

**AGENDA**  
**WORK SESSION MEETING**  
**BOROUGH OF MONTVALE**  
**Mayor and Council Meeting**  
**February 28, 2023**  
**Closed Executive Session 7:00PM**  
**Meeting to Commence 7:30PM**

**ELECTED OFFICIALS TRAINING – FRANK COVELLI – 6PM**

**CLOSED/EXECUTIVE SESSION:**

Motion to move into Executive Session as provided for by Resolution No. 15-2023 adopted on January 1, 2023 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. Attorney Client Privilege - Acquisition of Property
- b. Contract Negotiations - Police Chief Contract

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

**ROLL CALL:**

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

**ORDINANCES:**

**PUBLIC HEARING OF ORDINANCE NO. 2023-1529** AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1528 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 2023

**PUBLIC HEARING OF ORDINANCE NO. 2023-1530** AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE ENGINEERING FEES AND PAYMENT PROCEDURES APPLICABLE TO CERTAIN PERMIT APPLICATIONS

**MINUTES:**

February 14, 2023

**CLOSED/EXECUTIVE MINUTES:**

February 14, 2023

**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.

- 70-2023 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/For the 2023/2024 School Year
- 71-2023 Authorize Execution of Agreement with The Reserve at Montvale / Municipal Service Agreement
- 72-2023 Authorize Appointing Frances Scordo as Municipal Clerk
- 73-2023 Authorize Appointing Carol Manhart as Deputy Municipal Clerk
- 74-2023 A Resolution Appointing William Betesh, Esq. Of Boggia, Boggia, Betesh & Voytus To Represent The Borough Of Montvale In Tax Appeal Matters Pending As Of December 31, 2022
- 75-2023 Amending Resolution No. 155-2022 Authorizing Emergency Purchase Pursuant To NJSA 40a:11-Rapid Pump & Meter, Co, Inc. / Three (3) Pump Stations

**BILLS:**

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update  
a. Huff Pond Discussion

**ATTORNEY REPORT:**

David Lafferty, Esq.  
Report/Update

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

- a. Discussion / Change Mayor/Council Meeting Dates

**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:**

Regular Meeting of the Mayor & Council will be held at 7:30pm on March 14, 2023

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2023-1529**

**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 January 31, 2023 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 February 14, 2023. That said Ordinance was amended at the regular meeting held on February 14, 2023 and that said Ordinance will be taken up for consideration for final passage at a regular meeting of the Mayor and Council to be held on February 28, 2023 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 SALARY ORDINANCE NO. 2022-1528 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 2023**

**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>2023 Salary Range</b>
1	Borough Administrator	\$110,000 - \$150,000
2	Safety Coordinator	\$5,000 - \$8,000
3	Chief Financial Officer (PT)	\$21,000 - \$30,000
4	Municipal Clerk	\$85,000 - \$110,000
5	Municipal Clerk (PT)	\$50,000 - \$75,000
6	Deputy Municipal Clerk (PT)	\$20,000 - \$55,000
7	Floater/ Admin. Assistant to Administrator	\$40,000 - \$60,000
8	Tax Collector (PT)	\$62,000 - \$75,000
9	Tax Assessor	\$37,000 - \$45,000
10	Treasurer/Purchasing Agent	\$78,000 - \$105,000
11	Deputy Treasurer	\$55,000 - \$65,000
12	Accounts Payable Clerk	\$42,000 - \$50,000

Title		2023 Salary Range	
13	Secretary, Planning Board/Land Use Admin. (PT)	\$83,000	- \$95,000
14	Planning Board Secretary Special Meetings	\$45	- \$60/hour
15	Board Secretary, Clerical/Recording	\$130	- \$160
16	Office Manager (PT)	\$4,000	- \$7,000
17	Board of Health Secretary	\$22	- \$30/hour
18	Registrar Vital Statistics	\$800	- \$1,200
19	Deputy Registrar Vital Statistics	\$250	- \$500
20	Construction Official	\$72,000	- \$100,000
21	Building Subcode Official and Inspector (PT)	\$30,000	- \$45,000
22	Zoning Officer	\$5,000	- \$11,000
23	Building Subcode and Special Inspections	\$40	- \$50/hour
24			
25	Facilities Manager, Buildings & Grounds and Property Inspector	\$20,000	- \$30,000
26	Property Maintenance Officer (PT)	\$20,000	- \$25,000
27	Construction Dept. Control Person	\$50,000	- \$70,000
28	Plumbing Subcode Official and Inspector (PT)	\$30,000	- \$45,000
29	Plumbing Subcode and Special Inspections	\$40	- \$50/hour
30	Fire Subcode Official and Inspector (PT)	\$30,000	- \$45,000
31	Fire Subcode and Special Inspections	\$40	- \$50/hour
32	Electrical Subcode Official and Inspector (PT)	\$30,000	- \$45,000
33	Electrical Subcode and Special Inspections	\$40	- \$50/hour
34	Fire Prevention Official	\$65,000	- \$75,000
35	Fire Inspector/ Senior/Deputy Fire Official	\$7,600	- \$25,000
36	Fire Prevention Secretary	\$1,000	- \$1,000
37	Municipal Court Administrator	\$75,000	- \$95,000
38	Deputy Municipal Court Administrator	\$55,000	- \$70,000
39	Court Security	\$20	- \$27/hour
40	Violations Clerk	\$40,000	- \$50,000
41	Police Secretary	\$42,000	- \$50,000
✓ 42	Administrative Assistant for Police Chief	\$50,000	- \$65,000

43	Emergency Mgmt. Coordinator	\$5,000	-	\$7,000
44	Deputy Emergency Mgmt. Coordinator	\$3,000	-	\$6,000
45	Library Director	\$80,000	-	\$97,000
46	Library – Library Adult Services	\$55,000	-	\$70,000

Title		2023 Salary Range		
47	Library (PT)	\$13	-	\$50/hour
48	Library (PT) meetings	\$120	-	\$225/mtg.
49	Director, Public Assistance	\$2,000	-	\$5,000
50	Director of Recreation	\$52,000	-	\$64,000
51	Recreation Assistant	\$40,000	-	\$55,000
52	Recreation Summer Camp Stipend	\$2,000	-	\$6,000
53	Summer Camp Counsellors	\$500	-	\$2,000
54	Park Monitor (PT)	\$20	-	\$26/hour
55	Van Drivers (PT)	\$20	-	\$25/hour
56	Station Technicians (PT)	\$15	-	\$20/hour
57	Booker Cable Access TV	\$3,000	-	\$6,000
58	Archivist Records Manager/D.A.R.M.	\$25	-	\$28/hour
59	Clerical/Recording Special Meetings	\$20	-	\$40/hour
60	Deputy Construction Official	\$75,000	-	\$85,000
61	Wellness Coordinator	\$500	-	
62	Wellness Incentive Participants	\$300	-	
✓ 63	Executive Assistant to Police Chief	\$60,000	-	\$80,000
✓ 64	Coordinator, Off-Duty Details (PT)	\$10,000	-	\$15,000

**SECTION 3.** The rate of compensation of the persons holding any of the hereinafter named offices, whose compensation shall be on an annual basis and payable semi-monthly, is hereby fixed and determined as follows:

Title		2023 Salary Range		
A.	Municipal Judge	\$40,000	-	\$45,000
B.	Mayor	\$8,000	-	\$10,000
C.	Councilpersons (each)	\$6,500	-	\$8,000

**SECTION 4:** The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, whose compensation shall be on an annual basis, and payable semi-monthly, is hereby fixed and determined as follows:

Title		2023 Salary Range
A.	Chief	\$220,000 - \$250,000
B.	Captain	\$200,000 - \$225,000
C.	Lieutenant (Base Wage)	\$167,373 - \$171,892
D.	Sergeants (Base Wage)	\$155,750 - \$159,956
E.	Detective – Additional per year	\$4,000 - \$4,500
F.	Juvenile Officer – Addt'l per year	\$400 - \$400
G.	Asst. Juvenile Officer – Addt'l per year	\$350 - \$350
H.	Special Police Officer Class III (SLEO)	\$50,000 - \$57,000
I.	Special/Auxiliary Police	\$22/hour - \$26/hour
J.	School Cross Guard/Police Matrons	\$22/hour - \$26/hour

**SECTION 4A:** The rate of compensation of persons holding any of the hereinafter named offices in the Police Department whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each)		
0-6 months	\$47,452	- \$48,733
6 months – 1 year	\$54,347	- \$55,814
1 – 2 years	\$59,007	- \$62,894
2 – 3 years	\$68,490	- \$77,053
3 – 4 years	\$88,815	- \$91,213
4 – 5 years	\$102,601	- \$105,372
5 – 6 years	\$116,388	- \$119,530
6 – 7 years	\$130,176	- \$133,691
7 – 8 years	\$143,963	- \$147,850

**SECTION 4B:** In addition to the compensation stated above, Full Time Employees in Section 4 and Section 4A (excepting the Chief, Captain, and any other employee whose contract specifically excludes longevity), shall be paid an annual longevity increment pursuant to the following schedule:

MICHAEL GHASSALI, Mayor

ATTEST:  
MAUREEN IAROSSO-ALWAN  
Municipal Clerk

INTRODUCTION: 1-31-23

Councilmember	Yes	No
Arendacs	X	
Cudequest	X	
Koelling	X	
Lane	X	
Roche	X	
Russo-Vogelsang	X	

ADOPTED: 02-28-23

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2023-1530**

**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 February 14, 2023 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 February 28, 2023 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 AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE ENGINEERING FEES AND PAYMENT PROCEDURES APPLICABLE TO CERTAIN PERMIT APPLICATIONS**

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

**Section 1.** Chapter 170, "Construction Codes, Uniform," Section 11, "Other certificates and permits," is hereby amended by replacing Subsection H thereof to read as follows:

**§170-11 Other certificates and permits.**

...

**H. Engineering fees.**

- (1) In order to ensure that the Borough standards are met for all site improvements, including curbs, sidewalks, driveway pavement, seepage pits and to create zero runoff from new residential single-family dwelling construction and additions, swimming pools, tennis and retaining walls over four feet, the following fees shall be collected at the time an application is made that will require engineering plan review and construction inspection. An administrative fee of 20% will be added to the base fees to be retained by the construction department:

	<b>Plan Review</b>	<b>Construction Inspection</b>	<b>Engineering Subtotal</b>	<b>Total Fee</b>
New single-family dwelling	\$500	\$500	\$1000	\$1200
Additions to single-family dwelling	\$400	\$400	\$800	\$960
Swimming pools, tennis courts	\$350	\$350	\$700	\$840

	<b>Plan Review</b>	<b>Construction Inspection</b>	<b>Engineering Subtotal</b>	<b>Total Fee</b>
Retaining walls over four feet in height	\$250	\$250	\$500	\$600
Other site improvements affecting impervious coverage or runoff	\$250	\$250	\$500	\$600

- (2) In the event that the above engineering fees are determined to be insufficient to complete the necessary engineering plan review and/or construction inspection, then in that event the applicant shall be provided a letter from the Borough Engineer setting forth the additional services required, including the estimated cost of such activities. The applicant shall be required to deposit such additional funds prior to the issuance of a permit or the closing out of a permit, as the case may be. There shall be no administrative fee for additional engineering fees.
- (3) Any engineering fees deposited in excess of the fees actually charged by the Borough Engineer for the application shall be refunded to the applicant within thirty (30) days of the closing out of the permit.

**Section 2.** All other provisions of Section 170-11 other than subsection H shall remain unchanged.

**Section 3.** 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 4.** 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 5.** This ordinance shall take effect immediately upon its passage and publication as required by law.

\_\_\_\_\_  
MICHAEL GHASSALI, Mayor

\_\_\_\_\_  
ATTEST:  
MAUREEN IAROSSO-ALWAN  
Municipal Clerk

INTRODUCTION: 2-14-23

Councilmember	Yes	No
Arendacs	✓	
Cudequest	✓	
Koelling	✓	
Lane	✓	
Roche	✓	
Russo-Vogelsang	✓	

ADOPTED: 02-28-23

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:32PM. 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, Dave Lafferty; Administrator, Joe Voytus; Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Cudequest  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang

**SWEARING IN OF POLICE CAPTAIN**

Alisha Foley

**ORDINANCES:**

**AMENDMENT ORDINANCE NO. 2023-1529 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1528 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**

A motion to Amend Ordinance **2022-1529** for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion to amend ordinance and that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Cudequest - a roll call was taken – all ayes  
The Administrator stated line 42, 63 and 64 have been adjusted to fit the position accordingly; a motion to approve the amended ordinance by Councilmember Lane; seconded by Councilmember Cudequest – a roll call vote was taken; Public hearing is scheduled for February 28, 2023

**INTRODUCTION OF ORDINANCE NO. 2023-1530 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE ENGINEERING FEES AND PAYMENT PROCEDURES APPLICABLE TO CERTAIN PERMIT APPLICATIONS**

A motion to Amend Ordinance **2022-1530** for first reading was made by Councilmember Cudequest; 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 Cudequest - a roll call was taken – all ayes

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

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

**NO PUBLIC COMMENT**

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**Budget Meeting January 30, 2023**

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

**January 31, 2023**

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

**CLOSED/EXECUTIVE MINUTES:**

**January 31, 2023**

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

**59-2023 Authorizing the Appointment of Police Captain/Alisha Foley**

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Montvale that the following promotion is hereby confirmed, effective February 14, 2023.

Police Captain - Alisha Foley

**60-2023 A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of JTZ Holdings, LLC For The Property Identified As Block 1601, Lot 14**

**WHEREAS**, the Borough of Montvale is the owner of real property identified as Block 1601, Lot 14 on the official Tax Map of the Borough (the "Property"); and

**WHEREAS**, the Property, presently used as an asphalt paved parking lot, is not needed for public use; and

**WHEREAS**, N.J.S.A. 40A:12-1 et seq. authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

**WHEREAS**, by Resolution No. 185-2022, dated December 27, 2022, the Borough authorized the Public Sale of the Property, subject to certain conditions, including but not limited to a minimum bid of \$850,000.00; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-13, advertisement of the sale of the property not needed for public use by open sale at auction was advertised in the Record on January 16, 2023 and January 23, 2023; and

**WHEREAS**, on Thursday, January 26, 2023 the Borough offered the Property for sale to the highest bidder; and

**WHEREAS**, the sole bid received was from JTZ Holdings, LLC in the amount of \$850,000; and

**WHEREAS**, JTZ Holdings, LLC did tender the required ten-percent (10%) deposit at the time of its bid, in the amount of \$85,000.00, payable to the Borough of Montvale; and

**WHEREAS**, the Borough wishes to accept the bid received from JTZ Holdings, LLC in the amount of \$850,000.00.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the Borough of Montvale shall accept the bid from JTZ Holdings, LLC in the amount of \$850,000.00 plus usual and customary adjustments at closing, for the real property identified as Block 1601, Lot 14 in accordance with the terms and conditions set forth in

Resolution 185-2022, including payment of the balance of the purchase price, legal fees incurred by the Borough for the transfer of title, the cost of the Borough's appraisal for the property, engineering fees incurred by the Borough and the cost of advertisement of the public sale, and authorizes the Borough Attorney to prepare a contract for sale, deed, and such other documents as are necessary to transfer the subject property; and

**BE IT FURTHER RESOLVED**, that the Mayor, Clerk and Administrator are authorized to execute the contract of sale, quitclaim deed, and any other documentation to effectuate the transfer of the property.

**63-2023 Authorize Release of Escrow / Montvale Property Management / 10 Craig Road / Block 1902-12**

**WHEREAS**, Montvale Property Management located at 10 Craig Road, Montvale, NJ 07645 have requested release of escrow posted for Block 1902, Lot 12; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to Montvale Property Management in the amount of \$2,430.00; and

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

**64-2023 Authorize Release of Escrow / Vitalant / 102 Chestnut Ridge Road / Block 2904-3**

**WHEREAS**, Vitalant (Bergen Community Regional Blood Center) located at 102 Chestnut Ridge Road, Montvale, NJ 07645 have requested release of escrow posted for Block 2904, Lot 3; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to Vitalant in the amount of \$359.00; and

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

**65-2023 Resolution Adopting The Homeowner Association Fee Assistance Operating Manual and The Rental Assistance Program Operating Manual For The Borough Of Montvale**

**WHEREAS**, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, *et seq.*, the Borough of Montvale is required to adopt all program operating manuals, which set forth the procedures for administering the program(s) and their associated affordability controls for affordable housing units created within the Borough of Montvale.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Montvale, that the Borough does hereby adopt the following attached operating manuals, subject to final approval as to form by the Borough Planner and Borough Attorney:

1. Homeowner Association Fee Assistance Program (HOA-FA) Operating Manual
2. Rental Assistance Program Operating Manual

**67-2023 A Resolution Awarding a Two-Year Extension to the Contract with Westphal Waste Services, Inc. for Solid Waste Collection and Disposal Services Pursuant to N.J.S.A. 40A:11-15**

**WHEREAS**, by Resolution No. 121-2020 the Borough of Montvale did award a three-year contract to Westphal Waste Services, Inc., 14 Jay Street, Norwood, New Jersey 076458, for solid waste collection and disposal services within the Borough, with the potential for up to two years of mutual extensions pursuant to N.J.S.A. 40A:11-15; and

**WHEREAS**, the Borough has determined that the services being provided by Westphal are being provided in an effective and efficient manner, and the Borough wishes to extend the contract for an additional two years; and

**WHEREAS**, the annual increases for the two extension years of the contract shall be 9.5% and 7.5%, respectively, which increases are compliant with the requirements of N.J.S.A. 40A:11-15; and

**WHEREAS**, Westphal has consented to the terms of this proposed extension; and

**WHEREAS**, the Borough CFO has certified that funds have been appropriated and are available for this purpose.

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

The Borough does authorize a two-year extension of the contract between the Borough of Montvale and Westphal Waste Services, Inc. pursuant to N.J.S.A. 40A:11-15, at annual increases of 9.5% commencing September 1, 2023, and 7.5% commencing September 1, 2024.

The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute an amendment to the contract with Westphal to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

This resolution shall take effect immediately.

**68-2023 A Resolution Authorizing the Borough of Montvale Police Department to Apply, Enroll and Participate in the Department of Defense Law Enforcement Support Office ("LESO") 1033 Program to Enable the Montvale Police Department to Request and Acquire Excess Department of Defense Equipment**

**WHEREAS**, the Department of Defense Law Enforcement Support Office ("LESO") facilitates a law enforcement support program, which originated from the National Defense Authorization Act of Fiscal Year 1997; and

**WHEREAS**, Federal law permits the Secretary of the United States Department of Defense to transfer to municipal, federal and State agencies personal property of the Department of Defense that the secretary determines is suitable for use by agencies in law enforcement activities; and

**WHEREAS**, informally known as the "1033 Program", this initiative allows local law enforcement agencies to obtain, at little or no cost, surplus federal property, including vehicles, small arms, rescue equipment, medical supplies, and even office supplies originally intended for use by the United States Armed Forces; and

**WHEREAS**, although equipment is provided through the 1033 Program at no cost to municipal law enforcement agencies, these entities are responsible for costs associated with the maintenance, fueling and upkeep of this equipment, and for specialized training for its operation; and

**WHEREAS**, on March 16, 2015, Governor Christie signed Senate Bill No. 2364 (P.L. 2015, c.23), which now establishes, in the absence of federal requirements, a system of local oversight over local law enforcement agencies that participate in and acquire equipment through the 1033 Program; and

**WHEREAS**, pursuant to N.J.S.A. 40A:5-30.2a, municipal governing bodies must now authorize participation in the 1033 Program by a "resolution adopted by a majority of the full membership of the governing body of a local unit prior to transmittal of any such application to the State Coordinator" of the 1033 Program; and

**WHEREAS**, pursuant to N.J.S.A. 40A:5-30.2b, the acquisition of any property by a local law enforcement agency shall be approved by a "resolution adopted by a majority of the full membership of the governing body"; and

**WHEREAS**, the Chief of Police of the Montvale Police Department has requested that the Governing Body authorize the Police Department to participate in the 1033 Program; and

**WHEREAS**, the Governing Body of the Borough of Montvale has determined that it is in the best interests of the residents of the Borough of Montvale to authorize the Police Department to apply, enroll and participate in the 1033 Program.

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

1. The Chief of Police or his designee, on behalf of the Montvale Police Department, is hereby authorized and empowered to apply, enroll and participate in the Department of Defense Law Enforcement Support Office 1033 Program, with the authorization to participate terminating on December 31 of the current calendar year.

2. The Chief of Police shall be responsible for ensuring compliance with the requirements for participation as outlined in 10 U.S.C. 2576a for all controlled equipment.
3. The Montvale Police Department is hereby authorized to acquire items of non-controlled property designated as DEMIL A, which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the Montvale Police Department, without restriction.
4. The Montvale Police Department is further authorized to acquire the identified "DEMIL B through Q" property on Exhibit A, attached hereto and expressly made a part hereof, if it shall become available in the period of time for which this resolution authorizes.
5. The Police Chief shall develop and implement a full training plan and policy for the maintenance and use of any acquired property; and
6. Pursuant to N.J.S.A. 40A:5-30.2b, the Chief of Police, or his designee, shall maintain an inventory of surplus property obtained under the 1033 Program, and shall provide a quarterly accounting of all property obtained through the 1033 Program, which shall be available to the public upon request; and
7. This resolution shall take effect immediately and shall be valid to authorize requests to acquire the above-identified DEMIL A property and DEMIL B through Q property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year.

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

**61-2023 Authorizing Hiring Electric Subcode Official & Inspector / Construction Department/ Michael Cataraso**

**WHEREAS**, Michael Cataraso meets the qualifications for the position of Electric Subcode Official and Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

**NOW THEREFORE, BE IT RESOLEVED**, 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 above position effective February 1, 2023.

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

Councilmember Arendacs wanted clarification on the hiring process. The administrator stated Maureen, Lorraine and Chris Gruber interviewed a few candidates. Chris Gruber gave his recommendations.

**62-2023 Authorizing Hiring Building Subcode and Special Inspector / Construction Dept / Thomas Gensheimer**

**WHEREAS**, Thomas Gensheimer meets the qualifications for the position of Building Subcode Official and Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

**NOW THEREFORE, BE IT RESOLEVED**, 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 above position effective February 16, 2023.

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

**66-2023 Authorize Execution of Agreement with Four Seasons At Ridgemont Condominium Association, Inc. Municipal Service Agreement**

**WHEREAS**, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and

**WHEREAS**, an agreement has been negotiated between the Borough of Montvale and Ridgemont Condominium Association, Inc. to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and

**WHEREAS**, this agreement shall remain in effect for a five year period to commence on January 1, 2023 and terminating on December 31, 2027; and

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken – all ayes with the exception of Councilmember Roche abstaining

**69-2023 A Resolution Authorizing the Retention of Service Weapons by Retired Police Chief Joseph Sanfilippo and Retired Police Lieutenant Jason Szabo**

**WHEREAS**, it has been tradition in the Borough of Montvale that retiring Police Officers who have served the Borough with distinction are allowed to keep their service weapons upon retirement; and **WHEREAS**, the Borough would like to formally authorize the retention of service weapons by former Chief Joseph Sanfilippo and former Lieutenant Jason Szabo.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that the following individuals are hereby authorized to keep the identified service weapons in recognition of their distinguished service to the Borough of Montvale and its residents:

Joseph Sanfilippo	Model: Glock 19	Serial: TBR361
Jason Szabo	Model: Glock 19	Serial: TBR356

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

**BILLS:** Administrator read the Bill Report.

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

**REPORT OF REVENUE:** Administrator read the Report of Revenue – January

**COMMITTEE REPORTS:**

**Council President Arendacs**

DPW

Ongoing general maintenance, cleaning the parks, pot holes and street sweeping.

Engineering

Discussion with DPW on how to make the bocce ball courts firmer; landscaping with begin March 15 around Huff Park. Summit Ave design for paving is underway with bids to go out in the Spring.

Police

The snow tubing event was successful at Campgaw. Thanked Woodcliff Lake PD for organizing the event

Traffic Study Update

Park Ridge council and PD agreed to join Montvale in a traffic study regarding the intersection of Woodland and Grand. The study will consist of traffic accidents 8 months prior to the installation of the signal, 8 months during and 8 months after the signal was removed.

**Councilmember Koelling**

Police

Monthly report included in original minutes. Congratulations to Captain Foley.

Planning Board

At the last master plan review meeting, emergency services was discussed at length in regards to the assisted living facilities.

**Councilmember Russo-Vogelsang**

Seniors

Approximately 125 members will be attending their Valentine's Day luncheon

Local BOE

Celebrated 100 day of school. 10,000 books were checked out at the Memorial School library. Celebrated P.S. I Love You Day at Fieldstone

Construction

The building department has been getting complaints regarding loud noise on the roof of building 100 and 300 at the District from the air conditioning units constantly running. Paris Baguette received their final CO and they have concerns about parking and requested signage that the tenants park somewhere else instead of the main entrance. Alexa development is now finished with their buildings, interior inspections will begin. The District has been informed that the pavers in the roadway leading to the Shoppes at DiPiero's are coming loose and hazardous.

**Councilmember Cudequest**

No Report

**Councilmember Roche**

Environmental Commission

Stabilization of Huff Pond will start in mid-March; Clean-Up day is April 22nd

Recreation

Counsellor's application are now available on the website and borough hall, they are due by March 1; egg coloring event is scheduled for March 25 at 10-12 at Memorial school cafeteria

Chamber of Commerce

Held a meet and greet at Thrive

MAL

Spring sport registrations are underway. K-3 Lacrosse clinic signups will be available shortly.

**Councilmember Lane**

**Fire Dept**

25 fires, 2 drills, 1 chief's call and 1 meeting;

**Finance**

Budget update, the CFO is reviewing the numbers that were presented by all departments in the prior budget meetings and once compiled he will report his findings to the Finance committee.

Had the opportunity to join Mayor Ghassali at the Pascack Valley's Mayor Association meeting and in speaking with Mayors from other towns, Councilmember Lane realized how fortunate he has been for the last 15 years working with councilmembers, professionals, volunteers and staff that really put Montvale first with no personal agendas. We are particularly blessed.

**MAYOR**

Mayor Ghassali agreed with Councilmember Lane's comments regarding being fortunate working with all our professionals, councilmembers, volunteers and staff, they all make our jobs a lot easier. Mayor Ghassali spoke at Thrive and BOE to give them updates on the town regarding some of the challenges we are having with water and traffic. Discussion with a couple of businesses that want to come to town and right now we are trying to find them space. Most of them are medical facilities. Update with Tri-Boro, the 3 towns hired a consultant to do a study on the operation, what they need or don't need, how to generate revenue and more volunteers. The study should take a few weeks. With the recent earthquake in Syria and Turkey, Mayor Ghassali has been working with the Mayors of Paterson and Prospect Park along with the Turkish Consulate to find ways to send help. As a result, this coming Saturday, February 18<sup>th</sup> between 10-1 at the community center, we will be collecting essential items to send to Syria.

**ENGINEER'S REPORT:**

Andrew Hipolit - absent  
Report/Update

**ATTORNEY REPORT:**

David Lafferty, 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 Lane; seconded by Councilmember Roche - all ayes

Carolee Adams

We are truly blessed to have all of you representing us. It was a very historic moment promoting Captain Foley tonight. Mrs. Adams will be attending the next BOE meeting to encourage students to volunteer for Tri-Boro. Recent events regarding rail accidents carrying cargo and oil tankers, our rail system is old and in need of repairs. Cargo trains do run through Harrington Park and Cresskill near our reservoirs. Mrs. Adams suggested to mention the concerns regarding our old rail system at the meeting of the League of Municipalities or maybe the Mayors Association. If an accident occurred at our reservoirs that would impact our water supply. Asked for an update regarding the veterans committee and the banners for veterans. Councilmember Koelling responded by saying it is hard to get veterans together as some of the veteran organizations have extremely low membership.

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 Cudequest - all ayes

Meeting was adjourned at 8:25pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on February 28, 2023

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 70-2023**

**RE: 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/For the 2023/2024 School Year**

**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" FOR THE YEAR 2023/2024 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.

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

## **AGREEMENT**

### **CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER III'S IN PASCACK HILLS HIGH SCHOOL**

**BY AND BETWEEN  
THE BOROUGH OF MONTVALE  
AND  
PASCACK VALLEY REGIONAL SCHOOL DISTRICT  
FOR THE SCHOOL YEAR 2023/2024**

**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 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.

**NOW, THEREFORE, IT IS AGREED** by and between the Borough and the District that the Borough of Montvale, through the Montvale Police Department, shall hire and make available SLEOIII's to Pascack Hills High School under the following terms and conditions:

- 1) Rate of pay. The District shall determine the rate of pay for the SLEOIII's. For the 2023/2024 school year, the District has set the annual salary for each of the three SLEOIII's at \$55,974.24. This will be paid to the SLEOIII's by the Borough on a semi-monthly basis starting 9/1/2023 through 8/31/2024.
- 2) Classification of SLEOIII's. All SLEOIII's shall be classified as "at will" employees who are not entitled to pension, health or other benefits from either the Borough or the District.
- 3) Reimbursement/Payment requirements.
  - a. The District agrees to reimburse the Borough for all allowable costs related to the Borough's hiring, training, outfitting and employment of the SLEOIII's, which shall include:
    - i. Wages and associated payroll costs for the hours worked by the SLEOIII's
    - ii. All costs associated with the hiring of SLEOIII's including uniforms, bulletproof vests, equipment, training hours and any other costs associated with the employment, training and outfitting of SLEOIII's.

- b. SLEOIII assigned to Pascack Hills High School will turn over timecards signed by the school designee to the Borough of Montvale Police Department for processing on a quarterly basis.
  - c. The Borough shall bill the District for all allowable costs set forth herein on a quarterly basis.
  - d. The District shall reimburse the Borough within thirty (30) days of receipt of a completed bill from the Borough.
- 4) Vetting of officers. The vetting process for SLEOIII hired by the Borough and assigned to Pascack Hills High School will be agreed upon by both entities prior to appointment of the individual officers.
  - 5) Policies and procedures. The Borough of Montvale Police Department will develop policies and procedures governing the use of SLEOIII in consultation with the District Superintendent.
  - 6) Assignment and duties. Assignment and daily duties at Pascack Hills High School will be determined by the District Superintendent or his/her designee in accordance with the established Montvale Police Policies and Procedures and State Law.
  - 7) Training. Police training for SLEOIII will be scheduled and administered by the Montvale Police Department consistent with current policy. All training shall be conducted in consultation with the District to ensure school security is not compromised.
  - 8) Uniforms and equipment. SLEOIII will be armed with Montvale Police Department service weapons and shall wear uniforms with SLEOIII patches as required by State Law.
  - 9) Term of agreement. This Agreement shall be deemed effective as of the start of the 2023/2024 School Year and shall remain in effect until the end of said School Year. This Agreement may be revoked prior to its expiration, by either the District or the Borough, upon thirty days' notice.
  - 10) Modifications in Writing. Modifications or the waiver of any provisions of this Agreement shall in no event be effective unless the same shall be in writing and signed by the parties hereto, and then such modification or waiver shall be effective only in the specific instance and for the specific purpose for which given.
  - 11) Failure to Exercise Rights. Neither any failure nor any delay on the part of either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of any other right, power or privilege.
  - 12) Assignment. There shall be no assignment of this Agreement by any party hereto.
  - 13) Captions. The section headings contained herein are the reference purposes only and shall not in any way affect the meaning or interpretation of the Agreement.
  - 14) Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
  - 15) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

- 16) Reservation. Except as otherwise expressly set forth in this Agreement, the Borough and the District reserve all of their respective rights and powers under Federal Law and the laws of the State of New Jersey.
- 17) Entire Agreement. This Agreement and its provisions constitutes the entire understanding and agreement of the parties regarding all matters covered herein, and any prior discussions, representations, understandings and agreements are hereby superseded by this Agreement. The parties agree to be bound hereby and acknowledge that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Agreement on the day and year first above written.

**WITNESS**

\_\_\_\_\_  
Joseph Voytus,  
Borough Administrator

**BOROUGH OF MONTVALE**

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

**WITNESS**

\_\_\_\_\_  
[Name]

\_\_\_\_\_  
[Title]

**PASCACK VALLEY REGIONAL HIGH SCHOOL DISTRICT  
BOARD OF EDUCATION**

\_\_\_\_\_  
[Name]

\_\_\_\_\_  
[Title]

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 71-2023**

**RE: Authorize Execution of Agreement with The Reserve at Montvale / Municipal Service Agreement**

**WHEREAS**, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and

**WHEREAS**, an agreement has been negotiated between the Borough of Montvale and The Reserve at Montvale to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and

**WHEREAS**, this agreement shall remain in effect for a five year period to commence on January 1, 2023 and terminating on December 31, 2027; and

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

# BOROUGH OF MONTVALE



## PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT

THIS PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT made this 1<sup>st</sup> day of January 2023, by and between the BOROUGH OF MONTVALE, with offices at 12 DePiero Drive, Montvale, New Jersey, 07645 (hereinafter the "Borough") and THE RESERVE AT MONTVALE CONDOMINIUM ASSOCIATION, INC. (hereinafter the "Association"), a homeowners association or other not-for-profit entity responsible for management of a qualified private community as defined in N.J.S.A. 40:67-23.2 et seq. (hereinafter the "Condo Services Act"), with its manager Taylor Management Group, c/o Glenn Baker, 80 South Jefferson Road, Whippany, New Jersey 07981.

### WITNESSETH:

**WHEREAS**, the Condo Services Act, *N.J.S.A. 40:67-23.2, et seq.*, provides for a phase-in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by a municipality in lieu of such reimbursement, and

**WHEREAS**, the Borough has determined that the Association's roadways would require five (5) streetlights to be consistent with the lighting provided in the Borough at-large, at a cost per-streetlight of \$202.86; and

**WHEREAS**, the Borough has further determined that the Association's roadways would require approximately six (6) hours per year spent on the removal of snow and other obstructions at the cost of \$215.00 per hour; and

**WHEREAS**, the municipal services covered by this Agreement consist solely of the following enumerated services (hereinafter the "Condo Services"):

- (1) Reimbursement for removal of snow, ice and other obstructions from the roads and streets; and
- (2) Reimbursement for the cost of lighting of the roads and streets, to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment; and
- (3) Collection, removal and disposal of leaves, recyclable materials and solid waste from Condominium complex.

**WHEREAS**, the Borough of the Association hereby agree that the Borough shall provide for the collection and disposal of solid waste and recyclable materials at The Reserve at Montvale pursuant to its existing municipal contract for these services; and

**WHEREAS**, the Borough and the Association have agreed upon provisions for reimbursement to the Association by the Borough for other enumerated services in full satisfaction of the Borough's obligations under the Condo Services Act.

**NOW, THEREFORE**, in consideration of the foregoing, and for other good and valuable consideration duly acknowledged, the parties hereto agree as follows:

1. Purpose and Interpretation. This Agreement is intended to implement the Condo Services Act as presently in force in the State of New Jersey and shall be interpreted in a manner consistent with said current statutory enactment. In the event of any subsequent

amendment to the Condo Services Act, this Agreement shall remain in full force and effect unless notice is given by the Borough of its intent to initiate modification of its provisions as a result of any such amendment.

2. Definitions. The following definitions shall apply in this Agreement:

- A. *Reimbursable Costs* include and are expressly limited to “Reimbursable Removal Costs” and “Reimbursable Lighting Costs” as said terms are defined below, and as calculated, adjusted and limited in accordance with this Agreement.
- B. *Reimbursable Removal Costs* refers to the cost that would be incurred by the municipality in directly providing for the removal of snow, ice and other obstructions from the roads and streets located on the Association’s property in similar manner as said service is provided to single family residences through the Borough’s various departments including the Department of Public Works, excluding all costs attributable to clearing sidewalks, parking lots and all other areas of the Association’s property other than roads and streets. It is specifically provided that said service shall not include the repair, re-paving, replacement or maintenance of any road or street located on Association property.
- C. *Reimbursable Lighting Costs* refers to the cost that would be incurred by the municipality in directly providing for the lighting of roads and streets located on the Association’s property in the same fashion as those services are provided on the public roads and streets to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment.

3. Borough Option to Provide Services. Anything to the contrary notwithstanding, the Borough reserves the right to provide to the Association any category of services in lieu of paying Reimbursement Costs to the Association for such service or services. If the Borough elects to provide any service to the Association, or to terminate any such service after it has been provided, the Association shall be given thirty (30) days advance written notice thereof by the Borough. The Borough shall not be obligated to pay Reimbursement Costs to the Association for any expense incurred by the Association for any service while the same service is being provided by the Borough. **If the Borough elects to provide any service, the Association shall pay the cost of any insurance riders required by the Borough to enable the Borough's vehicles to operate on the Association's private road and streets in accordance with N.J.S.A. 40:67-23.4.**
4. Commencement Date. This Agreement shall be deemed to have commenced and become effective as of January 1, 2023, and this Agreement shall remain in effect for an initial period of five (5) years, terminating on December 31, 2027, unless notice is sent by the Borough as provided in Paragraph 1.
5. Reimbursed Condo Services. It hereby agreed by the parties that the Borough shall pay to the Association a maximum sum of **\$2,304.30** per year, said sum representing the maximum total of Reimbursable Costs pursuant to the Condo Services Act. Said sum shall consist of the following components:
  - A. Removal of snow, ice and other obstructions. The Borough shall pay to the Association 100% of the Reimbursable Removal Costs as defined above. It is agreed that said cost is approximately 6 hours at a rate of \$215.00 per hour, for a total sum of **\$1,290.00** per year.

- B. Lighting of roads and streets. The Borough shall pay to the Association 100% of the Reimbursable Lighting Costs as defined above. It is agreed that said cost is five (5) streetlights at a rate of \$202.86 per light, for a total sum of **\$1,014.30** per year. It being provided, however, that the Borough may elect to have said costs billed directly to it by the providing utility. In such event, the Association shall only be entitled to reimbursement to the date such direct billing commences. The Association shall cooperate fully to the extent necessary to implement such direct billing.
6. Borough Provided Condo Services. As of the commencement date hereof, the Borough shall provide the following Condo Services to the Association:
- A. Collection, removal and disposal of leaves, recyclable materials and solid waste from the Condominium complex. The Borough shall be responsible for the collection, removal and disposal of leaves, recyclable materials and solid waste from the dumpsters located at the southwest corner of the Condominium complex, on the same schedule as said service is provided to single family residences through the Borough's various departments including the Department of Public Works.
7. Reimbursement Undertaking. Subject to compliance by the Association with all substantive provisions and procedural requirements of this Agreement, the Borough hereby agrees to provide annual reimbursement to the Association for the Association's total Reimbursable Costs.

8. Reimbursement Procedure. Requests by the Association for the payment of reimbursement under this Agreement shall be processed pursuant to the following procedure:

- A. The Association shall submit a signed voucher to the Borough with each request for payment, using voucher forms to be provided by the Borough.
- B. Vouchers shall be submitted on an annual basis for which reimbursement is requested upon incurring expenses up to **\$1,290.00** for snow, ice and obstruction removal and **\$1,014.30** for site lighting, but no later than February 15 of the following year. Each voucher shall contain a separate line-item entry for each category and subcategory of Reimbursable Costs for which reimbursement is requested. With respect to all Reimbursable Costs, each voucher shall be accompanied by copies of invoices, payment receipts and other appropriate documentation which demonstrates to the satisfaction of the Borough that all costs constitute Reimbursable Costs and that the Association incurred all costs during the applicable reimbursement period. Vouchers conforming to the aforementioned procedures will be paid within sixty (60) days. Vouchers shall not be processed for payment by the Borough if they do not conform with these requirements. In that event, the Association will be given notice and the opportunity to provide additional requested documentation and/or otherwise cure any nonconformity with these submission requirements.
- C. The Borough will review the Association's documentation and determine whether the requested reimbursement is consistent with and authorized by this Agreement. The Borough will provide the Association with written notice of any intention to

disallow any excess amount or unauthorized portion of the reimbursement request.

- D. Following formal approval of a reimbursement request, payment to the Association shall be made in accordance with routine Borough procedures for the payment of vouchers.
9. Notice. Any notice shall be conclusively deemed to have been received by the addressee and to be effective on the date on which personally delivered to the addressee for each such party set forth on Page 1 of this Agreement or, if sent by certified mail, return receipt requested, on the third business day after the day on which mailed to said addressee.
10. Concerning Successors and Assigns. Whenever in this Agreement any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party; and all covenants, promises and agreements, by or on behalf of any party hereto which are contained in this Agreement, shall bind its successors and assigns and inure to the benefit of its successors and assigns.
11. Modifications in Writing. Modifications or the waiver of any provisions of this Agreement shall in no event be effective unless the same shall be in writing and signed by the parties hereto, and then such modification or waiver shall be effective only in the specific instance and for the specific purpose for which given.
12. Failure to Exercise Rights. Neither any failure nor any delay on the part of either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of any other right, power or privilege.

13. Assignment. There shall be no assignment of this Agreement by any party hereto.
14. Captions. The section headings contained herein are the reference purposes only and shall not in any way affect the meaning or interpretation of the Agreement.
15. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
16. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.
17. Reservation. Except as otherwise expressly set forth in this Agreement, and subject to the provisions of this Agreement being in accordance with the Condo Services Act, the Borough reserves all of its rights and powers under the Condo Services Act and other laws as a municipality of the State of New Jersey.
18. Entire Agreement. This Agreement and its provisions constitute the entire understanding and agreement of the parties regarding all matters covered by the Condo Services Act, and any prior discussions, representations, understandings and agreements are hereby superseded by this Agreement. The parties agree to be bound hereby and acknowledge that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the day and year first above written.

WITNESS/ATTEST:

**BOROUGH OF MONTVALE**

By: \_\_\_\_\_

By: \_\_\_\_\_

Joseph W. Voytus  
Borough Administrator

WITNESS/ATTEST:

**THE RESERVE AT MONTVALE  
CONDOMINIUM ASSOCIATION**

By: \_\_\_\_\_

By: \_\_\_\_\_

MICHELE SCHNEUBACHER  
SEC.

MARK APRAHAMIAN, PRES.

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 72-2023**

**RE: Authorize Appointing Frances Scordo as Municipal Clerk**

**WHEREAS**, Frances Scordo meets the qualifications for the position of Municipal Clerk and agrees to the terms and conditions of employment; and

**NOW THEREFORE, BE IT RESOLEVED**, 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 above position effective March 1, 2023 for a term of three years per NJSA 40A:9-133.1

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 73-2023**

**RE: Authorize Appointing Carol Manhart as Deputy Municipal Clerk**

**WHEREAS**, Carol Manhart meets the qualifications for the position of Deputy Clerk and agrees to the terms and conditions of employment; and

**NOW THEREFORE, BE IT RESOLEVED**, 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 above position effective March 1, 2023.

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 74-2023**

**A RESOLUTION APPOINTING WILLIAM BETESH, ESQ. OF BOGGIA, BOGGIA & BETESH TO  
REPRESENT THE BOROUGH OF MONTVALE IN TAX APPEAL MATTERS PENDING AS OF  
DECEMBER 31, 2022**

**WHEREAS**, pursuant to Resolution 30-2023, the Governing Body of the Borough of Montvale ("Borough") appointed David S. Lafferty, Esq. of Huntington Bailey, L.L.P. Borough Attorney for the 2023 calendar year; and

**WHEREAS**, as of December 31, 2022, William Betesh, Esq. of the law firm of Boggia, Boggia & Betesh was appointed as Borough Attorney for the Borough of Montvale, including representation of the Borough in tax appeals and matters before the New Jersey Tax Court;

**WHEREAS**, the Borough has determined that the law firm of Boggia, Boggia & Betesh should continue its representation of the Borough for tax appeals pending as of December 31, 2022;

**WHEREAS**, the anticipated term of this Contract is from January 1, 2023 through December 31, 2023;

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of Professional Service contracts without competitive bids and the Contract itself must be available for public inspection;

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the office of Boggia, Boggia & Betesh will continue to represent the Borough of Montvale in the following tax appeals pending as of December 31, 2022::

- Muhammet Erarsian
- Mario Varano
- 1 Paragon Drive
- Amerjit Sandhu
- Roger Raj
- Verizon
- Lukoil North America
- Grand Prix Montvale
- Life Time Fitness
- Fintan Seeley
- Montvale Estates
- KPMG
- PRM Hospitality
- Toll NJ, LLC
- Trudie Weiser
- Pranay Aiya
- PLP Family Partnership
- Richard Queen
- Angela Aaron
- Anthony Santarelli
- Ridgecrest Realty
- Frank Celli
- 20 Craig Rd, LLC

- JD Montvale, LLC
- Summit Property 1, LLC
- Hornrock Properties
- Rothman Realty, LLC
- Rothman Realty I, LLC

**BE IT FURTHER RESOLVED**, the Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute a contract with Boggia, Boggia & Betesh; and

**BE IT FURTHER RESOLVED**, that William Betesh, Esq., shall complete and submit a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract shall prohibit William Betesh, Esq from making any reportable contributions through the term of this contract; and

**BE IT FURTHER RESOLVED**, that this Contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession and

**BE IT FURTHER RESOLVED**, that the Business Entity Disclosure Certification and the Determination of Value shall placed on file with this Resolution; and

**BE IT FURTHER RESOLVED**, that David S. Lafferty, Esq. will represent the Borough of Montvale in any tax appeal matters filed on and after January 1, 2023.

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 75-2023**

**Re: Amending Resolution No. 155-2022 Authorizing Emergency Purchase Pursuant To NJSA 40a:11-Rapid Pump & Meter, Co, Inc. / Three (3) Pump Stations**

**WHEREAS**, the Superintendent of Public Works received pricing from Rapid Pump and Meter Service, Inc. in the amount of \$47,730.00.

**WHEREAS**, the initial quote did not include freight charges of \$814.50; and

**WHEREAS**, the Borough CFO has certified that funds have been appropriated and are available; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey hereby authorize the add additional charges in the amount of \$814.50

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

**Adopted: February 28, 2023**

ATTEST:

APPROVED:

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

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

ACCOUNT #C-04-55-425-B00

# Rapid Pump & Meter Service Co., Inc.



Ph: 973.345.5600  
 Fx: 973.345.0301  
 www.rapidservice.com

285 Straight Street Paterson, NJ 07501  
 Remit to: PO Box AY  
 Paterson, NJ 07509

## Invoice

Customer Number	100986	Invoice Number	RFR122106
Contact	Richard Campanelli	Order Date	12/20/2022
		Shipped Date	1/31/2023
		Invoice Date	1/31/2023

**Bill To:**

River Vale DPW  
 320 River Vale Rd.  
 River Vale, NJ 07675

**Ship To:**

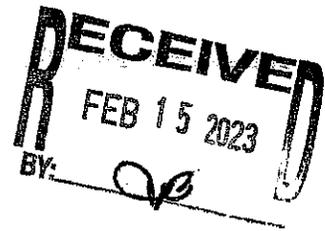
River Vale DPW  
 320 River Vale Rd.  
 River Vale, NJ 07675

Ship Via	Terms	Received By	Customer PO	Original Order #
Prepay & Add to Invoice	Net 10		22-01293	RFR21948

Product ID	Qty	Ship	Description	Sales Price	Total
Freight RPM	1	1	Freight	814.50	814.50
	1	1	Provided The Following:	47,730.00	47,730.00

**Required Work:** Furnish (1) Spare Wilo Pump for (3) Stations, as per quote

Huff Terrace PS - FA10.65-282  
 Valley View PS - FA10.78-330  
 Middletown PS - FA10.65-318



A 1.5% Per Month Interest Fee Will Be Assessed For Past Due Invoices.	Subtotal:	48,544.50
	Freight:	0.00
	Other:	0.00
	0.0000 % Sales Tax 1:	0.00
	0.0000 % Sales Tax 2:	0.00
	TAX EXEMPT Total:	48,544.50

**Thank You!!**

Our Tax ID:

Your Tax ID:

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	\$609,043.75	Bill List Wire 2/28/2023
	<u>321,397.39</u>	Wires/Manual Checks
Current TOTAL	930,441.14	
Capital	64,625.12	Bill List Wire 2/28/2023
Escrow	3,869.25	Bill List Wire 2/28/2023
Housing Trust	335.42	Bill List Wire 2/28/2023
General Trust	271.50	Bill List Wire 2/28/2023

*This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 2/28/23*

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

Approved: 2/28/23

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

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

ATTEST:

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

**MANUAL/VOID CHECKS - WIRES**  
**February 28, 2023**

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		2/13/23	Payroll Account-Current	209,135.46
WIRE		2/13/23	Salary Deduction Account	112,161.93
WIRE		2/13/23	FSA Account	100.00
<b>Total</b>				<u>321,397.39</u>

P.O. Type: All  
 Range: First to Last  
 Format: Condensed  
 Vendors: All  
 Rcvd Batch Id Range: First to Last

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

Include Non-Budgeted: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
		23-00090	01/13/23	COPY MACHINE LEASE - MAILROOM	Open	399.00	0.00		B
		23-00091	01/13/23	COPY MACHINE LEASE - POLICE	Open	358.00	0.00		B
		23-00092	01/13/23	WIDE FORMAT COLOR COPIER	Open	444.00	0.00		B
						<u>1,201.00</u>			
00023	BERGEN CTY UTILITIES AUTHORITY								
		23-00294	02/16/23	2023 SEWER SERVICE CHARGES	Open	252,736.64	0.00		B
00043	NORTH JERSEY MEDIA GROUP								
		23-00299	02/16/23	395748 NORTH JERSEY MEDIA ADV	Open	1,017.28	0.00		
00063	GANN LAW BOOKS								
		23-00051	01/06/23	SUBSCRIPTION RENEWAL PB & CON	Open	692.00	0.00		
00065	GENERAL CODE PUBLISHERS,LLC								
		23-00215	01/31/23	SUPPLEMENT NO. 5	Open	1,086.38	0.00		
		23-00223	02/02/23	SUPPLEMENT NO. 6	Open	2,653.63	0.00		
						<u>3,740.01</u>			
00097	CABLEVISION								
		23-00276	02/13/23	07873-204461-01-0 OPTIMUM	Open	135.48	0.00		
		23-00277	02/13/23	07873-109890-01-7 OPTIMUM	Open	161.68	0.00		
						<u>297.16</u>			
00125	NORTHWEST BERGEN REGIONAL								
		23-00158	01/20/23	2023 HEALTH SERVICES	Open	5,237.00	0.00		B
00139	SCORDO, FRANCES								
		23-00244	02/07/23	PETTY CASH FOR JANUARY 2023	Open	224.38	0.00		
00159	AMADO, HERMINIO								
		23-00241	02/07/23	REIMB CLOTHING ALLOWANCE	Open	299.97	0.00		
00163	STAR PRESS, INC.								
		23-00099	01/13/23	PD STATIONARY ENVELOPES CARDS	Open	300.00	0.00		
		23-00155	01/19/23	Stationary	Open	235.00	0.00		
						<u>535.00</u>			
00164	STATELINE FIRE & SAFETY, INC.								
		23-00230	02/02/23	PD FIRE EXT BRACKET	Open	23.00	0.00		
00250	FIRE AND SAFETY SERVICES LTD								
		22-01551	12/01/22	REPAIRS TO M-5 FIRE TRUCK	Open	2,262.59	0.00		
00258	ROCKLAND ELECTRIC COMPANY								
		23-00248	02/07/23	ROCKLAND ELECTRIC DECEMBER	Open	9,193.81	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00327	INTERNATIONAL ASSOCIATION	23-00130	01/18/23	PD CHIEF MEMBERSHIP DUES	Open	190.00	0.00		
00375	BOROUGH OF PARK RIDGE	23-00168	01/23/23	TRI-BORO FUEL - DECEMBER 2022	Open	4,788.77	0.00		
00380	SPATIAL DATA LOGIC, INC.	23-00268	02/10/23	WEBSITE DESIGN/MANAGE/HOSTING	Open	21,140.00	0.00		
00427	LAND'S END BUSINESS OUTFITTERS	22-01236	10/03/22	SEC JACKETS & POLOS	Open	2,562.47	0.00		
00430	REGISTRARS' ASSOC. OF NJ	23-00302	02/16/23	2023 ANNUAL SPRING CONFERENCE	Open	50.00	0.00		
00456	EAGLE POINT GUN	21-01319	10/15/21	PD AMMUNITION	Open	8,195.30	0.00		
00497	LEVITZKI, ANN	23-00301	02/16/23	2023 COURT - CELL PHONE	Open	69.76	0.00		B
00635	CDW GOVERNMENT	23-00076	01/12/23	HP COLOR LASERJET PRINTER	Open	1,469.63	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	22-01527	11/29/22	2022-2023 AFFORDABLE HOUSING	Open	323.75	0.00		B
		23-00013	01/03/23	NJDOT FY2022 SUMMIT AVE ROAD	Open	623.75	0.00		B
		23-00149	01/19/23	2023 GENERAL ENGINEERING SVCS.	Open	4,717.50	0.00		B
		23-00184	01/25/23	MUNICIPAL PLANNING REVIEW	Open	339.75	0.00		
		23-00201	01/30/23	MUNICIPAL ENGINEERING REVIEW	Open	271.50	0.00		
						<u>6,276.25</u>			
00737	NORTHWEST BERGEN CENTRAL	23-00222	02/02/23	2023 DISPATCH SERVICES FEE	Open	52,667.75	0.00		B
00769	URBAN AUTO SPA	23-00272	02/10/23	CAR WASH & OIL CHANGE SERVICES	Open	30.00	0.00		
00797	CHARLESTOWN COURT	22-00553	04/26/22	2022 SNOW & LIGHTING MAXIMUM	Open	1,268.00	0.00		
00891	RIDGEMONT PIZZA & RESTAURANT	23-00280	02/14/23	PIZZA MAYOR/COUNCIL MEETING	Open	142.50	0.00		
00896	GIAMMARINO, MICHAEL	23-00059	01/09/23	2023 INTERPRETING SERVICES	Open	450.00	0.00		B
00999	AMAZON.COM SERVICES, INC.	23-00219	02/01/23	office supplies	Open	135.75	0.00		
		23-00236	02/03/23	office supplies	Open	52.97	0.00		
		23-00237	02/06/23	Bereavement Gift Levitizki	Open	35.50	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00999	AMAZON.COM SERVICES, INC.				Continued				
		23-00260	02/09/23	office supplies	Open	99.50	0.00		
						323.72			
01028	HAWKEN, CHRISTOPHER								
		23-00228	02/02/23	REIMB MEAL & CAR DETAIL	Open	235.25	0.00		
01063	SUMMIT RIDGE CONDOMINIUM								
		22-00557	04/27/22	2022 SNOW & LIGHTING MAXIMUM	Open	1,572.00	0.00		
01120	GTBM INC.								
		23-00103	01/13/23	PD MV360 MODEM	Open	1,310.97	0.00		
01144	METICULOUS CLEANING SERVICES								
		22-01495	11/21/22	FIREHOUSE CLEANING DECEMBER	Open	285.00	0.00		
		23-00198	01/30/23	CLEANING OF FIREHOUSE	Open	570.00	0.00		
						855.00			
01211	TURN OUT UNIFORMS & CO.								
		23-00181	01/25/23	HAWKEN CLOTHING ALLOWANCE	Open	133.98	0.00		
01241	ALMAGASA CORP.								
		23-00245	02/07/23	SITE PLAN REVIEW DINNER	Open	109.07	0.00		
01330	GHAASSALI, MICHAEL								
		23-00110	01/17/23	MAILCHIP	Open	60.00	0.00		B
01367	VLADICK, MATTHEW								
		23-00238	02/07/23	REIMB CLOTHING ALLOWANCE	Open	133.98	0.00		
01431	THE SIGNTIST								
		21-01554	12/07/21	PD 2022 TAHOE 367 LETTERING	Open	741.50	0.00		
01443	FOUR SEASONS AT RIDGEMONT								
		22-00554	04/26/22	2022 SNOW & LIGHTING MAXIMUM	Open	1,420.00	0.00		
01522	STEAM-TO-GO								
		23-00261	02/09/23	2023 MONTVALE WELLNESS PROGRAM	Open	200.00	0.00		
01746	STREET COP TRAINING LLC								
		23-00227	02/02/23	PD TRAINING GUICO	Open	299.00	0.00		
01747	PORTER LEE CORPORATION								
		23-00195	01/27/23	PD ANNUAL RENEWAL BEAST	Open	1,130.00	0.00		
01752	DILAURI, RUSSEL								
		23-00292	02/15/23	REIMB CLOTHING ALLOWANCE	Open	278.10	0.00		
01760	UNITED PARCEL SERVICE								
		23-00263	02/10/23	F047X6 JANUARY 2023	Open	239.91	0.00		
01833	MCGEE, HEATHER (PETTY CASH)								
		23-00321	02/21/23	PD PETTY CASH	Open	286.95	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01852	REDICARE LLC	23-00278	02/14/23	FIRST AID - 60 DAY SERVICE	Open	85.00	0.00		
01886	MCGEE, HEATHER	23-00239	02/07/23	REIMB WEBCAMS	Open	181.18	0.00		
01890	GREATAMERICA FINANCIAL SRVCS	23-00139	01/19/23	POSTAGE MACHINE LEASE	Open	632.90	0.00		B
01949	AT&T MOBILITY	23-00240	02/07/23	PD PATROL PHONES & PLAN	Open	784.98	0.00		
01959	COLONNELLI BROTHERS INC.	22-00466	04/07/22	EMERG SANITARY SEWER REPAIRS	Open	32,750.00	0.00		B
01968	DISPOTO, NICHOLAS	23-00226	02/02/23	REIMB CLOTHING ALLOW DISPOTO	Open	65.95	0.00		
02001	SCHOLASTIC BUS COMPANY, INC.	22-01600	12/06/22	JPA BUS TO MET LIFE STADIUM	Open	315.00	0.00		
02008	COMPLETE ROOF SYSTEMS	23-00178	01/24/23	REHAB FIREHOUSE ROOF	Open	6,000.00	0.00		
02010	GARIPPA, LOTZ & GIANNUARIO	23-00325	02/22/23	TAX COURT SETTLEMENT	Open	179,281.21	0.00		
02041	GENTILINI CHEVROLET	22-00981	08/11/22	POLICE 2022 Tahoe	Open	62,416.13	0.00		
02141	REGAN, ROBERT T., ESQ.	23-00185	01/25/23	ESCROW PAYMENT	Open	1,248.00	0.00		
		23-00216	01/31/23	ESCROW PAYMENTS	Open	643.50	0.00		
		23-00218	02/01/23	ESCROW PAYMENT	Open	292.50	0.00		
		23-00220	02/01/23	ESCROW PAYMENT	Open	994.50	0.00		
		23-00281	02/14/23	ESCROW PAYMENTS	Open	351.00	0.00		
						<u>3,529.50</u>			
02408	MCDOWELL, DOUGLAS	23-00246	02/07/23	REIMB COAT RACK CHIEFS OFFICE	Open	182.26	0.00		
02426	VERIZON WIRELESS	23-00279	02/14/23	242317487-00001 VERIZON JAN.	Open	1,584.27	0.00		
03060	TRI-STATE TECHNICAL SERVICES	23-00113	01/17/23	2023 ADOBE SOFTWARE/DROPBOX	Open	39.38	0.00		B
		23-00114	01/17/23	2023 MICROSOFT WEB EXCHANGE	Open	448.00	0.00		B
		23-00193	01/27/23	2023 COMPUTER MAINTENANCE	Open	790.42	0.00		B
		23-00315	02/21/23	ZOOM MONTHLY CHARGE COURT FEB.	Open	17.05	0.00		
						<u>1,294.85</u>			
03525	MARKOWITZ, ESTELLE	23-00267	02/10/23	MAILBOX & POST DAMAGE REIMB.	Open	75.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03632	RR DONNELLEY	22-01634	12/14/22	SALARY DEDUCTION ACCT. CHECKS	Open	263.28	0.00		
03683	PIERRI, JASON	23-00242	02/07/23	REIMB CLOTHING ALLOWANCE	Open	120.00	0.00		
03727	STAPLES INC	23-00186	01/25/23	office supplies	Open	241.51	0.00		
		23-00210	01/31/23	office supplies	Open	<u>629.32</u>	0.00		
						870.83			
03744	KATY HOMEOWNERS ASSOCIATION	22-00555	04/27/22	2022 SNOW & LIGHTING MAXIMUM	Open	1,477.40	0.00		
04008	GASTON, SCOTT	23-00231	02/02/23	REIMB CLOTHING & MEALS TRAININ	Open	145.60	0.00		
Total Purchase Orders:		85	Total P.O. Line Items:		0	Total List Amount:	678,145.04	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 2022	2-01	64,685.96	0.00	64,685.96	0.00	0.00	64,685.96
CURRENT FUND 2023	3-01	544,357.79	0.00	544,357.79	0.00	0.00	544,357.79
CAPITAL FUND	C-04	64,625.12	0.00	64,625.12	0.00	0.00	64,625.12
BOA ESCROW ACCOUN	E-08	3,869.25	0.00	3,869.25	0.00	0.00	3,869.25
OTHER TRUST ACCOU	T-03	606.92	0.00	606.92	0.00	0.00	606.92
Total of All Funds:		678,145.04	0.00	678,145.04	0.00	0.00	678,145.04