

**MINUTES  
WORK SESSION**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:32PM. 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 - absent

Councilmember Lane

Councilmember Curry - absent

Councilmember Roche - absent

Councilmember Koelling

Councilmember Russo-Vogelsang

Also Present: Mayor Mike Ghassali; Borough Attorney, Joe Voytus; and Deputy Municipal Clerk, Fran Scordo

**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)

A motion to Introduce Ordinance **2021-1509** for first reading was made by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes

**MINUTES:****June 29, 2021**

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

**July 13, 2021**

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Koelling – 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.

**127-2021 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, Blaauvelt, NY 10913; and

**128-2021 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.

**129-2021 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.

Introduced by: Councilmember Lane; seconded by Councilmember Russo-Vogelsang - 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

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

No Report

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

- a. Request Girl Scout Project/Silver Award/Lost & Found Bin/Location Fieldstone Middle School

A motion to approve by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

- b. Girl Scout Project/Wildflower Garden/Presentation/Environmental Commission

Presentation is included with original minutes;

- c. 25 West Grand Ave/43 West Grand Ave/Status of Municipal Owned Properties

Joe Voytus, borough attorney mentioned that we need direction of how to proceed with the borough owned properties. Currently both are vacant and in need of repairs. Mayor Ghassali mentioned that the finance committee should meet to discuss further of how to proceed.

**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 Koelling – all ayes

Bob Hanrahan, EC committee

Huff Pond has been seeded; in September more plantings will be done;

A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

**ADJOURNMENT:**

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

Meeting adjourned at 7:54pm

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

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