onboard with honoring our Veterans.

Bob Hanrahan

Wanted to remind everyone that the plastic bag ban will go into effect over the next year in New Jersey

Brian Rosenblum

He sent an email and did not receive a response; he noticed commercial vehicles parked in residence driveways and asked why they did not get a violation. He received 3 violations.

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

Mayor Ghassali stated that he does not have a prepared response to Elizabeth Gloeggler, but thanked her for the apology; he added that the Senator was wrong and has since apologized to him as well. At this time he is not ready to re-instate Elizabeth to the committee;

**ADJOURNMENT:**

Motion to adjourn by Councilmember Lane; seconded by Councilmember Koelling - all ayes

Meeting adjourned at 8:56pm

The next Meeting of the Mayor and Council will be held on July 13, 2021 at 7:30pm in person and on Zoom

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

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held virtually by Zoom and also held in Council Chambers and called to order at 7:33PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance to the Flag, and roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

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

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

**ROLL CALL:**

Councilmember Arendacs - on Zoom	Councilmember Lane – on Zoom
Councilmember Curry - absent	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang - absent

**ORDINANCES:**

None

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Roche – all ayes

**No Public Comment**

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

None

**CLOSED/EXECUTIVE MINUTES:**

**June 29, 2021**

A motion to accept closed session minutes by Councilmember Lane; seconded by Councilmember Roche – all ayes

**RESOLUTIONS: (CONSENT AGENDA\*)**

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

**124-2021 A Resolution Authorizing the Participation in the New Jersey Department of Law and Public Safety SFY21 Body-Worn Camera Grant Program and Accepting an Award Pursuant to Said Program**

**WHEREAS**, the Borough of Montvale did previously submit a grant application for the New Jersey Department of Law and Public Safety's SFY21 Body-Worn Camera Grant Program; and **WHEREAS**, the Borough did receive an award number 21-BWC-281 dated 7/2/2021 pursuant to said program in the amount of \$30,570.00; and

**WHEREAS**, said award is not a matching grant and does not require a separate expenditure of funds by the Borough above and beyond the grant funds received; and

**WHEREAS**, the period of said grant is January 1, 2021 through December 31, 2025; and

**WHEREAS**, the Borough of Montvale is authorized to accept said grant award and does accept such award; and

**WHEREAS**, the Borough is accepting the grant funds in the amount of \$30,570.00 for the specific purposes set forth in the Borough's application and the award, which includes funds for the purpose of purchasing more body-worn cameras for the Borough of Montvale Police Department, in accordance with the Attorney General's directives implementing the Body-Worn Camera program for police departments in the State of New Jersey; and

**WHEREAS**, the Borough agrees to abide by all terms and conditions of the grant program.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Montvale as follows:

1. The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the grant agreement with the State of New Jersey concerning grant award 21-BWC-281 and to execute all other documents necessary to effectuate the provisions and purposes of this resolution.
2. The Chief of Police is hereby directed to assist the Mayor and Borough Clerk in providing all documents and otherwise complying with the terms and conditions of the grant award.
3. All other Borough officials, officers and employees are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.

**125-2021 A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School**

**WHEREAS**, the State of New Jersey has created a new class of Special Police Officers known as Special Police Officer III (SLEOIII) specifically and solely for the purpose of school security as outlined in NJSA 40A:14-146.10, 40A:14-146.11, 40A:14-146.14, and 40A:14-146.16; and

**WHEREAS**, the Borough of Montvale (the "Borough") and the Pascack Valley Regional School District (the "District") Board of Education (the "Board") agree that having security personnel that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at Pascack Hills High School; and

**WHEREAS**, the Borough and the Board agree that school security is of the utmost importance to create a safe learning environment for students; and

**WHEREAS**, the Borough and the Board desire to enter into an agreement concerning the hiring by the Borough and placement of SLEO IIIs in Pascack Hills High School; and

**WHEREAS**, the Borough and the Board have negotiated an agreement concerning same that is acceptable to the Chief of Police, a copy of which is on file with the Municipal Clerk.

**NOW, THEREFORE, BE IT RESOLVED** that the agreement entitled "AGREEMENT CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIS IN PASCACK HILLS HIGH SCHOOL BY AND BETWEEN THE BOROUGH OF MONTVALE AND PASCACK VALLEY REGIONAL SCHOOL DISTRICT" is hereby approved, and the Mayor and Borough Clerk are hereby authorized to execute same in substantially the form negotiated, subject to approval as to form by the Borough Attorney; and **BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk, and all other appropriate officials are hereby authorized and empowered to take all steps necessary and appropriate to effectuate the purposes of this Resolution.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken - all ayes

**126-2021 A Resolution Authorizing the Mayor to Execute Certain Quitclaim Deeds to Effectuate the Road Vacation Previously Approved by the Borough of Montvale Pursuant to Ordinance No. 2003-1197**

**WHEREAS**, the Borough of Montvale did previously adopt Ordinance No. 2003-1197 entitled, "An Ordinance to Vacate a Portion of West Drive, More Particularly Referred to on Schedule A Annexed Hereto"; and

**WHEREAS**, said Ordinance was intended to extinguish all public rights in the specified area, subject to the reservation of a perpetual sanitary sewer easement for subsurface sanitary sewer line extensions for the purpose of construction of a below-ground sanitary sewer line and manholes which are part of the Borough of Montvale sanitary sewer facility; and

**WHEREAS**, it has come to the attention of the Borough that the adjacent property owners' deeds and property record cards do not reflect the road vacation; and

**WHEREAS**, Colliers Engineering & Design has prepared surveys and metes and bound descriptions for each separate parcel that reverted to the adjacent property owners; and **WHEREAS**, in order to ensure that the property owners to whom the vacated property reverted have accurate property descriptions and chain of title, the Borough of Montvale is desirous of executing quitclaim deeds to each of the said owners, which shall only reserve to the Borough the sanitary sewer easement previously referenced in Ordinance No. 2003-1197; and

**WHEREAS**, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(b)(3) allows a municipality to adopt a resolution to convey certain real property "when it has or shall have conveyed its right, title and interest in any real property... not needed for public use, and it was assumed and intended that there should be conveyed a good and sufficient title in fee simple to said real property... free of all encumbrances... and it shall thereafter appear that the title conveyed was insufficient"; and

**WHEREAS**, it was previously intended that the portions of West Drive that were vacated by virtue of Ordinance No. 2003-1197 were to be conveyed to the owners of the adjacent parcels, but this conveyance has not been effectuated, necessitating the Borough adopting this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Montvale as follows:

1. The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the necessary quitclaim deeds prepared by the Borough Attorney's office to effectuate the transfer of the vacated portion of West Drive under Ordinance No. 2003-1197 to the adjacent property owners.
2. All other Borough officials, officers and employees are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the purposes and provisions of this resolution and Ordinance No. 2003-1197.

3. This Resolution shall take effect immediately.

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

The borough attorney gave a brief explanation stating that when the road vacation of West Drive was done in 2003, the borough did not file the quick claim deeds to show that the resident involve own that portion of the property

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

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

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

**COMMITTEE REPORTS:**

**Council President Lane**

**Fire Dept**

30 fire calls;

**Diversity Committee**

Will have a complete report next month

**Councilmember Roche**

**Chamber of Commerce**

Street Fair is scheduled for October 17;

**Special Events/Recreation**

Day in the Park is scheduled on August 28 from 5:30-9:30, food trucks, live music and fireworks, rain date will be August 29;

Pickle Ball badges are now available at borough hall

Summer Camp will end July 23<sup>rd</sup>.

**Councilmember Koelling**

**Police**

Monthly report included in original minutes; reminder to lock your cars and do not leave your key fob in the car.

**Veteran Affairs Committee**

Looking for volunteers

**Councilmember Arendacs**

**Engineering**

Mercedes Drive paving is complete; bocce ball courts will be completed by September

**DPW**

Busy with the last two storms, working hard picking up about 75% of the debris and cleaning out catch basins; Will start street sweeping next week;

Reminder, this Friday will be picking up yard debris

Will join Councilmember Koelling with the Veterans Committee

**MAYOR**

Had town hall meeting with Suez regarding the water tanks; there were some concerns raised and Suez will get back to the Mayor with answers; would like to give a big shout out to all the first responders and DPW regarding the recent storms. A few Japanese companies will be moving into town. Councilmembers Koelling, Lane and Russo-Vogelsang along with the Mayor will be meeting with the Japanese Ambassador on July 26. Mayor Ghassali contacted Elizabeth Gloeggler to inform her that he will not re-instate her to the Diversity Committee. The committee will be looking for a replacement.

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update  
No Report

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update  
No Report

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

None

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

**No Public Comment**

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 7:52pm

Next Meeting of the Mayor & Council will be on July 27, 2021 at 7:30pm in person only.

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 127-2021**

**RE: Authorizing Refund of Redemption of Tax Sale Certificate #19-00002 for Block 802 - Lot 12 / 5 Ladik Place**

**WHEREAS**, at the Municipal Tax Sale held on October 22, 2020, a lien was sold on Block 802, Lot 12, also known as 5 Ladik Place, for 2019 delinquent taxes; and,

**WHEREAS**, this lien, known as Tax Sale Certificate #19-00002, was sold to Cristina Capparelli, for a 0% redemption fee and a \$71,000.00 premium; and

**WHEREAS**, PHH Mortgage Corporation, has effected redemption of Tax Sale Certificate #19-00002 in the amount of \$24,017.82; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #19-00002 and send payment in the amount of \$95,017.82 to Cristina Capparelli, 26 Bluefields Lane, Blauvelt, NY 10913; and

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

**Adopted: July 27, 2021**

ATTEST:

APPROVED:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 128-2021**

**RE: RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Montvale is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2021 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The Borough of Montvale agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

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

**Adopted: July 27, 2021**

ATTEST:

APPROVED:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

**AGREEMENT TO RENEW MEMBERSHIP IN THE  
BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Bergen County Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, the Borough of Montvale is currently a member of said Fund, and;

WHEREAS, effective December 31, 2021, said membership will expire unless earlier renewed, and;

WHEREAS, the Mayor and Council of the Borough of Montvale has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. Borough of Montvale hereby renews its membership in the Bergen County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2022 and ending January 1, 2025\*.
2. The Borough of Montvale hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Bergen County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking & Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The Borough of Montvale agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the Borough of Montvale in the Bergen County Municipal Joint Insurance Fund, the Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of the Borough of Montvale.
5. Executed the 27<sup>th</sup> day of July, 2021 as the lawful and binding act and deed of the Borough of Montvale, which execution has been duly authorized by public vote of the governing body.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
EXECUTIVE DIRECTOR  
BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND

\*12:01 am

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 129-2021**

**RE: A Resolution Approving and Adopting the Borough of Montvale Affordability Assistance Green Building Strategies Program Operating Manual**

**Whereas**, N.J.A.C. 5:97 – 8.8 (a) states that "...at least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low and moderate income households in affordable units included in the municipality's Fair Share Plan. One-third of the affordability assistance portion shall be used to provide affordability assistance to very low income households. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs"; and

**Whereas**, the Borough of Montvale is required to comply with this requirement in the implementation of its affordability assistance programs pursuant to its Judgement of Compliance and Repose received from the Superior Court concerning its affordable housing obligations; and

**Whereas**, the Borough Planner and Administrative Agent have created an Operating Manual for a Green Building Strategies Program in order to satisfy the Borough's Affordability Assistance obligations, dated July 19, 2021; and

**Whereas**, the Borough of Montvale is desirous of approving and adopting said Operating Manual so that the Green Building Strategies program may be implemented in the Borough; and

**Whereas**, all monies spent as part of the Green Building Strategies Program shall be from the Borough's Affordable Housing Trust Fund.

**Now, Therefore, Be It Resolved** that the Borough of Montvale does hereby approve and adopt the Borough of Montvale Affordability Assistance Green Building Strategies Program Operating Manual dated July 19, 2021.

**Be It Further Resolved** that the Borough's Administrative Agent, Affordable Housing Liaison, and all other appropriate officials, officers and employees are hereby directed to take all actions reasonably necessary to implement the Borough of Montvale Affordability Assistance Green Building Strategies Program.

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

**Adopted: July 27, 2021**

ATTEST:

APPROVED:

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

**Borough of Montvale – Bergen County**

**AFFORDABILITY ASSISTANCE:**  
**GREEN BUILDING STRATEGIES PROGRAM**

**OPERATING MANUAL**

**July 19, 2021**

**MONTVALE BOROUGH – BERGEN COUNTY  
AFFORDABILITY ASSISTANCE: GREEN BUILDING STRATEGIES  
PROGRAM**

**I. PREFACE**

N.J.A.C. 5:97 – 8.8 (a) states that “...at least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low and moderate income households in affordable units included in the municipality’s Fair Share Plan. One-third of the affordability assistance portion shall be used to provide affordability assistance to very low income households. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.”

It is also important to note that the spending of trust fund money by Montvale Borough (the “Borough”), to comply with the required affordability assistance, on units described in the Fair Share Plan does not create Fair Housing credits for the Borough. It is noted that there is no formally documented statement that units receiving assistance must have a deed restriction or lien, competitive bidding, minimum dollar amount, affirmative marketing or a major system repaired.

The Borough is entering into an agreement with its Administrative Agent, Piazza & Associates, Inc. (“P&A”) to help implement a Green Building Strategies program (“GBS”) and funding that program with funds from the Affordable Housing Trust Fund as set forth in the adopted 2018 Affordable Housing Trust Fund Spending Plan. To that end, P&A has prepared this manual to address the use of affordability assistance funds for energy assistance.

**II. INTRODUCTION**

This GBS Program Operating Manual has been prepared to assist in the administration of the Montvale Borough Green Building Strategies Program. It will serve as a guide to the program staff and applicants.

This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the GBS program process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, contract payments and overall program administration.

P&A will be engaged to provide support services necessary to administer the program on behalf of the Borough.

The program funds will be distributed as a grant, and will not be repayable if the equipment is delivered, installed, inspected and approved.

The following represents the procedures developed to offer an applicant the opportunity to apply for the program.

### **III. PROGRAM DESCRIPTION**

The Borough will set aside up to \$100,000 to fund one or more solar panel installations on 100% affordable developments (“Affordable Developments”). There are four existing 100% affordable facilities. Solar panels would reduce the building’s utility expenses and make it more affordable for residents living within the structure. Assistance will be provided on a first-come, first-serve basis to the existing 100% affordable facilities. The Borough will target the existing very-low income developments to ensure compliance with the requirement to spend one-third of the affordability assistance on very-low income units.

### **IV. GBS PROGRAM REQUIREMENTS**

Participation in this program requires:

- a. A certification by the Owner of the Affordable Development that the affordable units (bed, rooms or apartments) are affordable to and occupied by very low-income residents, as set forth in the New Jersey Fair Housing Act.
- b. The Affordable Development must be in material compliance with all applicable laws, statutes, ordinances and licensing requirements of the municipal, state and federal government.
- c. The Owner shall submit to the Borough Building Department plans to install solar panels that will generate sufficient kilowatts of electricity to provide a stable source of energy for the Affordable Development.
- d. For the GBS program, only those contractors who are licensed by the State of New Jersey may be utilized.

- e. Contractors must take out and maintain a comprehensive general liability insurance policy insuring the Owner, the Borough and Piazza as additional insureds and loss payees against claims of bodily injury, including death, and property damage occurring during the course of the Work in amounts of \$1,000,000 for each claim with respect to bodily injury or death and for property damage relating to any one occurrence. Contractor agrees to take out and maintain workers' compensation insurance and employer's liability insurance, each in the amount of \$500,000 per occurrence. All contractors must provide evidence of insurance.
- f. The property owner shall obtain three (3) proposals from qualified contractors and can select the Contractor, but the Borough will pay the lesser of \$50,000 or the price of the lowest proposal toward the cost of the solar panels. (The amount that the Borough contributes will be referred to as "the Borough's Share"), and the Owner shall be responsible for paying any remainder (hereinafter, "the Owner's Share"). The maximum grant available for solar panels will be \$50,000.
- g. In the event that the Borough's Share is not sufficient to pay for the entire project, then the Owner shall be responsible to pay the balance of the cost. (This shall be referred to as the "Owner's Share.") The Owner's Share shall be paid in full before the Borough makes payment to the Contractor. The Borough will not make final payments to the Contractor until after the Construction Code Official conducts a final inspection and approves the Work.
- h. The Owner shall fully cooperate with the Borough and P&A, which administers portions of this program on behalf of the Borough.
- i. The Owner must enter into an agreement with the Borough in which he or she agrees to the terms and conditions outlined, above, and:
  - i. Releases the Borough and P&A from any claims and agrees to indemnify, defend, and hold the Borough and P&A harmless against any and all claims for liability.
  - ii. Agrees to fully cooperate with the Contractor, Borough, and P&A, including making timely arrangement for all inspections.
  - iii. Acknowledges that the Contractor is solely responsible for the installation and that the Borough and P&A have no responsibility with respect to the equipment or its installation and are not guarantors of the Work and agrees that communications with respect thereto shall be directed to the Contractor and not to the Borough or P&A.
- j. The Owner will be required to use a form of contract between the Owner and Contractor that will be prepared by the Borough, provided to the Owner by P&A, and contain requirements set forth by the Borough to protect its interest.

- k. For all programs set forth, herein, a construction permit application must be submitted to the Borough by the Contractor and approved by the Borough prior to the start of work.

## V. THE PROCESS

- a. An introductory letter and application are mailed to the Owners of 100% Very-Low Income Affordable Developments in the Borough.
- b. If interested, the Owners may apply for the program, using the application form and submit the form, together with the required documentation to P&A for review.
- c. P&A makes a determination of eligibility based on the standards set forth above within 10 business days of receipt.
- d. P&A notifies the status of the review as follows:
  - i. Incomplete: The Owner shall complete and return the application.
  - ii. Not approved: The Owner may not participate in the program, but can re-apply at a later date.
  - iii. Complete and Certified: P&A provides the Owner with a contract between the Owner and Borough for the Owner's review and execution.
- e. The Owner signs and returns the Contract between the Owner and the Borough for execution by an approved representative of the Borough.
- f. The Owner solicits competing proposals from three (3) qualified contractors and submits them to P&A for review.
- g. P&A will inform the Owner of the results of its review and determination that the proposals are either acceptable or not acceptable, and provide the rationale behind any determination that a proposal is not acceptable.
- h. If P&A determines that the proposal submitted by the Contractor selected by the Owner does not have the best terms and conditions, P&A may limit the amount of the grant to no more than the cost of the proposal with the most favorable terms and conditions, and the Owner would be responsible to pay the balance needed to complete the project.
- i. The Owner selects a Contractor and enters into an agreement, known as a form of contract, which shall be provided by P&A
- j. The Owner submits same to Borough for approval.
- k. Borough returns the fully executed Contract with the Owner.
- l. The Contractor completes the work.

- m. The Owner has the work inspected by the Borough and pays the Contractor the Owner's share (if any is required).
- n. Borough verifies that the payment was made and pays the Contractor the balance, not to exceed the limits set forth above.



## State of New Jersey

Department of Environmental Protection  
Division of Water Quality  
Water Resource Management  
Municipal Finance and Construction Element  
Post Office Box 420, Mail Code 401-03D  
Trenton, New Jersey 08625-0420  
Tel. 609-984-4429  
Fax 609-633-8165  
<https://www.nj.gov/dep/dwq/twa.htm>

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

SHAWN LATOURETTE  
*Commissioner*

07/21/2021 (via email)

William Hayes II, Managing Member  
AR Landmark Montvale, LLC  
900 Woodbridge Center Drive, Suite 600  
Woodbridge, NJ 07095

Re: Treatment Works Approval No. **21-0194**

*Proposed Residential Development - One Sony Drive* Montvale Borough, Bergen County

Dear Mr. Hayes:

There is enclosed a Treatment Works Approval issued to you pursuant to Title 58 of the Revised Statutes of New Jersey and in consideration of your application received on 05/11/2021 signed by yourself and Steve Schwartz, P.E., CME, Dynamic Engineering Consultants, P.C.

This approval is valid for a period of two (2) years from the issuance date, unless otherwise stated in the attached approval document. This approval shall expire unless building, installing or modifying of the treatment works has begun within the initial approval period. Treatment works approvals may be extended beyond the original two-year approval date, to a maximum period of five years from the original issuance date, in accordance with the terms and conditions contained in N.J.A.C. 7:14A-22.12. A time extension request must be received by the Department prior to the permit's expiration date. Time extension requests shall be submitted to the Bureau of Environmental, Engineering and Permitting ("BEEP") at the address noted in the heading of this letter.

Within 30 days of completion of the treatment works approved herein, the permittee shall submit an executed Form WQM005 (Certification for Approval by Professional Engineer) to BEEP, as indicated in the Treatment Works Approval under Part II - "General Conditions for Treatment Works Approvals", Section B. Note that for indirect dischargers, the submitted WQM005 form must also be executed by the receiving sewage treatment plant.

If you have any questions regarding the permit, please contact Theodore Ovsiew of this office via electronic mail at [theodore.ovsiew@dep.nj.gov](mailto:theodore.ovsiew@dep.nj.gov).

Sincerely,

Kirit Amin, Supervisor  
Bureau of Environmental, Engineering and Permitting

21-0194  
Enclosure

c: Borough of Montvale  
Bergen County Utilities Authority  
Dynamic Engineering Consultants, P.C.



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
P.O. Box 402, TRENTON, NJ 08625-0402

**PERMIT TO CONSTRUCT AND OPERATE\* TREATMENT WORKS**

*\*Local Agency approval required prior to operation*

The New Jersey Department of Environmental Protection grants this approval in accordance with your application, attachments accompanying same application, and applicable laws and regulation.

PERMIT NO.	ISSUANCE DATE	EXPIRATION DATE	DESIGN FLOW
21-0194	07/21/2021	07/20/2023	0.0382 M.G.D.

**NAME AND ADDRESS OF APPLICANT**  
AR Landmark Montvale, LLC  
900 Woodbridge Center Drive, Suite 600  
Woodbridge, NJ 07095

**LOCATION OF ACTIVITY**  
Montvale Borough  
Bergen County

**This permit grants permission to:**

Construct and operate a sanitary sewage collection system consisting of 727 LF 8-inch PVC, 185 LF 8-inch ductile iron, and 110 LF 10-inch PVC to serve a proposed residential apartment building to be located at 1 Sony Drive within the Borough of Montvale, Bergen County.

**According to the plans entitled:**

"PRELIMINARY and FINAL SITE PLAN for AR LANDMARK MONTVALE, LLC - PROPOSED RESIDENTIAL DEVELOPMENT - ONE SONY DRIVE" - 'Drainage and Utility Plan A' (sheet 10 of 26), 'Construction Details' (sheet 19 and 20 of 26), and 'Sanitary Sewer Profile' (sheet 1 of 1) prepared by Dynamic Engineering Consultants, P.C. and dated 19 July 2018, last revised (#12) on 26 February 2021.

**and according to the specifications entitled:**

"FINAL SPECIFICATIONS for the CONSTRUCTION of GRAVITY SANITARY SEWER SYSTEMS for PROPOSED RESIDENTIAL DEVELOPMENT - AR LANDMARK MONTVALE, LLC." - prepared by Dynamic Engineering Consultants, P.C. and dated February 2021, unrevised.

APPROVED by the Department of Environmental Protection

Kirit Amin, Supervisor

Bureau of Environmental, Engineering & Permitting

*This permit is also subject to special provisos and general conditions stipulated on the attached three (3) pages which are agreed to by the permittee upon acceptance of the permit.*

## PART I

### PROVISOS

#### A. Project Specific Provisos

1. That pursuant to N.J.A.C. 7:10A-1 et. seq., an appropriate public wastewater collection system licensed operator will be required for your system.
2. That the proper operation and maintenance of the sewer system approved herein is the sole responsibility of the OWNER AND OR APPLICANT named herein or its assignees.
3. That all sewerage conveyance facilities which are to be abandoned shall be emptied of wastes and either removed or abandoned in place in a manner which is acceptable to the administrative authority.
4. That except as provided in N.J.A.C. 7:14A-22.4, any future sewer connections into the sanitary sewer system approved herein will require a treatment works approval from the N.J.D.E.P.

#### B. Custom Requirement

1. That the design flow of 0.0382 MGD (38,205 gpd) is based on the estimated amount of wastewater that will be generated by the proposed 81 one-bedroom, 82 two-bedroom, 22 three-bedroom residential units, and swimming pool (67 users @15 gpd per person) that will be served by the sewage collection system approved herein.
2. That except as provided in N.J.A.C. 7:14A-22.4, any change in the usage of the building(s) identified in this permit, which will result in an increase in the amount of sewage generated, will require a prior approval from this office.

## GENERAL CONDITIONS FOR TREATMENT WORKS APPROVALS

### Section A. GENERAL CONDITIONS

1. This permit is revocable, or subject to modification or change, at any time, when in the judgement of the Department of Environmental Protection of the State of New Jersey ("Department") such revocation, modification or change shall be necessary.
2. The issuance of this permit shall not be deemed to affect in any way action by the Department on any future application.
3. The works, facilities, and/or activities shown by plans and/or other engineering data, which are this day approved, subject to the conditions herewith established, shall be constructed and/or executed in conformity with such plans and/or engineering data and the said conditions.
4. No change in plans or specifications shall be made except with the prior written permission of the Department.
5. The granting of this permit shall not be construed to in any way affect the title or ownership of property, and shall not make the State a party in any suit or question of property.
6. This permit does not waive the obtaining of Federal or other State or local government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
7. A copy of this permit shall be kept at the work site, and shall be exhibited upon request of any person.
8. No treatment unit or conveyance system may be by-passed which would result in the discharge of untreated sewage into any of the waters of the state.
9. The full responsibility for adequate design, construction and operation of the treatment works, and the full responsibility for successful collection, treatment, and discharge of pollutants shall be on the applicant.
10. The issuance of approval by the Department shall not relieve the applicant of the continuing responsibility for the successful collection, treatment, or discharge of pollutants for the continuing compliance with any applicable effluent limitations, permits, regulations, statute, or other law.
11. Review and approval is based solely upon the information contained in the application and the contents of the engineer's report as certified by the licensed professional engineer as being in compliance with the Department's Rules and Regulations.

**Section B. CONSTRUCTION COMPLETION CERTIFICATION**

1. Within 30 days of completion of the treatment works approved herein, the permittee shall submit two executed forms, WQM005 Certification of Approval, to the appropriate sewage treatment plant (STP) for their approval prior to operation. One executed copy approved by the receiving STP shall be forwarded to the Bureau of Environmental, Engineering and Permits ("BEEP") at the address noted on the cover page of this approval. Failure to submit the certification within 30 days of completion of the project may be grounds for revocation of the permit. Should partial operation be required prior to completion, approval will be under local jurisdiction.
2. In cases where the project and the receiving treatment facility are one in the same, the WQM005 Certification of Approval form must be submitted to the BEEP at the address noted on the cover page of this approval within 30 days of completion of the treatment works. Failure to submit the certification within this time period may be grounds for revocation of the permit.

**Section C. PERMIT EXPIRATION AND EXTENSIONS OF TIME**

1. This permit shall remain in force for a period of only two years from the date of approval unless stated otherwise within the special provisos, or construction of said works has begun within the approved time frame. Interruption of construction of said works for a period of more than two years may serve as a basis for permit revocation.
2. Treatment works approvals may be extended beyond the original two-year approval date, to a maximum of five years from the original issuance date, in accordance with the terms and conditions in N.J.A.C. 7:14A-22.12, unless stated otherwise within the special provisos. A time extension request must be received by the Department prior to the permit's expiration date. Requests must be submitted to the BEEP at the address noted on the cover page.

**Section D. ADJUDICATORY HEARING REQUESTS**

1. Pursuant to N.J.A.C. 7:14A-22.24, any interested person who considers himself or herself aggrieved by this action, may, within 30 days of publication of notice of the decision in the DEP Bulletin, request a hearing by addressing a written request for such hearing to the:

Office of Legal Affairs  
Attention: Adjudicatory Hearing Requests  
Mail Code 401-04L  
New Jersey Department of Environmental Protection  
P.O. Box 420  
Trenton, NJ 08625-0420

Such a request should include a completed Administrative Hearing Request Checklist and Tracking form for Approvals or Denials (enclosed herein for Denials). This form is required, as the Department is the transmitting agency to the Office of Administrative Law, pursuant to N.J.A.C. 1:1-8.2.

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	\$102,235.72	Bill List Wire 7/27/2021
	<u>315,938.65</u>	Wires/Manual Checks
Current TOTAL	418,174.37	
Escrow	17,156.50	Bill List Wire 7/27/2021
Capital	172.50	Bill List Wire 7/27/2021
Housing Trust	1,380.00	Bill List Wire 7/27/2021
General Trust	95,017.82	Bill List Wire 7/27/2021
Recreation Trust	1,656.13	Bill List Wire 7/13/2021

*This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 7/27/21*

Introduced by: \_\_\_\_\_

Approved: 7/27/21

Seconded by: \_\_\_\_\_

\_\_\_\_\_  
Michael Ghassali, Mayor

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan, Municipal Clerk

**MANUAL/VOID CHECKS - WIRES**  
**July 27, 2021**

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		7/15/21	Payroll Account-Current	\$202,962.09
WIRE		7/15/21	Salary Deduction Account	\$112,946.56
WIRE		7/15/21	FSA Account	\$30.00
<b>Total</b>				<hr/> <b>\$315,938.65</b>

P.O. Type: All  
Range: First to Last  
Format: Condensed

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00036	DIPALMA, FRANK	21-00850	06/30/21	OEM FIELD DAY	Open	79.25	0.00		
00043	NORTH JERSEY MEDIA GROUP	21-00893	07/12/21	385748 ADVERTISING - JUNE 2021	Open	331.10	0.00		
00055	FOLEY, ALISHA	21-00905	07/13/21	REIMB CLOTHING ALLOWANCE	Open	150.00	0.00		
00097	CABLEVISION	21-00895	07/12/21	07873-204461-01-0 CABLEVISION	Open	135.45	0.00		
		21-00896	07/12/21	07873-109890-01-7 CABLEVISION	Open	146.13	0.00		
		21-00916	07/15/21	07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
						476.54			
00111	AACOM BUSINESS SOLUTIONS	21-00681	05/21/21	PD HQ CAMERA	Open	1,499.37	0.00		
00125	NORTHWEST BERGEN REGIONAL	21-00251	02/11/21	2021 HEALTH SERVICES	Open	5,083.34	0.00		B
00146	PSE&G CO.	21-00890	07/12/21	PSE&G - JUNE 2021	Open	108.46	0.00		
		21-00897	07/12/21	PSE&G - MAY/JUNE 2021	Open	97.73	0.00		
						206.19			
00159	AMADO, HERMINIO	21-00855	07/02/21	REIMB CLOTHING ALLOWANCE AMADO	Open	67.07	0.00		
00191	FIREWORKS EXTRAVAGANZA	21-00836	06/29/21	DITP Fireworks	Open	6,500.00	0.00		
00244	EAST COAST EMERGENCY LIGHTING	20-01633	12/30/20	UPFITTING OF 2 2021 DODGE CHAR	Open	900.00	0.00		
00258	ROCKLAND ELECTRIC COMPANY	21-00884	07/08/21	ROCKLAND ELECTRIC - JUNE 2021	Open	159.46	0.00		
		21-00888	07/12/21	ROCKLAND ELECTRIC - JUNE 2021	Open	7,836.94	0.00		
		21-00889	07/12/21	ROCKLAND ELECTRIC - MAY 2021	Open	6,290.18	0.00		
						14,286.58			
00332	ZAGAJA, MACIEJ	21-00873	07/06/21	REIMB CLOTHING ALLOWANCE	Open	85.98	0.00		
00426	TREASURER, STATE OF NEW JERSEY	21-00864	07/06/21	QRTL Y REPORT APRIL - JUNE 2021	Open	175.00	0.00		
00699	ATLANTIC TOMORROWS OFFICE	21-00843	06/29/21	WIDE FORMAT YRL MAINT CONTRACT	Open	1,260.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00730	BOGGIA, BOGGIA, BETESH & VOYTUS	21-00857	07/02/21	TRUST - RESERVE FOR HOUSING	Open	930.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	21-00793	06/17/21	MUNICIPAL ENGINEERING REIVEW	Open	2,403.00	0.00		
		21-00823	06/23/21	MUNICIPAL PLANNING REVIEW	Open	2,181.00	0.00		
		21-00830	06/28/21	13 WEST GRAND-ENG/DESIGN PHASE	Open	172.50	0.00		B
		21-00878	07/07/21	MUNICIPAL ENGINEERING REIVEW	Open	6,109.00	0.00		
		21-00880	07/07/21	MUNICIPAL PLANNING REIVEW	Open	130.50	0.00		
		21-00881	07/07/21	GENERAL WORK	Open	174.00	0.00		
						<u>11,170.00</u>			
00769	URBAN AUTO SPA	21-00899	07/12/21	CAR WASH AND OIL CHANGE SVCS.	Open	44.38	0.00		
00801	WESTPHAL WASTE SERVICES, INC.	21-00180	01/25/21	2021 GARBAGE COLLECTION	Open	65,833.33	0.00		B
00816	CAPPARELLI, CRISTINA	21-00934	07/21/21	LIEN REDEMPTION	Open	95,017.82	0.00		
00830	LINDA VISTA TOWNHOUSES CONDO.	21-00683	05/21/21	HOMEOWNER ASSOC FEE ASSISTANCE	Open	100.00	0.00		
		21-00783	06/17/21	HOMEOWNER ASSOC FEE ASSISTANCE	Open	100.00	0.00		
						<u>200.00</u>			
00896	GIAMMARINO, MICHAEL	21-00027	01/04/21	2021 INTERPRETING SERVICES	Open	150.00	0.00		B
00999	AMAZON.COM SERVICES, INC.	21-00892	07/12/21	NEIGHBORHOOD CRIME WATCH SIGNS	Open	78.87	0.00		
01060	DOS SANTOS, JENNA	21-00779	06/15/21	BACKGROUND CHECK REIMBURSEMENT	Open	56.05	0.00		
01063	SUMMIT RIDGE CONDOMINIUM	21-00784	06/17/21	HOMEOWNER ASSOC FEE ASSISTANCE	Open	50.00	0.00		
01075	SAOUD, SAMANTHA	21-00838	06/29/21	BACKGROUND CHECK REIMBURSEMENT	Open	56.05	0.00		
01156	DIRECT ENERGY BUSINESS	21-00885	07/08/21	DIRECT ENERGY - JUNE 2021	Open	267.44	0.00		
01211	TURN OUT UNIFORMS & CO.	21-00815	06/22/21	NEW RECRUIT INITIAL CLOTHING	Open	1,620.35	0.00		
01367	VLADICK, MATTHEW	21-00869	07/06/21	REIMB CLOTHING ALLOWANCE	Open	127.95	0.00		
01368	ROBALINO, ERIC	21-00870	07/06/21	REIMB DB MEMORY CARDS	Open	80.12	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type			
01638	FRESH H2O FILTRATION SYSTEMS	21-00026	01/04/21	2021 WATER COOLER RENTAL	Open	119.97	0.00		B			
01643	DENT, LISA	21-00901	07/13/21	SUMMER CAMP SUPPLIES	Open	1,656.13	0.00					
01768	BCUW/MADELINE HOUSING PTRS LLC	21-00786	06/17/21	RENTAL ASSISTANCE PROGRAM	Open	100.00	0.00					
01833	MCGEE, HEATHER (PETTY CASH)	21-00917	07/15/21	PETTY CASH REIMB	Open	145.26	0.00					
01879	RESERVE @ MONTVALE	21-00785	06/17/21	HOMEOWNER ASSOC FEE ASSISTANCE	Open	100.00	0.00					
01882	PRESTIGE BUSINESS PRODUCTS, INC	21-00834	06/29/21	FIRE PREVENTION TONER	Open	172.00	0.00					
01949	AT&T MOBILITY	21-00875	07/06/21	PD PATROL PHONES	Open	757.92	0.00					
02141	REGAN, ROBERT T., ESQ.	21-00868	07/06/21	ESCROW PAYMENTS	Open	6,333.00	0.00					
02426	VERIZON WIRELESS	21-00898	07/12/21	242317487-00001 VERIZON - JUNE	Open	604.44	0.00					
03060	TRI-STATE TECHNICAL SERVICES	21-00871	07/06/21	PD COMPUTER SUPPORT MAINT	Open	120.00	0.00					
03084	WESLEY SICOMAC DAIRY	21-00104	01/12/21	2021 MILK DELIVERY	Open	50.50	0.00		B			
03682	CRUISE, E. K.	21-00906	07/13/21	REIMB CLOTHING ALLOWANCE	Open	99.99	0.00					
03683	PIERRI, JASON	21-00914	07/15/21	REIMB CLOTHING ALLOWANCE	Open	94.84	0.00					
03727	STAPLES INC	21-00734	06/03/21	PD OFFICE SUPPLIES	Open	331.84	0.00					
04008	GASTON, SCOTT	21-00904	07/13/21	REIMB REPLACEMENT PHONE	Open	150.00	0.00					
Total Purchase Orders:					55	Total P.O. Line Items:		0	Total List Amount:	217,618.67	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 2020	0-01	900.00	0.00	900.00	0.00	0.00	900.00
CURRENT FUND 2021	1-01	101,335.72	0.00	101,335.72	0.00	0.00	101,335.72
CAPITAL FUND	C-04	172.50	0.00	172.50	0.00	0.00	172.50
BOA ESCROW ACCOUN	E-08	17,156.50	0.00	17,156.50	0.00	0.00	17,156.50
OTHER TRUST ACCOU	T-03	96,397.82	0.00	96,397.82	0.00	0.00	96,397.82
RECREATION TRUST	T-19	1,656.13	0.00	1,656.13	0.00	0.00	1,656.13
Year Total:		98,053.95	0.00	98,053.95	0.00	0.00	98,053.95
Total Of All Funds:		217,618.67	0.00	217,618.67	0.00	0.00	217,618.67

## Maureen Iarossi

---

**From:** Chris Roche  
**Sent:** Tuesday, July 20, 2021 12:31 PM  
**To:** Maureen Iarossi  
**Subject:** Fwd: Girl Scout Troop Silver Award Project

Hi Maureen,

This is the resident I was speaking to you earlier about. I asked her to give a bit more info for the council, if you could get this on next weeks agenda, that would be great. If you have any questions or concerns let me know and I can address it with her.

Thanks again!  
Councilman Chris Roche  
Boro of Montvale

---

**From:** Kasey Feheley-Shell <kaseyfeheleyshell@gmail.com>  
**Sent:** Tuesday, July 20, 2021 12:22 PM  
**To:** Chris Roche  
**Subject:** Fwd: Girl Scout Troop Silver Award Project

Good Afternoon Mr. Roche,

Thank you for reaching out to me and showing interest in the lost and found bin that I would like to place by the fields at Fieldstone Middle School. I would like to place one weatherproof plastic bin outside of the fence at Fieldstone. I will inform people that this bin exists by posting it on the Montvale Community website and Montvale Athletic League website. I also plan to write the name of these websites on the bin to encourage people to post the lost items to inform the individual where to find it.

Lastly, I plan to check the bin often to make sure that it is not overflowing and items that I notice that are there for a long time, I will donate to a charity.

I am also open to any suggestions that you may have that would make this project successful.

Thank you for your time and consideration,  
Kasey Feheley - Shell

----- Forwarded message -----

**From:** Gina McCormack <gmccormack@montvalek8.org>  
**Date:** Wed, Jul 14, 2021 at 3:58 PM  
**Subject:** Re: Girl Scout Troop Silver Award Project  
**To:** Kasey Feheley-Shell <kaseyfeheleyshell@gmail.com>  
**Cc:** Darren Petersen <dpetersen@montvalek8.org>

Dear Kasey,

I hope that you and your family are enjoying the summer. You have a wonderful idea for your Silver Award! We all agree that there is definitely a need for a place to store items left behind on the fields. As the fields are managed by the borough, you would need to get approval from the Montvale Recreation Department. Lisa Dent oversees this department and can be reached via email at [MontvaleRecreation@montvaleboro.org](mailto:MontvaleRecreation@montvaleboro.org).

Please let me know if I can help in any way.

Sincerely,

Mrs. McCormack  
Principal  
Fieldstone Middle School  
201-391-9000

CONFIDENTIALITY: The information contained in or with this transmission is from the Montvale Public Schools. It is confidential and privileged and it is exclusively for the person named as the addressee and persons so authorized by the addressee. No other person is permitted to obtain, read, use, copy, print, distribute or disseminate all or any part of this transmission or the information contained in or with it. If you have received transmission in error, please notify the Montvale Public Schools immediately by telephone call, e-mail or otherwise, delete all electronic records of the transmission and destroy all prints or copies of the information.

On Tue, Jul 13, 2021 at 3:07 PM Kasey Feheley-Shell <[kaseyfeheleyshell@gmail.com](mailto:kaseyfeheleyshell@gmail.com)> wrote:

Good afternoon,

My name is Kasey Feheley-Shell; I have recently graduated from Fieldstone Middle School. I am looking to earn my silver award for girl scouts. My idea is to build a lost and found bin outside the gates of Fieldstone by the field. I am frequently at the field for sporting events and have noticed lots of personal items that have been left behind by players. Most often these items would get ruined by either the weather or being stepped on by others. I am looking to put a small lost and found bin, with a lid by the field so that all of the lost items will be kept safe until the owner can come retrieve them. I think that it will not only help owners find their lost items but it will keep our field as clean as possible. I hope you like this idea. Please let me know your thoughts. If the idea is approved I would like to get started this summer before the Fall sports seasons begin. Thank you very much for your time and have a wonderful summer!

-Kasey Feheley-Shell

CONFIDENTIALITY: The information contained in or with this transmission is from the Montvale Public Schools. It is confidential and privileged and it is exclusively for the person named as the addressee and persons so authorized by the addressee. No other person is permitted to obtain, read, use, copy, print, distribute or disseminate all or any part of this transmission or the information contained in or with it. If you have received transmission in error, please notify the Montvale Public Schools immediately by telephone call, e-mail or otherwise, delete all electronic records of the transmission and destroy all prints or copies of the information.

## Maureen Iarossi

---

**From:** Robert Hanrahan  
**Sent:** Thursday, July 22, 2021 8:53 AM  
**To:** Maureen Iarossi  
**Cc:** EC Secretary; shannstemper@gmail.com  
**Subject:** Fw: Wildflower Garden Cost

Hi Maureen,

Can we get this girl scout on the M&C agenda for 7/27 to explain a wildflower pollinator garden they are planning for Huff park? It's using our ANJEC grant money.

Thanks, Bob

---

**From:** Dina Pawlyk <pawlykd@pearlriver.org>  
**Sent:** Thursday, July 22, 2021 8:47 AM  
**To:** Robert Hanrahan <rhanrahan@montvaleboro.org>  
**Subject:** Re: Wildflower Garden Cost

That would be great!

Thanks,  
Dina

On Wed, Jul 21, 2021 at 8:49 PM Robert Hanrahan <rhanrahan@montvaleboro.org> wrote:

I think this is fine for the the meeting. Would you like me to get you on the 7/27 agenda for Mayor and council meeting? 7:30pm.

I can join you, Taylor, and Shannon. It will be very informal.

Regards, bob

---

**From:** Dina Pawlyk <pawlykd@pearlriver.org>  
**Sent:** Wednesday, July 21, 2021 3:51 PM  
**To:** Robert Hanrahan <rhanrahan@montvaleboro.org>  
**Cc:** shannstemper@gmail.com <shannstemper@gmail.com>; EC Secretary <ECsecretary@montvaleboro.org>  
**Subject:** Re: Wildflower Garden Cost

Taylor created a slideshow on the Wildflower Garden that I thought I would share with you. It has an updated cost list with more details on construction of the garden. She was thinking she may use this to present to the mayor and council.

Thanks,  
Dina Pawlyk

 Wildflower Garden Presentation

On Tue, Jul 20, 2021 at 8:31 AM Robert Hanrahan <rhanrahan@montvaleboro.org> wrote:

Thank You all,

A few comments.

1. DO you think only 2 layers of 4x4 will be high enough? Keep in mind that 4x4's are only 3.5" high and you want to place at least 3" below ground level to ensure it stays in place.
2. Confirm the "Black Mesh" noted is the garden fabric to block weeds (called Geotex and available at Park Ave Masonry Supply).
3. I suggest you note "Galvanized or Stainless on all brackets, screws, nails, etc).
4. I believe you will need more galvanized stakes (Large nails), they will need to be 6" minimum and I suggest one every 2 ft on each level. These require pre-drilling before being hammered in with a sledge.

Please work with Shannon to mark up the Bocci Court drawing I shared with her (and/or make an additional drawing) showing the location and size of the raised bed so we can send that to our Borough Engineer for feedback before you begin? Also, on a drawing show the depth of the frame underground, rough bracket locations, stakes, etc. After the engineering feedback I can set up a mayor and council meeting where your girls can present the project and receive approval. We will need the drawings and any project explanation before that meeting for their meeting package.

Thank you again!

Bob H

201-286-4250

---

**From:** Dina Pawlyk <pawlykd@pearlriver.org>

**Sent:** Monday, July 19, 2021 2:33 PM

**To:** Robert Hanrahan <rhanrahan@montvaleboro.org>; shannstemper@gmail.com <shannstemper@gmail.com>

**Subject:** Wildflower Garden Cost

Hi!

We went through the materials needed for the garden and included them on the list. If there is anything else you think we may be missing, please let us know. We did not include the costs of the seeds because we still need to talk with Shannon on the type we will be purchasing. We also need to figure out a sign for the garden and a way to mark the different types of flowers within the garden. We were thinking of painting larger rocks with a picture of the flower and the flower name on each rock. Also maybe a wooden sign that said "Wildflower Garden." If you have any questions, please let me know!

Thanks,

Dina and Taylor Pawlyk

Garden Costs:

Plastic Poultry hex garden fence netting- green 4x50 ft- \$69.84

Stakes- 6 ft Polythene coated garden stakes- 3 10 packs/\$16.22 = \$48.66

Cable ties- 100 pack/\$7.99

4 x 4 x 8 wood- x12- \$10 each- \$120

18 brackets- \$4 each- \$72

3 12 packs of screws-  $\$17.98 \times 3 = \$53.94$

6 metal stakes- \$3 each -\$18

Black Mesh- \$54.99

3 yards of soil- \$30 a yard + \$25 delivery =\$115

Seeds ?

Total \$560.42