

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:30pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

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:

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|-------------------------|-------------------------------|
| Councilmember Arendacs | Councilmember Lane |
| Councilmember Cudequest | Councilmember Roche |
| Councilmember Koelling | Councilmember Russo-Vogelsang |

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

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2022-1515 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1514 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 FOR THE YEAR 2022
(Public Hearing 3-8-22)

A motion to Introduce Ordinance **2022-1515** for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember 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:

February 8, 2022

A motion to accept the minutes by Councilmember Cudequest; seconded by Councilmember Lane - 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.

62-2022 Refund Tax Overpayment / Block 2509, Lot 26 – 10 Echo Hill Road

WHEREAS, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 10 Echo Hill Road, also known as Block 2509, Lot 26;

WHEREAS, a duplicate payment was made by the homeowner; 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 Timothy Leonard, 66 Buckingham Road, Brick, NJ 08723 in the amount of \$2,519.00

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

63-2022 A Resolution Approving a Developer’s Agreement with Parkland Estates, LLC, Premises Identified as Block 1103, Lot 5 and Block 403, Lot 1 in the Borough of Montvale

WHEREAS, Parkland Estates, LLC (“Developer”) owner of the premises known as Block 1103, Lot 5 and Block 403, Lot 1 formerly owned by Metropolitan Homes Development At Werimus, LLC made an application to the Planning Board for preliminary and final major subdivision approval, together with certain variances and waivers and a major soil movement permit; and **WHEREAS**, the Planning Board approved the Development by resolution dated May 21, 2019; 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 February 8th 2022, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Parkland Estates, LLC is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Borough 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.

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

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER’S REPORT:

Andrew Hipolit

Report/Update

Bergen County open space grants are now open

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No Report

UNFINISHED BUSINESS:

a. Memorandum Montvale Planning Board/Update on Analysis of OR4 Zone & SED Zone.
This is for informational purposes.

NEW BUSINESS:

Councilmember Cudequest mentioned that the senior club are sponsoring several trips in the next several weeks; she is concerned that seniors should be vaccinated to ride the bus; After a brief discussion a motion to require proof of vaccination to take the bus by borough sponsored activities by Councilmember Lane; seconded by Councilmember Cudequest – a roll was taken, Councilmembers Lane, Cudequest, Roche and Russo-Vogelsang voted – Yes; Councilmembers Koelling and Arendacs – voted No

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 Cudequest – all ayes

Carolee Adams

Mentioned that it is a little difficult to hear sitting in council chambers; mentioned that the IRS is not sending out forms, you have to request forms and then they will mail it to you.

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

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2022 adopted on January 2, 2022 and posted on the bulletin board in the Municipal Building:

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

- a. Potential Litigation/Acquisition of Property

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 15-2021 matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

A motion to go into closed session by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

ADJOURNMENT:

Motion to adjourn by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

Meeting adjourned at 8:15pm

ADJOURNMENT:

The next Budget Meeting is scheduled for Monday, March 7, 2022 at 6:00 p.m. on Zoom.

The next Regular Meeting of the Mayor & Council will be held on Tuesday, March 8, 2022 at 7:30 p.m. in person.

*******Disclaimer***** Subject to Additions And/or Deletions**

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk