

**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 7:30PM. 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; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Arendacs – via zoom  
Vacancy  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang – via Zoom

**SWEARING IN: Theresa Cudequest**

**ORDINANCES:**

**PUBLIC HEARING ORDINANCE NO 2021-1512** AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, CHANGING THE NAME OF MERCEDES DRIVE TO “DEPIERO DRIVE,” AND CHANGING THE NAME OF THE INTERNAL ROADWAY ON BLOCK 2801 LOT 1 TO “MERCEDES DRIVE,” PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1(K)

**WHEREAS**, pursuant to the provisions of N.J.S.A. 40:67-1(k), the governing body of a municipality may make ordinances to provide for the changing of names of streets within the municipality; and

**WHEREAS**, as a result of Mercedes having left the Borough of Montvale and moved its corporate offices out of the State, the Governing Body is desirous of changing the name of Mercedes Drive to DePiero Drive to honor the lasting impact of the DePiero family on the Borough of Montvale; and

**WHEREAS**, the property owners along Mercedes Drive, which include the Borough of Montvale, have consented to the name change to DePiero Drive, with the exception of one property owner whose internal roadway shall be renamed Mercedes Drive to accommodate the owner’s business concerns; and

**WHEREAS**, the local Postmaster has consented to these name changes; and

**WHEREAS**, as a result of the foregoing, the Mayor and Council therefore deem it appropriate to change the name of Mercedes Drive to DePiero Drive and to rename the internal roadway on Block 2801, Lot 1 to “Mercedes Drive.”

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

1. Mercedes Drive, from Grand Avenue to Phillips Parkway, shall be renamed “DePiero Drive” pursuant to N.J.S.A. 40:67-1(k); and

2. The internal roadway on Block 2801, Lot 1 shall be renamed “Mercedes Drive” pursuant to N.J.S.A. 40:67-1(k); and
3. The State of New Jersey, the County of Bergen, all adjoining municipalities, and the local Post Office shall be notified of these name changes by being provided a certified copy of this Ordinance upon adoption; and
4. The Official Map(s) of the Borough of Montvale shall be updated to reflect these name changes; and
5. The Borough Administrator, Borough Clerk, and all other appropriate employees, officers and officials of the Borough are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the purposes and provisions of this Ordinance, including but not limited to the installation of appropriate signage to reflect these name changes; and
6. This Ordinance shall become effective on March 1, 2022, after adoption and publican required by law.

A motion Introduced for second reading **Ordinance No. 2021-1512** 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

**PUBLIC HEARING ORDINANCE NO 2021-1513** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 400, “ZONING,” TO REZONE BLOCK 1002, LOT 7 AS A NEW “AH-6-AR” ZONING DISTRICT AND ESTABLISHING THE ZONING REGULATIONS FOR SAID DISTRICT INCLUDING IMPLEMENTING AN AGE RESTRICTION CONSISTENT WITH THE BOROUGH’S AFFORDABLE HOUSING COURT-APPROVED SETTLEMENT AND JUDGMENT OF COMPLIANCE AND REPOSE

**Montvale Planning Board/Comment/Recommendations/Resolution of Approval**

**WHEREAS**, the AH-6 Zoning District in the Borough of Montvale is a zoning district established as part of the Borough’s compliance with the First Round Mount Laurel obligations; and

**WHEREAS**, Block 1002, Lot 7 is the only undeveloped lot in the AH-6 Zoning District; and

**WHEREAS**, in connection with the Borough’s Third Round Affordable Housing Litigation, Docket NO. BER-L-6141-15, the Borough adopted a Housing Element and Fair Share Plan that established the Borough’s Third Round Compliance Mechanisms; and

**WHEREAS**, under the Borough’s Housing Element and Fair Share Plan dated April 17, 2018, adopted by the Planning Board on May 1, 2018, and endorsed by the Mayor and Council on May 8, 2018, the section entitled Proposed Prior Round Credit Summary establishes that Block 1002, Lot 7 (aka 127 Summit Avenue) is an age-restricted development; and

**WHEREAS**, the Borough and the Planning Board received no opposition to the treatment of 127 Summit Avenue in the HEFSP and the Planning Board meeting adopting the HEFSP and the Borough meeting endorsing the HEFSP; and

**WHEREAS**, the New Jersey Superior Court approved the Borough’s Housing Element and Fair Share Plan by Order of Judgment of Compliance and Repose (“JOR”) dated October 3, 2018; and **WHEREAS**, the Borough and the Planning Board received no opposition to the treatment of 127 Summit Avenue in the HEFSP at the time of the duly noticed Compliance Hearing which resulted in the JOR dated October 3, 2018; and

**WHEREAS**, the Court-approved HEFSP is part of the Borough’s Master Plan; and

**WHEREAS**, the Borough desires to conform the zoning for Block 1002, Lot 7 to be consistent with the Borough’s Court-approved Housing Element and Fair Share Plan to create the AH-6-AR (Age Restricted) Zoning District as a sub-zone of the AH-6 Zoning District.

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

**Section 1.** Chapter 400, “Zoning,” Section 28, “Affordable Housing Zones for first fair share cycle,” of the Borough of Montvale Code is hereby amended and supplemented by adding the underlined text, as follows:

**§400-28 Affordable Housing Zones for first fair share cycle.**

In the AH Affordable Housing Zones AH-6, AH-6-AR, AH-7, AH-8 and AH-9, no building, structure, area or lot or land shall be used in whole or in part for any other than one or more of the uses specified below.

- A. Upon proper application and hearing as herein provided, planned residential developments shall be permitted uses, provided that the Planning Board finds and determines that all requirements pertaining to planned residential developments as set forth at length in 400-40 have been met.
- B. All developments within the AH-6, AH-6-AR, AH-7, AH-8 and A-9 Districts shall adhere to the affordability controls in Chapter 130, Affordable Housing. The minimum affordable housing set-aside for the AH-6-AR Zone shall be 20% and any deviation from this requirement will trigger a “D” variance.
- C. Subject to approval by resolution of the governing body (which approval may be conditional) of an off-site affordable housing plan which provides for the maximum yield of affordable housing units which would otherwise be provided on site pursuant to the requirements set forth at length in § 400-40, single-family detached residential units shall be a permitted use in each of the following AH Zoning Districts, subject to the following minimum development limitations:

<b>AH-6 Zoning District (Including AH-6-AR)</b>	
<b>Item</b>	<b>Specifications</b>
Maximum building height (feet)	28/2-story
Minimum lot area (square feet)	7,500
Minimum lot width (feet)	75
Maximum building coverage	25%
Maximum lot coverage	40%
Front yard (feet)	25
Rear yard (feet)	25
Side yard (one/total) (feet)	10/20

NOTE: Corner lots which are without frontage on any street which is external to the development shall be required to maintain only one front yard.

<b>AH-9 Zoning District</b>	
<b>Item</b>	<b>Specifications</b>
Maximum building height (feet)	28/2-story
Minimum lot area (square feet)	6,000
Minimum lot width (feet)	60
Maximum building coverage	25%
Maximum lot coverage	40%
Front yard (feet)	25
Rear yard (feet)	25
Side yard (one/total) (feet)	10/20

NOTE: Corner lots which are without frontage on any street which is external to the development shall be required to maintain only one front yard.

- D. Churches, temples and other houses of worship (subject to the provisions of § 400-80).
- E. Public and private schools (subject to the provisions of § 400-79).
- F. All planned residential developments in the AH-6-AR Zoning District shall be age-restricted as described below. Where this Section 400-28 does not provide specific standards applicable to the AH-6-AR Zoning District, the standards otherwise set forth in Chapter 400, Zoning, that are applicable to the AH-6 Zoning District shall apply to all development within the AH-6-AR Zoning District. Through its corporations, associations or owners, said land shall be restricted by bylaws, rules, regulations and restrictions of record to use by permanent residents 55 years of age or older, with the following exceptions:
  - 1. A member of a couple under the age of 55 years who is residing with her/her partner who is 55 years of age or older.
  - 2. Emancipated children (as defined under New Jersey law) residing with their parents or parent where one of the parents with whom the child or children are residing is 55 years of age or older.
  - 3. One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants 55 years of age or older.

**Section 2.** The property located at Block 1002, Lot 7 shall be rezoned as AH-6-AR (Age Restricted), consistent with the Borough’s Court-approved Housing Element and Fair Share Plan. The Borough’s Official Zoning Map shall be amended to designate Block 1002, Lot 7 as being within the AH-6-AR Zoning District.

**Section 3.** Section 400-15 of the Borough Code shall be amended to add the AH-6-AR Zone to the list of Zoning Districts.

**Section 4.** Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Montvale, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.

**Section 5.** Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**Section 6.** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 7.** This ordinance shall take effect immediately upon its passage and publication as required by law.

A motion Introduced for second reading **Ordinance No. 2021-1513** by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only.

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

Peter Kurshan – Gelnow Lane

Asked for an explanation regarding council going into closed session on the meeting of November 30 and regarding 2018 Fair Share Housing Plan. The borough attorney explained that the zoning ordinance was putting in place what was already in the borough’s housing element previously. The Waypoint application was pending with the Planning Board for sometime that was already an age-restricted development so there was no need to put into place an age restriction. Now that Waypoint pulled out, the council felt it appropriate to expressly put that age restriction into zoning to codify what was in the housing element.

Motion to close meeting to the public by Councilmember Cudequest; seconded by Councilmember Lane - 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

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

Motion to open meeting to the public by Councilmember Cudequest; 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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**November 30, 2021**

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

**CLOSED/EXECUTIVE MINUTES:**

**November 30, 2021**

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Roche - all ayes with the exception of Councilmember Cudequest abstaining

**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.

**175-2021 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Fire Department Equipment**

**WHEREAS**, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and

**NOW THEREFORE, BE IT RESOLVED** by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

**PURCHASE OF Nozzles STATE CONTRACT #17-FLEET -00815 –AKRON BRASS**

Firefighter One Total \$10,542.72

34 Wilson Drive

Sparta, NJ 07871

**WHEREAS**, attached is a detailed description of the purchase of Nozzle Equipment dated October 5, 2021 which is attached to the original of this resolution.

**176-2021 Refund Tax Overpayment / 35 Eagle Ridge / Block 1405; Lot 13 / Ian Dunsdon**

**WHEREAS**, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the fourth quarter installment of 2021; and

**WHEREAS**, a duplicate payment was made by the mortgage company and/or bank; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund Ian James Dunsdon, 35 Eagle Ridge, Montvale, NJ in the amount of \$4,791.50.

**177-2021 Cancellation Of Prior Year Outstanding Checks**

**WHEREAS**, there exists outstanding checks from the prior year drawn against the General Checking Account, and

**WHEREAS**, it has been determined that the outstanding checks from the prior year be cancelled to Current Fund surplus;

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

**GENERAL CHECKING ACCOUNT**

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>	<u>FUND</u>	<u>ACCOUNT</u>
09/08/20	18177	\$260.00	Current	Surplus
10/27/20	18387	318.00	Current	Surplus
12/08/20	18613	<u>50.00</u>	Current	Surplus
		\$628.00		
		=====		

**178-2021 Cancellation Of Various Balances**

**WHEREAS**, there exists a receivable balance and reserve balances on the Current Fund balance sheet of the Borough of Montvale; and

**WHEREAS**, the funds creating the receivable balance and reserve balances have been investigated, and it has been determined that the receivable balance and reserve balances should be cancelled; and **WHEREAS**, it is necessary to formally cancel said balances so that the uncollected receivable balance may be charged to fund balance and the unexpended reserve balances may be credited to fund balance;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, that the following receivable balance and reserve balances may be cancelled:

<u>Current Fund</u>	<u>&lt;CHARGES&gt;/</u> <u>CREDITS</u>
Grants Receivable:	
NJDOT: Various Street Improvements - 2018	<\$89,135.65>
	=====
Reserve for Grants - Appropriated:	
NJDOT: Various Street Improvements - 2018	\$ 92,089.88
Reserve for Sale of Municipal Assets	20,525.51
	\$112,615.39
	=====

**179-2021 Transfer Of 2021 Current Fund Appropriation Balance**

**WHEREAS**, there exists an unexpended 2021 Current Fund budget appropriation balance, and **WHEREAS**, N.J.S.A. 40A:4-62.1 permits the Borough to transfer such unexpended balance into the Reserve for Storm Recovery.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Montvale Bergen County, New Jersey that the following unexpended 2021 Current Fund budget appropriation balance be transferred into the Reserve for Storm Recovery in accordance with N.J.S.A. 40A:4-62.1.

**GENERAL APPROPRIATIONS**

Operations - within "CAPS"

Snow Removal/Storm Recovery:	
Other Expenses	\$50,000.00

**180-2021 Transfer Of Appropriations**

**WHEREAS**, certain transfer of funds for various 2021 budget appropriations are necessary to cover anticipated expenditures; and

**WHEREAS**, N.J.S.A. 40A:4-58 provides for transfers from appropriations with an excess over and above the amount deemed to be necessary to fulfill the purpose for such appropriations, to those appropriations deemed to be insufficient;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that the transfers be made between the 2021 budget appropriations as follows:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
General Appropriations		
Operations - Within "CAPS"		
Public Health Services		
Other Expenses	\$1,000.00	
Public Health Services		
Salaries and Wages		\$1,000.00
Fire:		
Fire Hydrant Service	2,500.00	
Gasoline		2,500.00
	\$3,500.00	\$3,500.00

**181-2021 Cancellation of Tax and Excess Sewer Overpayments or Delinquent Amounts Less than \$10.00**

**WHEREAS**, N.J.S.A. 40A:5-17 allows for the cancellation of property tax and excess sewer overpayments or delinquent amounts in the amount of less than \$10.00; and

**WHEREAS**, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax and excess sewer overpayments or delinquencies of less than \$10.00

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax and excess sewer amounts as deemed necessary.

**BE IT FURTHER RESOLVED**, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance Officer.

**182-2021 Appointment Regular Member / Montvale Fire Department / Alberto Figueroa**

**WHEREAS**, Montvale Development Associates, II, LLC premises known as Block 2802, Lot 2 made an application to the Planning Board seeking amended planned unit development approval, amended Phase II preliminary site plan approval, final site plan approval for Phase II, a use variance, other variances and waivers, approval of an Environmental Impact Statement, and a major soil movement permit; and

**WHEREAS**, the Planning Board approved the Development by resolution dated October 5, 2021 which is attached to the developer’s agreement; and

**WHEREAS**, pursuant thereto, the Borough, Planning Board and Developer are desirous of executing a Developer’s Agreement setting forth the parties’ respective rights and obligations concerning said approval; and

**WHEREAS**, a Developer’s Agreement has been negotiated by and between the parties and has been executed by the Developer and the Chairman of the Planning Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Developer’s Agreement dated December 9<sup>th</sup>, 2021, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Montvale Development Associates, II, LLC/S. Hekemian Group hereby approved; and

**BE IT FURTHER RESOLVED** that the Mayor and Municipal Clerk are hereby directed, authorized and empowered to execute the Developer’s Agreement with the Developer and to take all other steps reasonably necessary to effectuate the provisions and purposes of this resolution.

**183-2021 A Resolution Approving a Developer’s Agreement with Montvale Development Associates, II, LLC/S. Hekemian Group Premises Identified as Block 2802, Lot 2 in the Borough of Montvale**

**WHEREAS**, the Montvale Fire Department is desirous of adding a regular member; and

**WHEREAS**, Alberto Figueroa of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that the appointment of Alberto Figueroa, as a Regular Member of the Montvale Fire Department, is hereby approved

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

**184-2021 A Resolution To Affirm The Borough Of Montvale’s Civil Rights Policy With Respect To All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, And Members Of The Public That Come Into Contact With Municipal Employees, Officials And Volunteers**

**WHEREAS**, it is the policy of the Borough of Montvale to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

**WHEREAS**, the governing body of the Borough of Montvale has determined that certain procedures need to be established to accomplish this policy

**NOW, THEREFORE BE IT ADOPTED** by the Governing Body of the Borough of Montvale that:

**Section 1:** No official, employee, appointee or volunteer of the Borough of Montvale by whatever title known, or any entity that is in any way a part of the Borough of Montvale shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Montvale’s business or using the facilities or property of the Borough of Montvale.

**Section 2:** The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Montvale to provide services that otherwise could be performed by the Borough of Montvale.

**Section 3:** Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 4:** The Governing Body shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

**Section 5:** No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

**Section 6:** The Governing Body shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Montvale as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

**Section 7:** The Governing Body shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

**Section 8:** At least annually, the Governing Body shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough of Montvale. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Montvale web site.

**Section 9:** This resolution shall take effect immediately.

**Section 10:** A copy of this resolution shall be published in the official newspaper of the Borough of Montvale in order for the public to be made aware of this policy and the Borough of Montvale’s commitment to the implementation and enforcement of this policy.

Introduced by: Councilmember Lane; seconded by Councilmember Roche – all ayes

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

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

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

**COMMITTEE REPORTS:**

**Councilmember Lane**

**Fire Dept**

19 fire calls; 2 drills; 4 extra credits and one meeting; assisted in the Pearl River structure fire; great job decorating the park and firehouse. Remember to clean away snow from fire hydrant near your home.

**Diversity Inclusion Committee**

Councilmember Lane, Mayor Ghassali, the Chair and Vice Chair interviewed process of new committee members.

**Councilmember Roche**

**Recreation/Special Events**

Tree lighting was great success; thanks to the Dunken Donuts on Chestnut Ridge Road for donating coffee and hot chocolate. The results of the House Decorating Contest is as follows: **Best Neighborhood** goes to the Cherry Lane neighborhood with 5 registered participants, **Best Use of Lights** goes to 59 E.Grand Ave., **Best Theme** goes to 10 Camron Ct. and **Fan Favorite** also goes to 10 Camron Ct.

**MAL**

Will be include in this year's budget process

**Councilmember Cudequest**

Thanked Councilmember Curry for all her years of service to the town; looking forward to working with the current council, borough professionals, staff and the committee chairs.

**Councilmember Koelling**

**Police**

Monthly report included in original minutes;

**Board of Health**

At their last meeting, the health contract with Northwest Bergen Regional was updated for two more years; animal licenses will be mailed out in the next few weeks.

**Councilmember Arendacs**

Congratulations to Councilmember Cudequest, looking forward to working with you

**Engineering**

Started design for LaTrenta Field; preparations for the Magnolia Bridge repair will start in January.

**DPW**

Fall cleanup is ongoing, leaf pick up will continue to the end of December; street cleaning will continue as well.

**Councilmember Russo-Vogelsang**

Welcome Theresa to the council and looking forward to working with you;

**Construction**

110 Summit is moving along; North Market buildings 100 and 300 are moving along with cabinetry being installed; 200 Market Square will be receiving their CO next week; Please bag your leaves or have your landscapers remove them

**BOE**

Thanked everyone for the referendum passing and wished everyone Happy Holidays.

**MAYOR**

Welcome Theresa Cudequest; 90% are vaccinated with one dose and 80% with two doses in town; met with Economic Committee and they are looking to recruit more volunteers with computer and social media backgrounds; a new Veteran Affairs committee will be starting next year by Councilmember Koelling; working on a second water tower to improve pressure on the West side of town, the proposed site will be on the Memorial Sloan Kettering property; working on the plane traffic; have been meeting with the owners of the office buildings in town to see about the vacancies in their buildings.

Councilmember Lane on behalf of all the council wanted to thank the Police, Fire and Tri-Boro for a fine showing at the Memorial Service for Don Boman on Saturday at Our Lady of Mercy in Park Ridge. It was a beautiful service

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update  
No Report

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update  
No Report

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

Councilmember Koelling asked for permission for the Police Chief to start the promotion process of Sergeant; a motion by Councilmember Lane to authorize the promotion process; seconded by Councilmember Cudequest – all ayes

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

No public comment

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 8:21pm

Next Meeting of the Mayor & Council will be on December 28, 2021 at 7:30pm in person.

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