

AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 14, 2016
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2016 adopted on January 3, 2016 and posted on the bulletin board in the Municipal Building:

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

Attorney/Client Privilege

COAH Litigation / Darlene Green, Borough Planner

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 14-2016 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 Curry

Councilmember Lane

Councilmember Koelling

Councilmember Talarico

Councilmember LaMonica

Councilmember Weaver

Historic Presentation / Bergen County Clerk, John Hogan

Pascack Valley DPW, Superintendent, Rich Campanelli / Quarterly Report

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2016-1415 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 121 OF THE BOROUGH CODE IN ORDER TO PROHIBIT PARKING ON A PORTION OF MEMORIAL DRIVE TO MAINTAIN ACCESS FOR FIRE DEPARTMENT VEHICLES

PUBLIC HEARING OF ORDINANCE NO. 2016-1416 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO SPECIFY VARIOUS ZONING REQUIREMENTS FOR SCHOOLS AND HOUSES OF WORSHIP AND TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON MAY 17, 2016

Planning Board comments attached

INTRODUCTION OF ORDINANCE NO. 2016-1417 AN ORDINANCE TO AMEND ORDINANCE NO. 2016-1406 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

(public hearing 6/28/16)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 31, 2016

MINUTES CLOSED/EXECUTIVE SESSION:

May 31, 2016

RESOLUTIONS:

- 102-2016 Appointing / Permanent Montvale Police Officer / John Guico
- 103-2016 Appointment Jr. Member / Montvale Fire Department / Matthew Diccianni
- 104-2016 CD Cooperative Agreement/Appointing Two Representatives to Community Development Committee/One Appointment by Mayor/One Appointment by Council
- 105-2016 Authorize Hiring Full Time Administrative Assistant, Website Coordinator, Floater Position / Carol Manhart
- 106-2016 Authorize Hiring Part Time Executive Confidential Secretary and Floater Position / Mirella Hernandez
- 107-2016 Authorize Hiring Full Time Administrative Floater Position / J. Sagrario Mena
- 108-2016 2016-2018 County of Bergen Municipal Snow Plow Agreement
- 109-2016 Authorize Refund of Recreation Tennis Program
- 110-2016 A Resolution In Support of the Adoption of S2254/A3821 to Clarify Municipal Affordable Housing Obligations
- 111-2016 Tax Court Settlement / K Hovnanian @ Ridgemont LLC / 72 Units at Four Seasons Lane
- 112-2016 A Resolution Awarding a Professional Services Contract to Raymond R. Wiss, Esq. In Connection With a Personnel Matter

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

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.

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT The next Meeting of the Mayor and Council will be held June 28, 2016 at 7:30 p.m.

*******Disclaimer*******

Subject To Additions And/Or Deletions

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2016-1415**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 31st day of May 2016, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 14th day of June 2016 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

ORDINANCE NO. 2016-1415

**AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF
BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 121 OF THE BOROUGH CODE IN ORDER TO PROHIBIT
PARKING ON A PORTION OF MEMORIAL DRIVE TO MAINTAIN ACCESS
FOR FIRE DEPARTMENT VEHICLES**

WHEREAS, as a result of the construction of the new Montvale Fire House, one or more Fire Department vehicles may be temporarily housed at the DPW facility on Memorial Drive; and

WHEREAS, the Police Chief, in consultation with the Fire Chief and the DPW Superintendent, has requested that the Mayor and Council designate a portion of Memorial Drive across from the DPW facility as a "No Parking" zone in order to maintain access for Fire Department vehicles to said facility; and

WHEREAS, in the interest of public safety, the Mayor and Council are desirous of amending the Borough Code in accordance with the request of the Police Chief, Fire Chief and DPW Superintendent.

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

Section 1. Chapter 121, Section 25, "Schedule I – No Parking," of the Code of the Borough of Montvale is hereby amended and supplemented by adding the underlined text, alphabetically, as follows:

Street	Side	Location
<u>Memorial Drive</u>	<u>West</u>	<u>From a point 480 feet north of</u> <u>West Grand Avenue to a point 650 feet north of</u> <u>West Grand Avenue</u>

Section 2. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Effective Date.

This ordinance shall become effective upon adoption and publication as required by law.

**BOROUGH OF MONTVALE
ORDINANCE NO. 2016-1416**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 31st day of May 2016, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 14th day of June 2016 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

ORDINANCE NO. 2016-1416

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO SPECIFY VARIOUS ZONING REQUIREMENTS FOR SCHOOLS AND HOUSES OF WORSHIP AND TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON MAY 17, 2016

WHEREAS, schools and houses of worship are both vitally important components of the local community; and

WHEREAS, recognizing that these facilities by their very nature cause unique impacts on surrounding areas, it is necessary to strike an appropriate balance to ensure that schools and houses of worship are located and constructed in a manner that is in the best interests of the public and the respective students, teachers and worshippers of these facilities; and

WHEREAS, in furtherance thereof, the Borough of Montvale Planning Board did undertake a Reexamination of the Borough of Montvale's Master Plan in order to specifically analyze schools and houses of worship and to determine whether the regulations pertaining to such uses needed to be updated to advance the goals of the Master Plan in light of any changed assumptions regarding such uses; and

WHEREAS, the Master Plan Reexamination Report was prepared by Darlene A. Green, P.P., AICP of Maser Consulting, P.A.; and

WHEREAS, the Reexamination Report made a number of recommendations concerning schools and houses of worship, including new and amended definitions and new lot size and bulk requirements; and

WHEREAS, after complying with the statutory requirements pertaining to the adoption of a Master Plan Reexamination under the *Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.*, the Reexamination Report was adopted by the Borough of Montvale Planning Board on May 17, 2016; and

WHEREAS, the Governing Body is desirous of adopting an Ordinance to implement the recommendations contained in the Reexamination Report.

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

Section 1. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding the following definitions alphabetically in Section 128-3.1(B):

CHURCH, TEMPLE, HOUSE OF WORSHIP

A building or structure, or group of buildings or structures, which by design and construction are intended for the conducting of organized religious services, and accessory uses customarily associated therewith including education facilities and social facilities primarily for use or benefit of members of the religious congregation.

SCHOOL

Any building which is designed, constructed or used primarily for educational purposes. Uses which are primarily custodial in nature, such as day-care centers or similar uses are not schools. Uses wherein instruction is given to individuals or groups in a building used principally for other purposes are not schools. Colleges, universities, technical training facilities and the like are not schools.

SCHOOL, BOARDING

A school where most or all of the students live on-site during the semester. Meals are typically provided to the students as well.

Section 2. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text where indicated. Existing text which has been omitted or which is not underlined or bracketed shall remain unchanged.

§128-5.1 Residence R-40, R-15 and R-10 Districts.

In any residence district, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than those specified in Subsections A through E of this section.

Residence for not more than one family.

Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

Municipal buildings, playgrounds, parks and public and private schools (public and private schools subject to the provisions of § 128-9.5.1 et seq.).

§128-5.1A.1 RI-10 Residential Inclusionary Zone.

In the RI-10 Residential Zone, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than those specified in Subsections A through F of this section.

Single-family detached residence with a maximum of 34 such residences within the zone for property identified as Block 1401, Lots 12, 13 and 14, on the current Montvale Tax Assessment Map. Additionally, single-family detached residence with a maximum of five such residences within the zone shall be permitted for property identified as Block 1504, Lots 21 and 22, on the current Montvale Tax Assessment Map. However, notwithstanding anything to the contrary set forth in the Limiting Schedule,[1] the minimum rear yard setback with respect to any existing single-family detached dwelling on Lot 21 in Block 1504 shall be no less than 27 feet.

Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

Municipal buildings, playgrounds, parks and public and private schools (public and private schools subject to the provisions of § 128-9.5.1 et seq.).

Way stations for the shelter of passengers using commercial transportation.

Such accessory uses as are customarily incident to the foregoing uses and are not injurious to a residential district.

Temporary buildings such as toolhouses or workmen's shacks to be used in connection with the erection of a permanent building, for a period not exceeding one year. Such temporary buildings shall be removed within 60 days after the completion of the permanent building or after the one-year period.

§128-5.1C.1 Permitted principal uses in T-6 Zone.

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:

Townhouse.

Single-family detached residential uses, subject to § 128-5.1.

(3) Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

(4) Public and private schools (subject to the provisions of § 128-9.5.1).

§128-5.2 Apartment A District.

No building or structure other than apartments shall be built, altered or erected to be used in this district, except that churches, temples and other houses of worship shall be permitted (subject to the provisions of § 128-9.7), and public, private and boarding schools shall be permitted (subject to the provisions of § 128-9.5.1).

§128-5.3 Business B-1 and B-2 Districts.

In the Business B-1 District and Business B-2 District, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than those specified in Subsections A through H of this section.

Any use permitted in Residence R-40, Residence R-15 and Residence R-10 Districts except for public, private and boarding schools and churches, temples and houses of worship; provided, however, that where the district boundaries of the Business B-1 or Business B-2 District shall abut a residential district, the Limiting Schedule requirements applicable to the abutting district shall apply. In the event that any one or more of the zone boundaries of the Business B-1 District or Business B-2 District shall abut more than one residential district, the Limiting Schedule requirements as to the least restricted district shall be applicable.

§128-5.6 Affordable Housing Zones for the first fair share cycle.

In the AH Affordable Housing Zones AH-6, 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.

D. Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

E. Public and private schools (subject to the provisions of § 128-9.5.1).

§128-5.9 Low- and Moderate-Income Affordable Senior Citizen Housing Zone.

A. Permitted uses are as follows: rental housing meeting the requirements of the Council on Affordable Housing (COAH), consisting of units affordable to senior citizens of low- and moderate-income, as defined by COAH, which units shall be subject to all affordability, marketing and other requirements of COAH at N.J.A.C. 5:93. Also permitted shall be churches, temples and houses of worship (subject to the provisions of § 128-9.7) and public and private schools (subject to the provisions of § 128-9.5.1).

§128-5.10 Affordable housing districts for second fair share cycle.

B. RI-10A Residential Inclusionary District. In the RI-10A Residential Inclusionary District, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than as provided herein.

(1) Single-family detached residence with a maximum of four such residences within the zone shall be permitted for the property identified as Block 1405, Lot 1102, on the official Tax Maps of the Borough of Montvale. Also permitted shall be churches, temples and houses of worship (subject to the provisions of § 128-9.7) and public and private schools (subject to the provisions of § 128-9.5.1).

(2) Such accessory uses as are customarily incidental to the foregoing uses and are not injurious to a residential district.

(3) The area, yard and bulk standards for this zone shall be in conformance with the RI-10 Zone standards as provided for in schedule § 128-6.3A of this chapter.

C. (Reserved)

D. Affordable housing districts for the second fair share cycle, AH-8A, AH-9A, AH-10A, and AHO-16.

Permitted principal uses.

Townhouses in AH-8A, AH-9A and AH-10A Districts only.

Apartments.

c. Churches, temples and other houses of worship (subject to the provisions of § 128-9.7) in AH-8A, AH-9A and AH-10A Districts only.

d. Public and private schools (subject to the provisions of § 128-9.5.1) in AH-8A, AH-9A and AH-10A Districts only.

e. Boarding schools (subject to the provisions of § 128-9.5.1) in AHO-16 District only.

§128-5.11 Affordable housing districts for third fair share cycle.

RI-40B Residential Inclusionary District. In the RI-40B Residential Inclusionary District, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than as provided herein.

Single-family detached residence with a maximum of eight such residences within the zone shall be permitted. Also permitted shall be churches, temples and houses of worship (subject to the provisions of § 128-9.7) and public and private schools (subject to the provisions of § 128-9.5.1).

C. RI-25B Residential Inclusionary District. In the RI-25B Residential Inclusionary District, no building or land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than as provided herein.

Single-family detached residence with a maximum of six such residences in the zone shall be permitted for the property identified as Block 1103, Lot 5, on the official tax maps of the Borough of Montvale. Also permitted shall be churches, temples and houses of worship (subject to the provisions of § 128-9.7) and public and private schools (subject to the provisions of § 128-9.5.1).

D. AH-1B Affordable Housing District.

Permitted principal uses.

Single-family detached dwellings, which may be in the form of condominium ownership.

(b) Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

(c) Public and private schools (subject to the provisions of § 128-9.5.1).

AH-3B Affordable Housing District.

Permitted principal uses.

Townhouses.

(b) Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

(c) Public and private schools (subject to the provisions of § 128-9.5.1).

§128-5.13 AH-8A Affordable Housing District.

Permitted principal uses.

Townhouses.

Apartments.

(3) Churches, temples and other houses of worship (subject to the provisions of § 128-9.7).

(4) Public and private schools (subject to the provisions of § 128-9.5.1).

Section 3. Section 128-9.5.1 of the Code of the Borough of Montvale, entitled "Public and private schools" is hereby deleted in its entirety and replaced with a new Section 128-9.5.1, entitled "Public, private and boarding schools," as follows:

§128-9.5.1 Public, private and boarding schools.

The following restrictions shall apply to all schools in the Borough:

Minimum lot area shall be 10 acres.

Set-backs.

Minimum front yard setback shall be 100 feet.

Minimum rear yard setback shall be 100 feet.

Minimum side yard setback shall be 100 feet.

Maximum floor area ratio shall be 40%.

Maximum building height shall be two stories and 45 feet.

Maximum building coverage shall be 30%.

Recreation areas and parking.

No parking shall be permitted within 50 feet of any property line.

No active recreation area shall be permitted in the front yard or located within 75 feet of a property line or within 15 feet of a parking area or driveway.

All recreation and parking areas shall be screened from view from all adjacent residential uses. The screening shall be provided by a fence, wall, berming or planting which will create a dense complete visual screen to a minimum height of six feet. The height of the fence, wall, berm or planting should be designed relative to the property being screened and shall be subject to the approval of the board of jurisdiction. The general design, form, and materials of fences, or walls should be aesthetically pleasing from all sides. Planting should be included in conjunction with any fence or wall or berm. If planting alone is provided then a double staggered row of dense evergreen plants shall be specified. The installed and mature height of the plants must be

responsive to the height of the property being screened and the views from adjacent areas, and shall be subject to the approval of the board of jurisdiction. Site plan submission shall include an illustrative cross section drawing demonstrating the effectiveness of the screening.

There shall be no outdoor activities after 10:00 p.m.

All exterior lighting, except that required for security, shall be turned off between 10:00 p.m. and 6:00 a.m.

Primary access shall be achieved from one of the following streets for public and private schools:

Chestnut Ridge Road

Kinderkamack Road

Spring Valley Road

Grand Avenue

Summit Avenue

Middletown Road

In addition to the area, yard and bulk requirements set forth herein, the use shall also meet the following conditions with respect to off-street parking and traffic control:

A minimum of one space per teacher or employee, plus 10%, plus an additional space for every two students in 12th grade.

Sufficient space shall be provided for drop-off and pick-up of students on the school property proper, so as to prevent overflow and stacking of vehicles on any public street.

Boarding schools shall not be permitted in a zone unless specifically permitted (i.e. where only "schools" or "public and private schools" are permitted, boarding schools are prohibited).

In the event of any conflict between the requirements of this Section and any generally-applicable regulations in the Zone District in which the school is located, the more restrictive requirement shall govern.

Compliance with the regulations as promulgated by the New Jersey State Board of Education shall be required.

Section 4. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding a new Section 128-9.7, entitled "Churches, temples and houses of worship," as follows:

§128-9.7 Churches, temples and houses of worship.

A church, temple or other house of worship may consist of the following primary use, together with a combination of one or more of the following accessory uses:

Primary use. A place of assembly for religious services or worship.

Accessory uses.

An apartment, group of rooms, or other residence for the facility's religious leader within the same building as the place of assembly for religious services or worship, or in a separate structure, hereinafter referred to as "cleric's residence".

Facilities for education and instruction, including but not limited to after school learning, daycare, or any other type of education or instruction within the same building or structure as the place of assembly for religious services or worship, or in a separate building or structure, hereinafter referred to as "educational facilities." For purposes of this subsection educational facilities do not include facilities that meet the definition of "school".

Facilities for social functions such as, but not limited to, weddings, funerals, bar/bat mitzvahs, dances, banquets, dinners and other similar events within the same building or structure as the place of assembly for religious services or worship or in a separate building or structure hereinafter referred to as "social facilities."

Standards.

The minimum lot area shall be as follows:

Church, temple or house of worship only – 5 acres

The minimum lot area of 5 acres shall be increased to accommodate accessory facilities as follows:

Cleric's residence - an additional 0.5 acres

Educational facilities as defined herein - an additional 1 acre

Social facilities as defined herein - an additional 2 acres

The maximum floor area ratio for all buildings shall be 25%.

The maximum building coverage shall be 25%.

Setbacks.

Minimum front yard setback shall be 75 feet

Minimum side and rear yard setback shall be 100 feet

Notwithstanding anything else in this Section, the setback requirements for a separate clergyman's residence located on the same premises as a house of worship need only satisfy the requirements established for other residences in the zone in which it is located.

Maximum building height shall be two stories and 45 feet.

Recreation areas and parking.

No parking shall be permitted in the front yard or within 50 feet of any property line.

No active recreation area shall be permitted in the front yard or located within 75 feet of a property line.

All recreation and parking areas shall be screened from view from all adjacent residential uses. The screening shall be provided by a fence, wall, berming or planting which will create a dense complete visual screen to a minimum height of six feet. The height of the fence, wall, berm or planting should be designed relative to the property being screened and shall be subject to the approval of the board of jurisdiction. The general design, form, and materials of fences, or walls should be aesthetically pleasing from all sides. Planting should be included in conjunction with any fence or wall or berm. If planting alone is provided then a double staggered row of dense evergreen plants shall be specified. The installed and mature height of the plants must be responsive to the height of the property being screened and the views from adjacent areas, and shall be subject to the approval of the board of jurisdiction. Site plan submission shall include an illustrative cross section drawing demonstrating the effectiveness of the screening.

There shall be no outdoor activities after 10:00 p.m.

All exterior lighting, except that required for security, shall be turned off between 10:00 p.m. and 6:00 a.m.

Primary access shall be achieved from one of the following streets:

Chestnut Ridge Road

Kinderkamack Road

Spring Valley Road

Grand Avenue

Summit Avenue

Middletown Road

In addition to the area, yard and bulk requirements set forth herein, churches, temples and other houses of worship shall also meet the following conditions with respect to off-street parking:

A church, temple or other house of worship consisting solely of a place of assembly for religious services or worship shall provide one parking space for each three permanent or fixed seats based on seating capacity. Any church, temple or other house of worship not having permanent or fixed seating shall provide one parking space for each three persons based on the maximum capacity of the facility, which shall be calculated by taking the total square footage of the place of assembly for religious services or worship and dividing it by the square footage of space allotted to each person in attendance as determined by application of the Fire Department Occupancy Load Code.

In addition to the off-street parking required for a place of assembly for religious services or worship, there shall be provided the following off-street parking:

For a cleric's residence: two parking spaces

For educational facilities: 1.5 parking spaces for every teacher or instructor for children under the age of 17

For adult education: two parking spaces for each three persons age 17 or over participating in the educational program plus 1 parking space for every teacher or instructor

For social facilities: one parking space for each three persons based on the maximum capacity of the facility as determined by application of the Fire Department Occupancy Load Code, plus 10%.

In the case of a church, temple or other house of worship **and** an affiliated school, the two uses shall be both permitted as primary uses on the same lot. The standards enumerated for schools in Section 128-9.5.1 shall take precedence; however, the more restrictive parking standards of two uses shall apply.

Section 5. Chapter 128, Schedule A, "Limiting Schedule," shall be amended and supplemented by adding a footnote 19 in the first column, "Zoning District," for the R-40, R-15, R-10, RI-10, RI-10A, RI-25B, RI-40B, A, AHO-16, AH-1B, AH-3B, AH6, AH7, AH8, AH-8A, AH9, AH-9A, AH-10A, T-6 and LMSCH Districts, to read as follows:

¹⁹ The standards set forth in §128-9.5.1, applicable to public, private and boarding schools, and in §128-9.7, applicable to churches, temples and houses of worship, shall supersede the standards set forth in this limiting schedule to the extent of any inconsistency therewith.

Section 6. Planning Board review.

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 7. Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

Section 8. Effective date.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

Section 9. Repeal of inconsistent ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

MIKE GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSE-ALWAN, RMC
Borough Clerk

INTRODUCED:

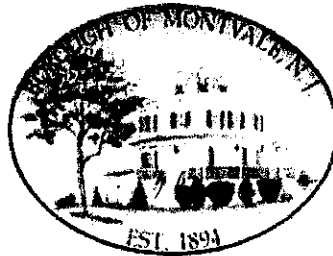
ADOPTED:

APPROVED:

Master Plan Reexamination Report

Borough of Montvale

Bergen County, New Jersey



May 4, 2016

Adopted by the Planning Board: May 17, 2016

Prepared by:



Darlene A. Green, P.P., AICP
NJ Planner License No. 6114

MC Project No. MPP-044

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

INTRODUCTION

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89 et seq., requires that Municipal Planning Boards review municipal master plans and zoning and land development regulations at least once every ten years. At least once every ten years is the minimum requirement. However, Planning Boards may undertake a Reexamination Report at any time in order to address changes in municipal assumptions or policies regarding land use or emergent land use issues. The statute requires that the Reexamination Report be adopted by the Planning Board by resolution and distributed to the municipal governing body, the County Planning Board and adjacent municipalities.

The purpose of a Reexamination Report, prepared in accordance with the Municipal Land Use Law, is to periodically reexamine the master plan, zoning and land use and development regulations of a municipality to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations that will address proposed changes in development goals, the impact of development within the municipality and the impact of planning and development regulations by the County, the State of New Jersey and the Federal government. The Municipal Land Use Law requires that municipalities review the master plan and zoning and land development regulations in terms of the following:

- A. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1 et al., into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The last Reexamination Report was adopted by the Montvale Planning Board on September 2, 2014. This was a comprehensive reexamination, which reaffirmed the recommendations of prior master plans and made recommendations for a rezoning of School No. 2 to accommodate senior and special needs affordable housing.

One of the reaffirmed goals from the 2008 Master Plan was to protect the character of existing neighborhoods. In the past, churches, temples and houses of worship were considered benign uses that blended in with the character of residential neighborhoods. Typically congregations were, for the most part, small and activities were limited to weekly religious services. However, in recent years such uses have tended to offer expanded services attracting larger congregations with activities sometimes on a daily basis. These expanded activities and increased attendance have the potential to adversely impact the character of residential neighborhoods. The current Borough of Montvale Zoning Ordinance treats churches the same as any other permitted use in the R-40, R-15, R-10 and RI-10 Districts. Given that the past assumptions regarding churches, temples and houses of worship are no longer valid it is appropriate to prepare a reexamination of the Master Plan and Development Regulations specifically as they relate to these uses.

Similar to houses of worship, public and private schools also tend to draw large crowds during certain periods of time for various events, which can have an impact on the surrounding neighborhood if sufficient on-site parking is lacking. The current Zoning Ordinance treats public and private schools the same as any other permitted use in the R-40, R-15, R-10 and RI-10 Districts. In order to protect the character of the surrounding residential neighborhoods, it is also appropriate to evaluate public and private schools in this reexamination report.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE 2008 MASTER PLAN AND 2014 MASTER PLAN REEXAMINATION REPORT

The 2008 Master Plan and 2014 Master Plan Reexamination Report contained at least one problem and two objectives relating to the protection of the character of existing neighborhoods.

The 2008 Master Plan listed outdated zoning as a problem noting that:

“The Borough’s outdated zoning regulations, especially the lack of design guidelines, made the Borough vulnerable to poorly designed projects and uses which might be inappropriate in certain locations. Knockdowns and the building of bulky houses threatened to undermine the character of established residential neighborhoods.”

The two objectives relating to the protection of the character of existing neighborhoods are:

Goal 3 Protect character of existing neighborhoods

To protect the character and scale of housing within established neighborhoods, through

discouraging McMansions, and by encouraging designs which are harmonious with those which exist in the immediate vicinity; and

Goal 12 Update regulations relating to land use

Related to the problem of outdated zoning regulations an objective expressed in 2008 was to comprehensively revise and update the Borough's zoning regulations, not only to make them consistent with the Master Plan, but also to rid them of loopholes, ambiguities and unnecessary regulations.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES FROM THE LAST MASTER PLAN AND LAST REEXAMINATION REPORT HAVE BEEN REDUCED OR INCREASED

The 2014 Reexamination Report noted that the most egregious problems or loopholes in Montvale's Zoning Regulations had been tackled since 2008 but a comprehensive update was not accomplished.

Regarding neighborhood character, the 2014 Reexamination Report noted that "The downturn in the real estate market following adoption of the 2008 Master Plan slowed the impetus for knockdowns and the building of bulky houses in Montvale". The Reexamination Report went on to note that "The impact of large accessory structures on single-family lots, such as decks, patios, sports courts and the like on adjacent property owners has become a concern".

Since the 2014 Reexamination Report a comprehensive code update has not been completed. Nor has the Borough comprehensively tackled the impact of large accessory structures.

C. SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

The assumptions, policies and objectives forming the basis for Montvale's Master Plan and development regulations as they relate to neighborhood character have not changed appreciably although the potential impact of large churches, temples and houses of worship on neighborhood character can be added to the concerns expressed in prior years regarding the impact of bulky houses and large accessory structures on single-family lots. Neighborhood character can also be impacted by public and private schools especially if sufficient space is not provided to facilitate drop-off and pick-up on-site. Furthermore, many schools have athletic fields, with tall light poles to provide nighttime illumination. A compliant minimum-sized parcel in the R-40, R-15, R-10 or RI-10 Districts could not accommodate a school building, the required circulation or any athletic fields. There have been no changes to the zoning and development regulations to ameliorate the potential impacts on neighborhood character as recommended in the 2008 Master Plan and the 2014 Reexamination Report.

Recognizing that churches, temples and houses of worship have been modified over time and now tend to be much larger than in the past and by their very nature can cause impacts on surrounding areas due to their tendency to draw large numbers of people and attendant traffic, the assumptions regarding these facilities have changed in recent years. A house of worship no longer serves only the immediate neighborhood or community in which it is located. The assumption now is that such facilities can and do have impacts on neighborhood character as evidenced in other municipalities. The scheduling of activities now extends throughout the week during day and evening hours and schools, child day-care, housing for clergy and social and cultural festivities may be offered on site. The increased activities require large buildings or multiple buildings and more parking, which can be out of scale with the established identity and character of residential neighborhoods.

A November 2012 article published in Planning (the American Planning Association's monthly magazine) confirms the previous statements. Key statements from the article include the following:

- *As the role of the church shifts within our communities, church planning, design, and worship style are rapidly changing to keep pace with the times.*
- *To offset declining attendance, more congregations are aiming to strike a responsive chord with parishioners by reaching out to engage their entire congregation...Accommodating programs outside the realm of the traditional church services requires more than the adjunct of space. Ensuring adequate parking, identifying the potential need for separate entryways – particularly for children's programs – and the overall impact of traffic on the surrounding area are aspects that require thorough planning.*
- *Churches with ample square footage and plenty of surrounding land often opt to construct separate, unattached buildings specifically designed for their youth. Teen centers, complete with snack bars, game rooms and plenty of space to socialize and hang out, are becoming a driving force for families seeking to attend a church dedicated to families. For smaller churches striving to keep up with changing times and the competitive offerings at other churches, preschool space, classrooms and social gathering spaces and being integrated either through total renovations or moderate retrofits depending on the current space and objectives.*
- *No longer exclusively a place of worship, today's churches, with their community-driven services, are a hub of activity that communities must take into careful consideration. Among the factors to consider are parking, round-the-clock activity, and land requirements..."¹*

As noted above, assumptions regarding public and private schools have also changed. Due to a multitude of reasons, including, but not limited to budget constraints, economies of scale, busing

and technology, today's schools tend to be much larger than in the past. Public and private schools no longer serve the immediate surrounding residential neighborhood they are located in. Two examples of this are St. Joseph Regional High School, which draws students from the metropolitan area and Pascack Hills High School, which serves grades nine through twelve for Montvale and Woodcliff Lake with a student body of approximately 800 students.²

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

Churches, Temples and Houses of Worship

Presently, churches are a permitted use in the R-40, R-15, R-10, RI-10, B-1 and B-2 Districts. The Borough believes the term "churches" is too narrow and recommends changing the permitted use to "churches, temples and houses of worship". Furthermore, the Montvale Planning Board has recommended that churches, temples and houses of worship be permitted in all of the Borough's residential zones, but removed as a permitted use in the B-1 and B-2 Districts. This Master Plan Reexamination Report concurs with the Board's recommendation as it provides those facilities with many more location options than the six existing zoning districts. Therefore, churches, temples and houses of worship should be permitted in the R-40, R-15, R-10, RI-10A, RI-25B, RI-40B, A, AH-1B, AH-3B, AH6, AH7, AH8, AH-8A, AH9, AH-9A, AH-10A, R1-10, T-6 and LMSCH Districts.

Because the recent trend is for churches, temples and houses of worship to be large in size with large congregations and with frequent activities, it is necessary to ensure that these facilities are sited and designed to protect the character of existing residential neighborhoods. The current zoning and development regulations offer no guidance in this regard. This Reexamination Report recognizes this as a significant concern and recommends that the zoning and development regulations be amended to ensure that churches, temples and houses of worship are located on appropriately sized lots with sufficient parking, on roadways that are able to accommodate the anticipated traffic volumes generated by such uses. Also, appropriate setbacks for buildings, parking lots and buffer areas as warranted should be established to protect adjacent and nearby residential uses.

It is further recommended that churches, temples and houses of worship be permitted in all residential zones with a minimum lot size of five (5) acres for a religious use consisting solely of a place of assembly for religious services or worship, which minimum lot size would increase when additional uses or facilities (cleric's residence, schools, day-care, etc.) are included.

Currently, there are three houses of worship in Montvale. First is the Montvale Evangelical, which is located on 5.7 acres along West Grand Avenue. This property contains both the church as well as a rectory. The church's website provides a calendar of events, which for the month of May shows multiple events six days a week.³ This facility has both a paved parking lot behind

the church as well as a gravel overflow parking lot to the side of the house of worship.

Second is St. Paul's Episcopal, which encompasses 8.5 acres located along Woodland Road. In addition to the worship facilities, St. Paul's also has an on-site nursery school⁴ and a rectory. The property also contains a large playground and a spacious parking lot.



Photo 1: View of St. Paul's parking lot and nursery school.

The third house of worship is the International Christian Church, which is located on 0.48 acres at the corner of Woodland Road and West Grand Avenue. The International Christian Church is the oldest religious building in Montvale and according to 2008 Master Plan; the stone building was constructed in approximately 1896.⁵ The church was constructed for St. Paul's Episcopal and the original building is roughly 25 feet by 42 feet with 14-inch-thick walls faced with fieldstones.⁶ See the Photo 2 on page 7.

As shown by Photo 3, this facility has a very narrow parking lot that can only accommodate a few cars. There are no delineated parking spaces, nor is there an area to turn around once one reaches the end of the pavement. This type of facility is incompatible with the needs and trends of houses of worship in the modern era.

Montvale's experience with its three places of worship has been that the Evangelical and Episcopal churches have been in the same location for over 20 years. However, the International Christian Church has changed denominations a number of times over the past 20 years. This is further evidence that a small house of worship is not viable.



Photo 2: View of historic church from Woodland Road.



Photo 3: View of International Christian Church's parking lot looking towards Woodland Road.

Both St. Paul's and Montvale Evangelical provide sufficient parking on-site for their events and activities. Therefore, a minimum of five (5) acres was established in keeping with the current houses of worship, which will ensure sufficient on-site parking can be provided for events and activities. The provision of adequate on-site parking is a safety concern, as the Borough wishes to prevent parking along residential streets, which can cause traffic issues that have the potential to impact the ability of emergency vehicles to respond in a timely fashion to emergencies that may occur in or around these facilities. Also, a five (5) acre minimum is being recommended to prevent a minimum lot size that would render all of the Borough's houses of worship non-conforming. This minimum acreage is consistent with two of the Borough's existing religious property lot sizes.

Finally, additional minimum acreage should be required when a religious facility wishes to add a rectory, educational facility, etc. to ensure there is sufficient space to accommodate on-site parking. St. Paul's Episcopal is a prime example where the facility has benefited from additional acreage where there is also an on-site rectory and nursery school. The site has had no known off-site parking issues as it is able to accommodate its parking need on the property's 8.5 acres.

Public and Private Schools

Presently, public and private schools are a permitted use in the R-40, R-15, R-10, RI-10, B-1 and B-2 Districts. The Montvale Planning Board has recommended that a minimum lot size be established for public and private schools to ensure the school property can accommodate the peak traffic periods for drop-off and pick-up as well as the necessary parking for school events. Schools offer frequent after-school activities that can draw large crowds and it is necessary to ensure that schools are sited and designed to protect the character of existing residential neighborhoods. The current zoning and development regulations offer no guidance in this regard. This Reexamination Report recognizes this as a significant concern and recommends that the zoning and development regulations be amended to make certain that public and private schools are located on suitably sized lots with sufficient parking on streets that are able to accommodate the anticipated traffic volumes generated by such uses. Also, suitable setbacks for buildings, parking lots, athletic fields should be established to protect adjacent and nearby residential uses.

Similar to churches, temples and houses of worship, the Planning Board has recommended that public and private schools be removed as a permitted use in the B-1 and B-2 Districts, but permitted in all residential zones. This Master Plan Reexamination Report concurs with the Board's recommendation as it provides schools with many more location options than the six existing zoning districts. Therefore, public and private schools should be permitted in the R-40, R-15, R-10, RI-10A, RI-25B, RI-40B, A, AH-1B, AH-3B, AH6, AH7, AH8, AH-8A, AH9, AH-9A, AH-10A, R1-10, T-6 and LMSCH Districts. By moving schools to the residential zones, it will place the facilities in close proximity to those they serve – the students. This will also allow

school children to walk to school.

Currently, there are four schools in Montvale. St. Joseph Regional High School is a private high school located along Chestnut Ridge Road on 31.79 acres. Pascack Hills Regional High School is located at the intersection of West Grand Avenue and Spring Valley Road on 24.45 acres. Fieldstone Middle School is located at 47 Spring Valley Road and serves grades 5 through 8. The school sits on 13 acres. Memorial Elementary School is located at 53 Grand Avenue and serves grades Pre-K through 4. The school sits on 10.66 acres.

Montvale's experience with its one private and three public schools has been that the facilities provide sufficient on-site parking and have had no known off-site parking issues. Based on the existing school facilities within the Borough, it is recommended that a minimum lot size of ten (10) acres be established. This minimum lot size will provide adequate space for on-site parking for events and activities. Just as adequate on-site parking is a safety concern for churches, temples and houses of worship; it is also a safety concern for public and private schools. The Borough wishes to prevent parking along residential streets, which can cause traffic issues that have the potential to impact the ability of emergency vehicles to respond in a timely fashion to emergencies that may occur in or around these facilities.

Conclusion

In an effort to protect the Borough's residential neighborhoods, a zoning ordinance should be prepared that incorporates the above recommendations. This will advance two of the 2008 Master Plan goals – protect character of existing residential neighborhoods and update regulations relating to land use.

E. RECOMMENDATIONS CONCERNING INCORPORATION OF REDEVELOPMENT PLANS

At this time there are no recommendations for the incorporation of redevelopment plans pursuant to the "Local Redevelopment and Housing Law".

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¹ Planning, November 2012, <https://planning.org/planning/2012/nov/changingchurch.htm>

² <http://www.pascack.k12.nj.us/Page/6418>

³ <http://montvalechurch.org/event-calendar/>

⁴ http://saintpaulsmontvale.org/?page_id=35

⁵ 2008 Master Plan, page 133.

⁶ Ibid.

Memo

To: Mayor and Council

From: R. Lorraine Hutter, Land Use Administrator *RLH*

CC: Maureen Iarossi-Alwan, Administrator/Municipal Clerk
Planning Board Members

Date: 6/8/2016

Re: Ordinance 2016-1416

Please be advised that the Planning Board reviewed at their June 7, 2016 meeting the above referenced Ordinance. It is the recommendation of the Planning Board to have the Mayor and Council adopt this Ordinance and find it to be consistent with the Montvale Master Plan.

If you have any questions please do not hesitate to contact me.

/rlh

BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2016 -1417

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 14th day of June 2016, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 28th day of June 2016 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND ORDINANCE NO. 2016-1406 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

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

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

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

Title		2016 Salary Range
1.	Borough Administrator (PT)	\$40,000 - 50,000
2.	Safety Director	\$1,000 - 1,200
3.	Chief Financial Officer (PT)	\$15,000 - 25,000
4.	Municipal Clerk (PT)	\$70,000 - 90,000
5.	Deputy Municipal Clerk (PT)	\$38,000 - 47,000
6.	Floater/ Admin. Assistant to Administrator	\$35,000 - 45,000
7.	Tax Collector (PT)	\$53,000 - 63,000
8.	Tax Assessor	\$32,000 - 38,000
9.	Treasurer	\$75,000 - 85,000
10.	Accountant/Purchasing Agent	\$57,000 - 67,000
11.	Accounts Payable Clerk (PT)	\$20 - \$28/hour

Title		2016 Salary Range	
12.	Accounts Payable Clerk (FT)	\$43,000	- 50,000
13.	Secretary, Planning Board (PT)	\$70,000	- 80,000
14.	Planning Board Secretary Special Meetings	\$45	- \$70/hour
15.	Board Secretary, Clerical/Recording	\$115	- 135
16.	Office Manager (PT)	\$4,000	- 7,000
17.	Registrar Vital Statistics	\$800	- 1,200
18.	Deputy Registrar Vital Statistics	\$250	- 500
19.	Construction Code Official	\$35,000	- 50,000
20.	Construction Code Official special inspections	\$50	- \$100/hour
21.	Building SubCode Official	\$35,000	- 50,000
22.	Zoning Officer	\$8,000	- 10,000
23.	Property Maintenance Officer	\$2,900	- 5,000
24.	Construction Dept. Control Person	\$48,000	- 58,000
25.	Plumbing SubCode Official	\$ 22,000	- 27,000
26.	Plumbing SubCode Official special inspections	\$25	- \$50/hour
27.	Fire SubCode Official	\$13,000	- 17,000
28.	Fire SubCode Official special inspections	\$25	- \$50/hour
29.	Electrical SubCode Official	\$22,000	- 27,000
30.	Electrical SubCode Official special inspections	\$25	- \$50/hour
31.	Fire Prevention Official	\$10,000	- 15,000
32.	Fire Inspector/Sr. Fire Inspector	\$6,000	- 9,000
33.	Municipal Court Administrator	\$64,000	- 75,000
34.	Deputy Municipal Court Administrator	\$38,000	- 46,000
35.	Court Security	\$18	- \$25/hour
36.	Violations Clerk (PT)	\$15	- \$25/hour
37.	Police Secretary	\$35,000	- 45,000
38.	Administrative Assistant for Police Chief	\$40,000	- 50,000
39.	Administrative Assistant for Mayor / Floater (PT)	\$15	- \$25/hour
40.	Emergency Mgmt. Coordinator	\$2,000	- 3,300
41.	Library Director	\$80,000	- 95,000
42.	Library – Youth Services Coordinator	\$40,000	- 55,000
43.	Library (PT)	\$13	- \$45/hour
44.	Library (PT) meetings	\$120	- \$200/mtg
45.	Facilities Building & Property Inspector	\$25,000	- 27,000
46.	Field Coordinator	\$5,000	- 6,000

Title		2016 Salary Range
47.	Director, Public Assistance	\$5,000 - 7,000
48.	Director of Recreation	\$23,000 - 30,000
49.	Dir. Of Recreation – Summer Stipend	\$5,500 - 8,000
50.	Van Drivers (PT)	\$17 - \$20/hour
51.	Station Technicians (PT)	\$15 - \$17/hour

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		2016 Salary Range
A.	Municipal Judge	\$25,000 - 40,000
B.	Mayor	\$6,990 - 10,000
C.	Councilpersons (each)	\$5,689 - 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		2016 Salary Range
A.	Chief	\$170,000 - 200,000
B.	Captain	\$150,000 - 185,000
C.	Lieutenant (Base Wage)	\$120,019 - 147,032
D.	Sergeants (Base Wage)	\$111,685 - 136,822
E.	Detective – Additional per year	\$2,100 -
F.	Juvenile Officer – Addt'l per year	\$400 -
G.	Asst. Juvenile Officer – Addt'l per year	\$350 -
H.	Special/Auxiliary Police	\$18/hour - \$23/hour
I.	School Cross Guard/Police Matrons	\$18/hour - \$23/hour

SECTION 4A: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, hired BEFORE January 1, 2005, whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each) Per Contract hired BEFORE January 1, 2005		
0-6 months	\$34,027 -	41,685
6 months – 1 year	\$44,235 -	54,191
1 – 2 years	\$54,446 -	66,700
2 – 3 years	\$64,655 -	79,207
3 – 4 years	\$74,862 -	91,711
4 – 5 years	\$85,070 -	104,217
5 – 6 years	\$95,277 -	116,721
6 – 7 years	\$103,232 -	126,467

SECTION 4B: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, hired AFTER January 1, 2005, whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each) Per Contract hired AFTER January 1, 2005		
0-6 months	\$34,027 -	41,685
6 months – 1 year	\$38,971 -	47,742
1 – 2 years	\$43,914 -	53,798
2 – 3 years	\$53,800 -	65,909
3 – 4 years	\$63,687 -	78,021
4 – 5 years	\$73,573 -	90,132
5 – 6 years	\$83,459 -	102,243
6 – 7 years	\$93,346 -	114,356
7 – 8 years	\$103,232 -	126,467

SECTION 4C: In addition to the compensation stated above, Full Time Employees in Section 4, Categories "C", "D", Sections 4A and 4B shall be paid an annual longevity increment pursuant to the following schedule:

Years of Service	Officers Hired BEFORE January 1, 2006	Officers Hired AFTER January 1, 2006
After four (4) years	1%	-
After six (6) years	2%	-
After eight (8) years	3%	1%
After ten (10) years	4%	2%
After twelve (12) years	5%	3%
After fourteen (14) years	6%	4%
After sixteen (16) years	7%	5%
After eighteen (18) years	8%	6%
After twenty (20) years	-	7%
After twenty-two (22) years	-	8%
After twenty-three (23) years	9%	9%

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

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom.

Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.

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

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

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

SECTION 6. This ordinance shall be operative as of January 1, 2016, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

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

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

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk/Administrator

Michael Ghassali
Mayor

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:49pm. 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:

Councilmember Curry -absent
Councilmember Koelling
Councilmember LaMonica

Councilmember Lane
Councilmember Talarico
Councilmember Weaver

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

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2016-1414 AN ORDINANCE ACCEPTING AN EASEMENT FOR THE PURPOSES OF OPERATION AND MAINTENANCE OF A DRAINAGE SYSTEM ON BLOCK 707, LOT 4 FROM ANTHONY AND JANET RUSSO, HUSBAND AND WIFE, TO THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF JERSEY

WHEREAS, a portion of Main Street located in or around the property known as 59 Main Street has had issues with flooding over the past few years; and

WHEREAS, as part of the 2015 Montvale Road Program, and at the recommendation of the contractor hired for the Road Program, it has been determined by the Borough Engineer that the most efficient and cost-effective method of controlling drainage issues at the location in question would be the installation of an underground detention basin that connected to a municipal storm drain and associated drainage controls (the "Drainage System") partly located on the property identified as Block 707, Lot 4 in the Borough of Montvale, also known as 59 Main Street, owned by Anthony and Janet Russo (the "Property Owners"); and

WHEREAS, the Drainage System will be owned, operated and maintained by the Borough of Montvale; and

WHEREAS, the Property Owners are amenable to the Borough's installation of the Drainage System at the Borough's expense and are willing to grant to the Borough of Montvale all necessary and appropriate easements and other permission in order for the Borough to install, access and maintain the Drainage System; and

WHEREAS, the Borough Attorney has prepared appropriate documents pertaining to same based upon information submitted by the Borough Engineer; and

WHEREAS, upon approval and execution of these documents by the Property Owners, these documents must be formally accepted by the Borough of Montvale pursuant to the Local Lands and Buildings Law. N.J.S.A. 40A:12-1, et seq.; and

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

1. Pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-1 et seq., the Borough of Montvale hereby accepts from Anthony and Janet Russo, owners of 59 Main Street, Montvale, New Jersey, 07645, the easements described herein and attached hereto, which are expressly made a part hereof.
2. The Mayor, Borough Clerk and all other appropriate officials are hereby authorized and empowered to execute all documents and take all steps necessary to effectuate the purposes of this Ordinance.
3. The Borough Attorney shall file a copy of all easement documents with the County Clerk, as required by law.
4. This Ordinance shall take effect immediately upon adoption and publication as required by law.

Ordinance No. **2016-1414** was introduced for second reading by Councilmember Weaver; seconded by Councilmember Koelling; Clerk read by title only; Motion to open meeting to the public by Councilmember Talarico; seconded by Councilmember LaMonica - all ayes

NO PUBLIC COMMENT

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

Motion to adopt on Second and Final Reading in Ridgewood News by Councilmember Talarico; seconded by Councilmember Koelling; Clerk read by title only ----- A roll call vote was taken --- all ayes

INTRODUCTION OF ORDINANCE NO. 2016-1415 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 121 OF THE BOROUGH CODE IN ORDER TO PROHIBIT PARKING ON A PORTION OF MEMORIAL DRIVE TO MAINTAIN ACCESS FOR FIRE DEPARTMENT VEHICLES
(public hearing 6/14/16)

A motion to Introduce Ordinance **2016-1415** for first reading was made by Councilmember Weaver; 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 Ridgewood News; seconded by Councilmember Koelling - A roll call was taken - all ayes

INTRODUCTION OF ORDINANCE NO. 2016-1416 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO SPECIFY VARIOUS ZONING REQUIREMENTS FOR SCHOOLS AND HOUSES OF WORSHIP AND TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON MAY 17, 2016
(public hearing 6/14/16)

A motion to Introduce Ordinance **2016-1416** for first reading was made by Councilmember Weaver; 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 Ridgewood News; seconded by Councilmember LaMonica - A roll call was taken - all ayes
This ordinance will be forwarded to the Planning Board for comments.

MINUTES:**May 10, 2016**

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Koelling
- all ayes with the exception of Councilmembers Talarico and LaMonica abstaining

MINUTES CLOSED/EXECUTIVE SESSION:**May 10, 2016**

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Koelling
- all ayes with the exception of Councilmembers Talarico and LaMonica abstaining

RESOLUTIONS:**91-2016 Awarding a Contract to Gold Type Business Machine, Inc. ("GTBM") for the Provision, Maintenance and Support of an E-Ticket System for the Montvale Police Department**

WHEREAS, in order to modernize, simplify and expedite the issuance of tickets and summonses, the Borough of Montvale Police Department desires to procure an e-ticketing system along with ancillary equipment and services; and

WHEREAS, the Borough has obtained a proposal dated May 13, 2016, from Gold Type Business Machine, Inc. ("GTBM") to provide all necessary E-Ticket equipment and license subscriptions, along with maintenance and support for this proprietary hardware and software; and

WHEREAS, said proposal provides for an initial cost of \$13,000.00, which shall include "all system hardware, labor for installation and training, Y1 E-Ticket software license subscriptions, and Y1 maintenance and support for the system software and hardware"; and

WHEREAS, said proposal further provides for yearly payments of \$2,995.00 for "E-Ticket software license subscriptions and maintenance and support for the system software and hardware" for an additional four years; and

WHEREAS, the award of this contract by resolution of the Governing Body is permitted by N.J.S.A. 40A:11-5(1)(dd) and N.J.S.A. 40A:11-15(7); and

WHEREAS, because the value of this contract may exceed in total the Borough's applicable pay-to-play threshold, it shall be awarded pursuant to the "alternative" provisions of N.J.S.A. 19:44A-20.4, et seq., and GTBM has provided a Business Entity Disclosure Certification and all other appropriate documentation pertaining to same; and

WHEREAS, the Borough is desirous of awarding a contract to GTBM to perform the above-referenced services, for the prices and on the terms set forth in the GTBM Proposal; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds have been appropriated and are available for this work.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that a contract is awarded as follows:

Gold Type Business Machine, Inc.
351 Paterson Avenue
East Rutherford, New Jersey 07073

\$13,000.00 (year one)
\$2,995.00 (years two-five)
Remainder as per proposal

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk and all other appropriate officials shall be and are hereby authorized to execute all contract documents necessary to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes

92-2016 Authorize Hiring/Part Time Violations Clerk/Pascack Joint Municipal Court/L. Orozco

WHEREAS, the Pascack Joint Municipal Court desires to hire a part-time employee in the Borough of Montvale for the Pascack Joint Municipal Court in the capacity of Violations Clerk; and,

WHEREAS, Luz Orozco has met the qualifications for this position, agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of Part-time Violations Clerk, effective May 16, 2016.

Introduced by: Councilmember Talarico; seconded by Councilmember LaMonica - All ayes

93-2016 Authorize Release of Escrow/Block 1607/Lot 19/R. Rakowski

WHEREAS, Richard Rakowski, has requested release in Escrow for Block 1607/Lot 19; and

WHEREAS, Borough Officials have signed off and take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale The amount of \$48.00 is hereby released to Richard Rakowski; and

BE IT FURTHER RESOLEVED, the Treasurer shall receive a copy of this resolution for processing

Introduced by: Councilmember Lane; seconded by Councilmember LaMonica - All ayes

94-2016 Approve Tax Court Settlement / 180 Summit Ave Assoc / Block 1901;Lot 5 / 180 Summit Ave

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by 180 Summit Ave. Assoc. (hereinafter the "Tax Appeal"), under Docket Numbers 004998-2014, 001156-2015 and 001716-2016, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 180 Summit Avenue, which is otherwise referred to as Block 1901 Lot 5 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Appraiser and the Borough Tax Assessor, and;

WHEREAS, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE "A"

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

2014 Appeal: \$1,850,000

2015 Appeal: \$1,900,000

2016 Appeal: \$1,960,000

B. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall be applicable to the terms of this settlement.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes

95-2016 Awarding Professional Service Contract/Engineering Services/Design Services/For Improvement To North Avenue/Maser Consulting, LLC

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional Design services, Site Inspection, Coordination with Pascack Valley DPW on the proposed improvements, Preparation of Plans and Specifications and Bidding Services; and

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

WHEREAS, Maser Consulting, 200 Valley Road, Suite 400, Mt. Arlington, NJ 07856 has submitted a proposal dated April 21, 2016 to provide these services which is attached to the original of this resolution, and

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

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

- 1) That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Maser Consulting.
- 2) That the following be provided: Professional Design Services, Site Inspection, Preparation of Plans and Specifications and Bidding Services project meetings and project team coordination.
- 3) The cost not to exceed shall be \$28,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

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

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes

96-2016 RE: Authorize Final Payment #5/Change Order #1/2014 Road Improvement Project/ A.J.M. Contractors, Inc.

WHEREAS, a Contract was awarded in the year 2014 in the amount of \$598,349.00 to A.J. M. Contractors, Inc. 300, Kuller Road, Clifton, NJ 07011 for the 2014 Road Program in the Borough of Montvale; and

WHEREAS, the Borough Engineer, in a letter dated May 5, 2016 which is attached to the original of the resolution takes no exception to the Final Payment in the amount of \$84,578.55 and approved Change Order #1 (-) \$53,462.22 for work completed; and

WHEREAS, the Municipal Finance Officer has certified funds are available as outlined in the Certification of Funds as attached to the original of this Resolution.

WHEREAS, a required the Borough of Montvale is in receipt of a two year maintenance bond in the amount of \$81,733.02 which is 15% of the adjusted contract amount for a period of two (2) years; and

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

- 1) Final Payment in the amount of \$84,578.55 be authorized and paid to A.J.M. Contractors Inc.

Introduced by: Councilmember Lane; seconded by Councilmember LaMonica - All ayes

97-2016 Authorizing a private sale of Lots 6 and 6.02 in Block 1606 to BC UW/Madeline Housing Partners, LLC for Affordable Housing

WHEREAS, the Borough of Montvale is the owner of certain property known as Block 1606, Lot 6 as depicted on the Borough tax assessment map, being more commonly known as 11 Grand Avenue East ("the property", "the premises" or "the parcel"); and

WHEREAS, certain approvals were granted by the Planning Board by resolution dated January 6, 2015 to BC UW/Madeline Housing Partners, LLC ("the applicant"); and

WHEREAS, pursuant to the aforesaid approvals, the property was subdivided into three (3) lots designated as Block 6 containing an area of 35,858 square feet (0.8232 acres), Block 6.01 having a land area of 23,753 square feet (0.5453 acres) and Lot 6.02 having a land area of 9,414 square feet (0.2181 acres); and

WHEREAS, the aforesaid approvals permit the applicant to construct ten (10) affordable senior apartment units on Lot 6 and four (4) developmentally disabled units on Lot 6.02; and

WHEREAS, it is the intention of the aforementioned approvals for the applicant to obtain ownership of Lots 6 and 6.02 for the purpose of constructing the affordable housing units as above described, with the Borough retaining ownership of Lot 6.01; and

WHEREAS, N.J.S.A. 40A:12-21(l) permits a municipality to convey land not needed for municipal purposes, for a nominal consideration, to a duly incorporated non-profit housing corporation for the purpose of constructing housing for low or moderate income persons or families; and

WHEREAS, the applicant qualifies as a non-profit housing corporation experienced in the development of housing for low and moderate income persons; and

WHEREAS, the applicant intends to construct such housing in accordance with the aforementioned approvals.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that it does hereby authorize a private sale for a nominal consideration of the aforementioned Lots 6 and 6.02 in Block 1606 to the applicant for the express purpose of constructing the affordable housing units as above described; and

BE IT FURTHER RESOLVED that in accordance with the aforementioned statute, the conveyance of the parcels is restricted to the construction of the affordable housing units previously approved by the Planning Board in accordance with the terms and condition as detailed in the resolutions of the Board; and

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Montvale that the Deed of conveyance shall contain a restriction as to the development and use of Lots 6 and 6.02 for affordable housing and should the lots not be used in accordance with such limitations, title to the parcels shall revert to the Borough; and

BE IT FURTHER RESOLVED that Mayor Michael Ghassali and Borough Clerk/Administrator Maureen Iarossi Alwan be and are hereby authorized to execute a Deed of conveyance, Affidavit of Title, and such other documents as may be necessary to effectuate the terms and provisions of this resolution.

Introduced by: Councilmember Lane; seconded by Councilmember LaMonica - All ayes

98-2016 Supporting the Click It or Ticket Mobilization of May 23-June 5, 2016

WHEREAS, there were 560 motor vehicle fatalities in New Jersey in 2015; and

WHEREAS, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

WHEREAS, use of a seat belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

WHEREAS, the National Highway Traffic Safety Administration estimates that 135,000 lives were saved by safety belt usage nationally between 1975-2000; and

WHEREAS, the State of New Jersey will participate in the nationwide *Click It or Ticket* seat belt mobilization from May 23 – June 5, 2016 in an effort to raise awareness and increase seat belt usage through a combination of high visibility enforcement and public education; and

WHEREAS, the Division of Highway Traffic Safety has set a goal of increasing the seat belt usage rate in the state from the current level of 91% to 93%; and

WHEREAS, a further increase in seat belt usage in New Jersey will save lives on our roadways;

THEREFORE, be is resolved that the Borough of Montvale declares it's support for the *Click It or Ticket* seat belt mobilization both locally and nationally from May 23 – June 5, 2016 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes

99-2016 Tax Court Settlement / Block 3201; Lot 5 / 25 Philips Parkway / GECMC 2005-C2 Oberlin Industrial, LLC

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by GECMC 2005-C2 Oberlin Industrial, LLC (hereinafter the "Tax Appeal"), under Docket Number 006422-2014, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 25 Philips Parkway, and is otherwise referred to as Block 3201 Lot 5 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

WHEREAS, the proposed Tax Appeal settlement would adjust the subject properties' property tax assessment to \$6,500,000, and;

WHEREAS, the provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") are hereby waived, per the terms of the aforementioned settlement, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes

100-2016 Tax Court Settlement / Block 2602; Lot 1 / 210 Summit Ave / 210 Summit Ave Co, LLC

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by 210 Summit Ave. Co, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 005571-2014 and 003585-2016, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 210 Summit Avenue, and is otherwise referred to as Block 2602 Lot 1 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

WHEREAS, the terms of the proposed settlement are set forth in the attached Schedule "A" included herein, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A", and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE "A"

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

2014 Appeal: \$3,726,200

2016 Appeal: \$3,580,800

B. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall be applicable to the terms of this settlement for the 2015 tax year and base year 2016.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - All ayes

101-2016 A Resolution Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on GovDeals.com

WHEREAS, the Borough of Montvale has determined that the property described in Schedule "A" attached hereto is no longer needed for public use; and

WHEREAS, the Local Unit Technology Pilot Program and Study Act (P.L. 2001, c. 30) authorizes the sale of surplus personal property through the use of an online auction service approved by the State; and

WHEREAS, the Borough of Montvale intends to use GovDeals.com for such sale; and

WHEREAS, this sale is being conducted pursuant to the Division of Local Government Services LFN 2008-9 and State Contract A-83453/T2581; and

WHEREAS, the surplus property identified shall be sold in an "as-is" condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property; and

WHEREAS, all terms and conditions of the Borough's contract with GovDeals are available at GovDeals.com and are on file in the office of the Borough Clerk, 12 Mercedes Drive, Montvale, New Jersey; and

WHEREAS, all terms and conditions related to the sale of the surplus property shall be set forth in the advertisement of such sale.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Borough Administrator is hereby authorized and empowered to sell the surplus property described on Schedule "A" on GovDeals.com pursuant to the terms and conditions referenced herein, and to take all action necessary to effectuate the purposes of this resolution.

Schedule "A"

<u>GovDeals Asset Id #</u>	<u>Item Description</u>
17	Lot of 24 chairs and 5 tables
18	Lot of Kitchen Equipment
19	5 Bay PlymoVent Exhaust System
20	Hose Dryer
21	Lot of Cabinetry, Countertop and Divider
22	Lot of Office Desks, Chairs, Partitions, Cabinets, etc.

Introduced by: Councilmember Lane; seconded by Councilmember LaMonica - All ayes

BILLS:

A motion to pay bills by Councilmember Lane; seconded by Councilmember Talarico - All ayes

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

- a. Woodland Road Safety Investigation/Quotations/Guidrails

Working on receiving quotes will have for next meeting

- b. North Avenue Bidding Specifications

Possible start date sometime in September

- c. Terkuile Road is complete; Magnolia will be paved Wednesday, June 1st

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No Report

UNFINISHED BUSINESS:

Councilmember Koelling stated that the Swim Club will not likely open this year; After a brief discussion, a motion by Councilmember LaMonica; seconded by Councilmember Talarico not to approve any further funding to the swim club and to consider a long term solution for the club. All ayes with the exception of Councilmember Weaver abstaining.

NEW BUSINESS:

Councilmember Weaver asked for clarification about the Exxon station renovations, the borough engineer explained that they were given approval for a convenience store, to renovate the parking lot, improvements will be made to the back and front as well as Kinderkamack Road and curbing.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Koelling - all ayes

Mr. & Mrs. Barile, 31 Akers Ave

Spoke in regards to the parking on Akers Ave instead of parking at the high school for sporting events. They are asking for help from Mayor and Council to speak to the school on their behalf to find a solution with parking.

Carolee Adams

Mentioned that is it possible to schedule the street sweeper to come on non-garbage pick-up days. This way it can clean the streets properly. Ms. Adams wanted to know who were the council liaisons to the local and regional school boards; She asked about the meeting regarding the possible development at the Mercedes property; Mayor Ghassali answered that this is just an idea and nothing has been submitted to the Planning Board.

Lillian Crowley, 26 Ladik Place

Would like guidance regarding 24 Ladik Place, the home has been foreclosed and now the bank owns it; what is the process as to getting the grass cut. Mayor Ghassali stated he will speak to Jeff Fette, our property maintenance official, regarding the matter and if necessary the borough can hire someone to cut the grass and place a lien on the home.

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

ADJOURNMENT:

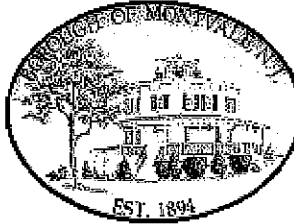
Motion to adjourn by Councilmember Lane; seconded by Councilmember Talarico – all ayes

ADJOURNMENT

Meeting adjourned at 8:57pm

The next Meeting of the Mayor and Council will be held June 14, 2016 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 102-2016**

RE: Appointing / Permanent Montvale Police Officer / John Guico

WHEREAS, John Guico has successfully completed the required probationary time period; and

WHEREAS, Chief Abrams has recommended Officer Guico for permanent Police Officer appointment.

NOW, THEREFOR BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey that John Guico is hereby permanently appointed to the Montvale Police Department, effective March 2016.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Maureen Iarossi

From: Jeremy Abrams
Sent: Tuesday, May 31, 2016 10:27 AM
To: Mike Ghassali; Salvatore Talarico; Maureen Iarossi
Subject: PO Guico probationary period over

May 31, 2016

Mayor Michael Ghassali
Borough of Montvale
12 Mercedes Drive
Montvale, N.J. 07645

Dear Mayor Ghassali,

I am pleased to report that as of March 2016 Police Officer John Guico has successfully completed the required time period as Probationary Police Officer.

I recommend without reservation the appointment of Probationary Officer Guico to permanent Police Officer.

Sincerely,

Chief Jeremy Abrams
Montvale Police Department
12 Mercedes Drive
Montvale, New Jersey 07645

NOTICE OF CONFIDENTIALITY

This message, including any prior messages and attachments, may contain advisory, consultative and/or deliberative material, confidential information or privileged communications of the Montvale Police Department. Access to this message by anyone other than the sender and the intended recipient(s) is unauthorized. If you are not the intended recipient of this message, any disclosure, copying, distribution or action taken or not taken in reliance on it, without the expressed written consent of the Borough, is prohibited. If you have received this message in error, you should not save, scan, transmit, print, use or disseminate this message or any information contained in this message in any way and you should promptly delete or destroy this message and all copies of it. Please notify the sender by return e-mail if you have received this message in error.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 103-2016**

RE: Appointment Jr. Member / Montvale Fire Department / Matthew Diccianni

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

WHEREAS, Matthew Diccianni 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 Matthew Diccianni, as a Jr. Member of the Montvale Fire Department, is hereby approved.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 104-2016**

RE: CD Cooperative Agreement/Appointing Two Representatives to Community Development Committee/One Appointment by Mayor/One Appointment by Council

WHEREAS, the Borough of Montvale has entered into a Three-Year Cooperative Agreement with the County of Bergen as provided under the Interlocal Service Act , NJSA 40A:8A-1 et seq. and Title I of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community and one appointment by the Chief Executive Officer shall be appointed to be part of the Community Development Regional Committee for the term of one year July 1, 2016 through June 30, 2017.

NOW THEREFORE BE IT RESOLVED, that the Governing Body/Chief Executive Officer of the Borough of Montvale appoints representatives as its representative to participate on the Community Development Committee:

COUNCIL APPOINTMENT

Maureen Iarossi-Alwan
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700 ext. 219

MAYOR APPOINTMENT

Councilmember Leah LaMonica
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

BE IT FURTHER RESOLVED, that the following be appointed alternate representatives:

COUNCIL ALTERNATE APPOINTMENT

Councilmember Dieter Koelling
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

MAYOR / ALTERNATE APPT

Councilmember Timothy Lane
12 Mercedes Drive
Montvale, NJ 07645
Phone 201-391-5700

Home addresses and home phone numbers will be provided under separate cover.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

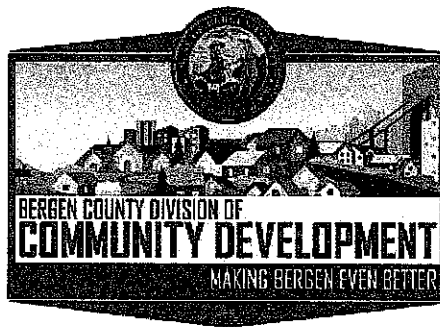
Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



COUNTY OF BERGEN
DIVISION OF COMMUNITY DEVELOPMENT
One Bergen County Plaza ■ 4th Floor ■ Hackensack, NJ 07601-7076
Phone (201) 336-7201 ■ Fax (201) 336-7247 ■ Email resposito@co.bergen.nj.us

James J. Tedesco III
County Executive

Robert G. Esposito
Director

MEMORANDUM

TO: All Bergen County Mayors, Municipal Administrators, and Town Clerks

FROM: Rob Esposito, Director, Bergen County Division of Community Development

SUBJECT: Reminder to Appoint Representatives to
Regional Community Development Committees by July 1, 2016

DATE: Th 5/26/16

This is a **reminder concerning a requirement of the Three Year Cooperative Agreement** (provision A.1.b., Establishment of Committees, top of page two) **between the County of Bergen and each of the County's 70 municipalities** related to receipt of Community Development Block Grant (CDBG) and other grant funding from the U.S. Department of Housing and Urban Development (HUD).

In conformity with this provision, **please be advised that each municipality must appoint or reappoint two representatives by July 1, 2016** to serve on one of the six Bergen County Regional Community Development Committees that annually make sectional funding decisions regarding CDBG allocations.

Provision A.1.b. reads: "b. Establishment of Committees – There are hereby established six regional Community Development committees, consisting of two representatives from each participating municipality, each to be appointed for a one year period, coinciding with the fiscal year (July 1 to June 30). The governing body and the chief executive of each participating municipality shall make one appointment each. Alternates may be appointed in the same manner as set forth above and shall have the same powers in the absence of the designated representatives."

Please also be reminded about two upcoming **events** sponsored by the Division of Community Development:

- **Saturday, June 11, 9:00am to 1:00pm:** 20th Annual Bergen County Homeownership Fair for new homebuyers at the Marriott at Glenpointe, 100 Frank W. Burr Boulevard in Teaneck.
- **Tuesday, June 21, 9:30am to 11:30am:** Annual Community Development Grant Application Workshop for all municipalities, public housing agencies, and nonprofit organization at the Hasbrouck Heights | Meadowlands Hilton Hotel, 650 Terrace Avenue in Hasbrouck Heights. All municipalities are urged to attend.



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 105-2016**

RE: Authorize Hiring Full Time Administrative Assistant, Website Coordinator, Floater Position/Carol Manhart

WHEREAS, the Borough of Montvale restructured a position within the Administration; and

WHEREAS, Carol Manhart meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of a full-time Administrative Assistant to the Administrator, Website Coordinator and Floater, effective June 15, 2016.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 106-2016**

**RE: Authorize Hiring Part Time Executive Confidential Secretary and Floater Position/
Mirella Hernandez**

WHEREAS, the Borough of Montvale restructured a position within the Administration; and

WHEREAS, Mirella Hernandez meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of a part-time Executive Confidential Secretary and Floater, effective June 1, 2016.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 107-2016**

RE: Authorize Hiring Full Time Administrative Floater Position / J. Sagrario Mena

WHEREAS, the Borough of Montvale restructured a position within the Administration; and

WHEREAS, J. Sagrario Mena meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above named individual is hereby appointed to the position of a full-time Floater, effective June 20, 2016.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

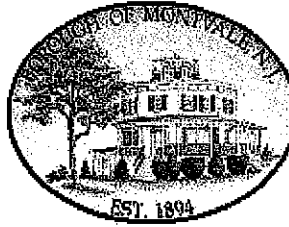
Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 108-2016**

RE: 2016-2018 County of Bergen Municipal Snow Plow Agreement

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appropriate municipal officials be and are hereby authorized to execute the attached two year consecutive snow season agreement to participate in the 2016-2018 County Snow Plowing Program.

BE IT FURTHER RESOLVED, that the Borough of Montvale shall use the Pascack Valley Department of Public Works and/or contractor to perform the snow/ice pushing and removal control operations on all roads and streets located within the Borough of Montvale.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

DEPARTMENT OF PUBLIC WORKS
OPERATIONS DIVISION
COUNTY OF BERGEN

2016-2018

THIS AGREEMENT made on _____ day of _____, 2016 by and between the COUNTY OF BERGEN, a body politic and corporate of the STATE OF NEW JERSEY, acting by and through the Director of Public Works, hereinafter referred to as the "County" and the Borough of Montvale, a municipal corporation of the STATE OF NEW JERSEY, herein referred to as the "MUNICIPALITY."

WHEREAS, The Board of Chosen Freeholders of the County of Bergen is authorized by N.J.S.A. 27:16-33, to cause snow to be plowed from the County owned or County controlled roads; and

WHEREAS, it is the desired plan of the County to employ the services of the Municipality for a period of two snow seasons for snow plow operations on County roads located within the Municipality;

NOW, THEREFORE, for the consideration hereinafter stated, the parties hereto agree as follows:

- (1) The Municipality agrees that it will furnish the necessary equipment and personnel required to perform snow plowing operations on County roads located within the Municipality.
- (2) The Municipality, through the Superintendent of Public Works or other designated official, shall have complete supervision of snow plow operations. The Municipal Official shall keep the County Snow Control informed of the progress of the snow plowing operations.
- (3) The Municipality agrees that it shall defend and save the County of Bergen harmless from any and all claims that may be filed either in equity or law, arising from the performance of this Agreement, and that it shall secure and maintain throughout the duration of this Contract, comprehensive Automobile Liability insurance in an amount not less than \$1,000,000 CSL (combined single limit) and general liability insurance in an amount not less than \$1,000,000 per occurrence. The Municipality further agrees that the County of Bergen shall be provided a Certificate of Insurance naming the County of Bergen as an additional insured with respect to services performed under this Contract, and evidencing the minimum limits of insurance coverage set forth in this Agreement.
- (4) The County shall compensate the Municipality for conducting said snow plow operations on County roads located within the above mentioned Municipality in accordance with the Price Schedule on page 2. The County of Bergen Direct Vouchers must be submitted within five (5) days after termination of snow plowing of each storm for approval and prompt attention.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement in the manner provided by law, the day and year after above written.

MUNICIPALITY

COUNTY OF BERGEN

BY: _____
MAYOR

BY: _____
COUNTY EXECUTIVE

DATE: _____

DATE: _____

ATTEST: _____

ATTEST: _____

BY: _____

DEPARTMENT OF PUBLIC WORKS
OPERATIONS DIVISION
COUNTY OF BERGEN

2016-2018

THIS AGREEMENT made on _____ day of _____, 2016 by and between the COUNTY OF BERGEN, a body politic and corporate of the STATE OF NEW JERSEY, acting by and through the Director of Public Works, hereinafter referred to as the "County" and the Borough of Montvale, a municipal corporation of the STATE OF NEW JERSEY, herein referred to as the "MUNICIPALITY."

WHEREAS, The Board of Chosen Freeholders of the County of Bergen is authorized by N.J.S.A. 27:16-33, to cause snow to be plowed from the County owned or County controlled roads; and

WHEREAS, it is the desired plan of the County to employ the services of the Municipality for a period of two snow seasons for snow plow operations on County roads located within the Municipality;

NOW, THEREFORE, for the consideration hereinafter stated, the parties hereto agree as follows:

- (1) The Municipality agrees that it will furnish the necessary equipment and personnel required to perform snow plowing operations on County roads located within the Municipality.
- (2) The Municipality, through the Superintendent of Public Works or other designated official, shall have complete supervision of snow plow operations. The Municipal Official shall keep the County Snow Control informed of the progress of the snow plowing operations.
- (3) The Municipality agrees that it shall defend and save the County of Bergen harmless from any and all claims that may be filed either in equity or law, arising from the performance of this Agreement, and that it shall secure and maintain throughout the duration of this Contract, comprehensive Automobile Liability insurance in an amount not less than \$1,000,000 CSL (combined single limit) and general liability insurance in an amount not less than \$1,000,000 per occurrence. The Municipality further agrees that the County of Bergen shall be provided a Certificate of Insurance naming the County of Bergen as an additional insured with respect to services performed under this Contract, and evidencing the minimum limits of insurance coverage set forth in this Agreement.
- (4) The County shall compensate the Municipality for conducting said snow plow operations on County roads located within the above mentioned Municipality in accordance with the Price Schedule on page 2. The County of Bergen Direct Vouchers must be submitted within five (5) days after termination of snow plowing of each storm for approval and prompt attention.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement in the manner provided by law, the day and year after above written.

MUNICIPALITY

COUNTY OF BERGEN

BY: _____
MAYOR

BY: _____
COUNTY EXECUTIVE

DATE: _____

DATE: _____

ATTEST: _____

ATTEST: _____

BY: _____



**COUNTY OF BERGEN
DEPARTMENT OF PUBLIC WORKS
OPERATIONS DIVISION**

220 East Ridgewood Avenue, Suite 205, Paramus, NJ 07652
(201) 336-7675 • Fax (201) 336-7684

James J. Tedesco, III
County Executive

Raymond Dressler
Director of Public Works

May 25, 2016

Borough of Montvale
Attn: Administrator
12 Mercedes Drive
Montvale, NJ 07645

RE: 2016-2018 Snow Plowing Program

Dear Administrator:

Enclosed are two (2) copies of our Municipal Snow Plowing Agreements and a schedule of our prices for the 2016-2018 snow plowing season. Please be advised that this contract will run for two consecutive snow seasons. The operating rate time for a municipal snow plow will remain \$90.00 per hour. Control of the plowing of county roads in your municipality would come under the supervision of your Superintendent of Public Works.

It is our recommendation that municipalities commence plowing county roads simultaneously with operation on municipal streets, that is, generally when snow reaches a depth of two (2) inches, and that it is apparent that snowfall will continue.

Please have your Mayor sign the enclosed agreements and return to: **Eileen DeBari at Bergen County Road Department, 220 East Ridgewood Avenue, Paramus, NJ 07652** as soon as possible. Please make sure you send both executed copies back to me. One (1) completed copy will be returned to you for your records after the County Executive signs it. The executed copy will be mailed to you in October. If you have any questions regarding this agreement, please call Tom Connolly or Eileen DeBari weekdays at (201) 336-7679 between 7:00 a.m. and 3:30 p.m. **Please note our new address.**

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Connolly", is written over a horizontal line.

Tom Connolly
County Road Supervisor

Enc.

MUNICIPAL SNOW PLOW AGREEMENT 2016 - 2018

MUNICIPALITY _____

MILEAGE

TOTAL ROAD MILEAGE IN MUNICIPALITY _____

TOTAL MUNICIPAL ROAD MILEAGE _____

TOTAL COUNTY MILEAGE _____

OPERATING TIME

TOTAL OPERATING TIME _____

TOTAL OPERATING TIME ON MUNICIPAL ROADS _____

TOTAL OPERATING TIME ON COUNTY ROADS _____

COST

TOTAL COST OF ALL ROADS PLOWED _____

TOTAL COST OF ALL MUNICIPAL ROADS PLOWED _____

TOTAL COST OF ALL COUNTY ROADS PLOWED _____

NUMBER OF TRUCKS _____

AMOUNT TO BE CHARGED TO: DIVISION OF PUBLIC WORKS, COUNTY OF BERGEN.
IF PLOWING IS DONE BY CONTRACTOR:

NAME _____ PHONE # _____

ADDRESS _____

DATE: _____ MUNICIPAL CLERK _____

PRICE SCHEDULE 2016 - 2018

Below are rates paid by the County for equipment furnished and operated by your employer:

MUNICIPAL PLOW	\$90.00/hr.	(all hours)
COUNTY PLOW	\$75.00/hr.	(all hours)
STAND-BY	\$40.00/hr.	(2 hr. max, 4 truck)

If you have any questions regarding the above please contact Billy Theis @ 201 336-7682



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 109-2016**

RE: Authorize Refund of Recreation Program / Tennis

BE IT RESOLVED, the below individual is hereby granted a refund for tennis lessons as they will not be able to participate in the program.

Debra Stephans \$80.00 (1 participant for Tennis)

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

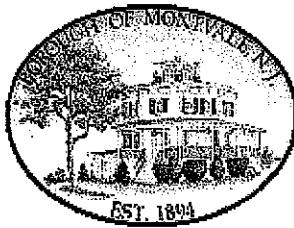
Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 110-2016**

RE: A Resolution In Support of the Adoption of S2254/A3821 to Clarify Municipal Affordable Housing Obligations

WHEREAS, pursuant to the March 2015 New Jersey Supreme Court order which transferred oversight of the Fair Housing Act (FHA) to the courts, many municipalities (including the Borough of Montvale) filed declaratory judgment actions to voluntarily comply with their present and prospective affordable housing requirements as established in the FHA; and

WHEREAS, the FHA and existing case law are clear that "present and prospective fair share of the housing need in a given region ... shall be computed for a 10-year period." (See N.J.S.A. 52:27D-307(c)); and

WHEREAS, in October 2015, the Middlesex County Superior Court issued a decision that included a distinct "gap period" obligation, retroactively imposing an additional municipal obligation over an additional 16 year period, separate and apart from the normal 10 year present and prospective need set forth in the FHA. Recently the Ocean County Superior Court did the same. The Ocean County decision is currently on appeal; and

WHEREAS, this "gap period" issue arises out of COAH's inability to promulgate third round regulations from 1999 to the present or make any final determination as to state and regional housing need. Despite this, the courts are not holding COAH accountable but rather are imposing additional obligations on municipalities. These retroactive obligations will have a significant and unfunded impact on municipalities, straining their already overburdened resources; and

WHEREAS, aside from other inequities and issues imposed by a so-called "gap" obligation, the households counted in the "gap period" may well be double counted when the present need is calculated. The prospect of double counting compounds this dilemma and will likely result in forcing municipalities and their property taxpayers to subsidize development or subject them to court orders allowing enormous numbers of new housing units as a result of "builder's remedy" lawsuits. Such a result will radically and irrevocably transform the character and quality of life for all New Jersey residents; and

WHEREAS, hundreds of New Jersey's municipalities have expended significant financial and other administrative resources in their attempts to voluntarily comply with their constitutional obligation for affordable housing as established by the Supreme Court and the FHA. As a direct result of the State's failure to advance viable regulations or enact overdue legislative reform, this will only continue to spiral out of control; and

WHEREAS, Senate Bill S2254 and Assembly Bill A3821 are important legislative remedies designed to clarify existing law and preclude these significant, unfair impacts. Swift and decisive adoption of both is a critical step toward a more rational statewide housing policy, including reasonable and achievable obligations for municipalities.

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

1. The Mayor and Borough Council hereby support the adoption of Senate Bill S2254 and Assembly Bill A3821 to clarify that a municipality's present and prospective fair share of the housing need in a given region shall be computed for a 10-year period, and shall not include a retrospective obligation arising from any so called "gap period."
2. The Mayor and Borough Council urge the members of the New Jersey Senate, General Assembly and the Governor to swiftly and decisively adopt both as a critical step toward a more rational statewide housing policy, including reasonable and achievable obligations for municipalities.
3. The Borough Clerk is hereby directed to send a certified copy of this Resolution to Hon. Chris Christie, Governor; Hon. Steve Sweeney, President, New Jersey Senate; Hon. Vincent Prieto, Speaker, New Jersey General Assembly; the Borough of Montvale's Senate and General Assembly representatives and the New Jersey State League of Municipalities.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

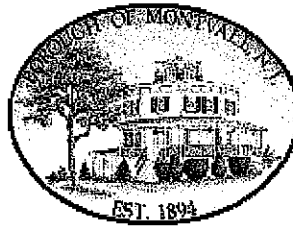
Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 111-2016**

RE: Tax Court Settlement / K Hovnanian @ Ridgemont LLC / 72 Units at Four Seasons Lane

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by K. Hovnanian @ Ridgemont, LLC (hereinafter the "Tax Appeal"), under Docket Number 018939-2011, and;

WHEREAS, the aforesaid tax appeal involves 72 units of vacant land located at Four Seasons Lane, and is otherwise referred to as Block 3301 Lot 3, Units C0301-C0312, C0401-C0412, C0501-C0512, C0601-C0612, C0701-C0712 and C0801-C0812 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

WHEREAS, the aforementioned settlement would reduce the subject properties' assessment to \$160,000 per unit, and;

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth herein, and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

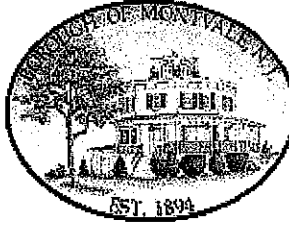
Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 112-2016**

**RE: A Resolution Awarding a Professional Services Contract to Raymond R. Wiss, Esq.
In Connection With a Personnel Matter**

WHEREAS, the Governing Body has been advised by the Borough Attorney that there exists a need to hire special labor counsel in connection with a police personnel matter; and
WHEREAS, the Borough has received a proposal from Raymond R. Wiss, Esq. to perform all services necessary and appropriate in connection with same; and
WHEREAS, Mr. Wiss's proposal sets forth an hourly rate that is the same as the municipal attorney; and
WHEREAS, the Governing Body is satisfied that Mr. Wiss possesses the requisite experience pertaining to such matters; and
WHEREAS, pursuant to N.J.S.A. 40A:11-5(a)(i), a professional services contract is exempt from public bidding requirements; and
WHEREAS, the Governing Body is desirous of awarding a contract to Mr. Wiss, in an initial amount not to exceed \$10,000 without further authorization of the Governing Body; and
WHEREAS, the Borough's Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.
NOW, THEREFORE, BE IT RESOLVED that a contract is hereby awarded to Raymond R. Wiss, Esq. to serve as special labor counsel in connection with the pending police personnel matter, pursuant to the terms and conditions set forth herein.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Curry						
Koelling						
LaMonica						
Lane						
Talarico						
Weaver						

Adopted: June 14, 2016

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

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	\$2,747,345.64	Bill List Wire 6/14/16
	<u>199,845.14</u>	Wires/Manual Checks
Current TOTAL	2,947,190.78	
Housing Trust	326.17	Bill List Wire 6/14/16
Planning Trust	2,522.50	Bill List Wire 6/14/16
Fire Training/Equip Trust	1,022.00	Bill List Wire 6/14/16
Escrow - Trust	20,435.74	Bill List Wire 6/14/16
Dog Trust	20.40	Bill List Wire 6/14/16
Open Space Trust	1,761.50	Bill List Wire 6/14/16
Capital Fund	1,005.00	Bill List Wire 6/14/16

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 6/14/16*

Introduced by: _____

Approved: 6/14/16

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES**June 14, 2016**

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		5/26/16	Payroll Account	120,852.35
WIRE		5/26/16	Salary Account	78,562.97
WIRE		5/26/16	FSA Account	<u>429.82</u>
	Total			<u>199,845.14</u>

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 1

P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes

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

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00019 MUNICIPAL CAPITAL CORPORATION	16-00162	01/25/16	COLOR COPIER/PRINTER SCANNER	259.00	B 6-01-21-720-061	B LEASED EQUIPMENT	R	01/25/16	06/08/16		497526416/MAY	N
	6		COLOR COPIER/PRINTER SCANNER									
Vendor Total:				259.00								
00064 MUNNOS ITALIAN DELI	16-00615	05/24/16	COOKIES FOR TOWN MEETING	60.00	B 6-01-20-701-041	B MEAL REIMBURSEMENT	R	05/24/16	06/08/16		5/24/16	N
	1		COOKIES FOR TOWN MEETING 5/24	10.00	B 6-01-20-701-041	B MEAL REIMBURSEMENT	R	05/24/16	06/08/16		5/24/16	N
	2		TIP	70.00								
16-00666	06/07/16	FOOD DELIVERY ELECTION 6/7/16		214.95	B 6-01-20-702-041	B MEAL REIMBURSEMENT	R	06/07/16	06/08/16		6606	N
1		FOOD DELIVERY ELECTION 6/7/16										
Vendor Total:				284.95								
00104 MONTVALE BOARD OF EDUCATION	16-00014	01/05/16	2016 LOCAL SCHOOL TAX	1,241,135.00	B 6-01-55-207-000	B LOCAL SCHOOL TAXES	R	01/05/16	06/08/16		JUNE	N
	8		2016 LOCAL SCHOOL TAX /JUNE									
Vendor Total:				1,241,135.00								
00118 NJ STATE LEAGUE OF	16-00672	06/07/16	2016-2017 MAGAZINE SUBSCRIPT.	200.00	B 6-01-20-701-033	B BOOKS & PUBLICATIONS	R	06/07/16	06/08/16		16M-9037	N
	1		2016-2017 MAGAZINE SUBSCRIPT.									
Vendor Total:				200.00								
00137 PASCACK VALLEY REGIONAL HS DST	16-00013	01/05/16	REGIONAL SCHOOL TAX 2016	1,020,537.00	B 6-01-55-206-000	B REGIONAL SCHOOL TAX	R	01/05/16	06/08/16		JUNE 2016	N
	7		REGIONAL SCHOOL TAX 2016/JUNE									
Vendor Total:				1,020,537.00								

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 2

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00155 THE RECORD (SUBSCRIPTION)	16-00486	04/21/16	210650744 THE RECORD SUBSCRIP.									
1 THE RECORD SUBSCRIPTION				322.40	6-01-20-701-033	B BOOKS & PUBLICATIONS	R	04/21/16	06/08/16		210650744	N
Vendor Total:				322.40								
00158 BEN SHAFFER RECREATION INC	16-00545	05/05/16	TENNIS NETS/ CENTER STRAPS									
1 TENNIS NETS				524.00	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	05/05/16	06/08/16		BSR-16-236S	N
Vendor Total:				524.00								
00178 FAIR GAME GOOSE CONTROL INC.	16-00083	01/12/16	GOOSE CHASING 2016									
6 GOOSE CHASING 2016				550.00	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	01/12/16	06/08/16		51 BD OF HEALTH	N
7 GOOSE CHASING 2016				687.50	T-14-56-286-001	B RESERVE FOR OPEN SPACE TRUST	R	01/12/16	06/08/16		52 BD OF HEALTH	N
				1,237.50								
16-00673 06/07/16 GEESE CONTROL BD OF ED												
1 GEESE CONTROL BD OF ED				550.00	6-01-27-785-092	B GEESE CONTROL	R	06/07/16	06/08/16		51 BD OF ED	N
2 GEESE CONTROL BD OF ED				687.50	6-01-27-785-092	B GEESE CONTROL	R	06/07/16	06/08/16		52 BD OF ED	N
				1,237.50								
Vendor Total:				2,475.00								
00186 PRIMEPAY, LLC	16-00023	01/06/16	FSA FEES 2016									
5 FSA FEES 2016/MAY				100.00	6-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	01/06/16	06/08/16		54669947	N
Vendor Total:				100.00								
00191 FIREWORKS EXTRAVAGANZA	16-00561	05/10/16	FIREWORKS DAY IN THE PARK									
1 FIREWORKS DAY IN THE PARK				4,750.00	6-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/10/16	06/08/16		2ND & FINAL PMT	N
Vendor Total:				4,750.00								

Vendor # Name	PO # PO Date Description	Contract Amount Charge Account	PO Type Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Invoice	1099 Excl
00215 TOWNSHIP OF RIVER VALE	16-00024 01/06/16 PASCACK VALLEY DPW 2016 SERVICE	B					
	7 PASCACK VALLEY DPW/ JUNE 2016	125,656.00	6-01-37-850-029	B OTHER CONTRACTUAL - PASCACK VALLEY DPW	R	05/02/16 06/08/16	JUNE 2016 N
	Vendor Total:	125,656.00					
00329 NJ STATE DEPT. OF HEALTH	16-00642 06/02/16 DOG STATE LIC FEE MAY 2016						
	1 DOG STATE LIC FEE MAY 2016	20.40	T-12-56-286-001	B RESERVE FOR DOG LICENSE	R	06/02/16 06/08/16	MAY N
	Vendor Total:	20.40					
00375 BOROUGH OF PARK RIDGE	16-00566 05/10/16 TRI-BORO AMBULANCE LOSAP 2015						
	1 TRI-BORO AMBULANCE LOSAP 2015	11,644.13	5-01-39-250-029	B OTHER CONTRACTUAL ITEMS	R	05/10/16 06/08/16	2015 LOSAP N
	Vendor Total:	11,644.13					
00554 BERGEN MUNI.BENEFITS FUND	16-00675 06/08/16 HEALTH BENEFITS - JUNE						
	1 MEDICAL BENEFITS - JUNE	64,945.00	6-01-23-733-096	B OTHER CONTRACTUAL - BMED	R	06/08/16 06/08/16	JUNE 2016 N
	2 DENTAL BENEFITS - JUNE	3,424.00	6-01-23-733-095	B DENTAL	R	06/08/16 06/08/16	JUNE 2016 N
	3 PRESCRIPTION BENEFITS - JUNE	20,143.00	6-01-23-733-097	B PRESCRIPTION	R	06/08/16 06/08/16	JUNE 2016 N
		88,512.00					
	Vendor Total:	88,512.00					
00615 MONTVALE FIRE DEPT.	16-00630 05/27/16 INSTALL DOOR KEY PADS						
	1 INSTALL DOOR KEY PADS	1,022.00	T-03-56-286-016	B TRUST - RESERVE FOR FIRE TRAINING/EQUIP	R	05/27/16 06/08/16	368292+368178 N
	Vendor Total:	1,022.00					
00659 MOORE MEDICAL LLC	16-00614 05/23/16 HEARTSTART ONSITE PADS						
	1 HEARTSTART ONSITE PADS	270.07	6-01-26-772-029	B OTHER CONTRACTUAL ITEMS	R	05/23/16 06/08/16	99078442 N
	Vendor Total:	270.07					

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 4

Vendor # Name		PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00699 ATLANTIC TOMORROWS OFFICE																
16-00580 05/16/16 staples for copier																
1 staples for copier					200.00	6-01-20-701-036			B	OFFICE SUPPLIES	R	05/16/16	06/08/16		ARIN341257	N
2 FREIGHT CHARGES					14.90	6-01-20-701-036			B	OFFICE SUPPLIES	R	05/23/16	06/08/16		ARIN341257	N
					214.90											
16-00581 05/16/16 XEROGRAPHIC BOND PAPER																
1 WIDE FORMAT PAPER					250.00	6-01-21-720-036			B	OFFICE SUPPLIES	R	05/16/16	06/08/16		ARIN341332	N
2 SHIPPING					10.00	6-01-21-720-036			B	OFFICE SUPPLIES	R	05/16/16	06/08/16		ARIN341332	N
					260.00											
Vendor Total:					474.90											
00720 LEXIS NEXIS																
16-00514 04/29/16 2016 NJ CRI & MV HANDBOOK																
1 2016 NJ CRI & MV HANDBOOK					70.08	6-01-25-745-033			B	BOOKS & PUBLICATIONS	R	04/29/16	06/08/16		82373493	N
Vendor Total:					70.08											
00731 MASER CONSULTING P.A.																
15-01047 10/13/15 ENGINEERING-TERKUILE/MAGNOLIA B																
11 ENGINEERING-TERKUILE/MAGNOLIA					543.75	5-01-20-715-029			B	ENGINEERING - OTHER CONTRACTUAL ITEMS	R	10/13/15	06/08/16		333007	N
15-01342 12/31/15 ENGINEERING/SURVEYING SERVICES B																
11 MONTVALE FIRE DEPARTMENT					1,005.00	C-04-56-090-000			B	PROFESSIONAL SERVICES - FIRE HOUSE	R	12/31/15	06/08/16		335797	N
15-01343 12/31/15 CONTRUCTION OBSERVATION B																
3 TERKUILE ROAD/MAGNOLIA SECT 2					2,022.50	5-01-44-861-029			B	OTHER CONTRACTUAL ITEMS	R	12/31/15	06/08/16		333008	N
4 TERKUILE ROAD/MAGNOLIA SECT 2					667.50	5-01-44-861-029			B	OTHER CONTRACTUAL ITEMS	R	12/31/15	06/08/16		335800	N
					2,690.00											
16-00096 01/14/16 ENGINEER RETAINER 2016 B																
6 MAYOR AND COUNCIL MTG. 4/26/16					450.00	6-01-20-715-028			B	OTHER PROF/CONSULTANT SERVICES	R	01/14/16	06/08/16		333010	N
16-00295 03/02/16 DRAFTING TREE ORDINANCE B																
4 DRAFTING TREE ORDINANCE					108.75	6-01-20-715-029			B	ENGINEERING - OTHER CONTRACTUAL ITEMS	R	03/02/16	06/08/16		335345	N

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 5

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
00731 MASER CONSULTING P.A.				Continued								
16-00384	03/29/16	MASTER PL.REV.& AMEND	OR-3/OR4		B							
4		MASTER PLAN REVIEW AND		2,522.50	T-03-56-286-002	B TRUST - RESERVE FOR PLANNING	R	04/06/16	06/08/16		335346	N
16-00487	04/21/16	MASTER PLAN AMENDMENT			B							
2		MASTER PLAN AMENDMENT		1,231.25	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	06/08/16		331489	N
16-00489	04/21/16	COMPLIANCE W.AFFORDABLE HOUSIN			B							
3		AFFORDABLE HOUSING SERVICES		748.75	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	06/08/16		335343	N
16-00490	04/21/16	PREPARE MASTER PLAN REEXAMIN.			B							
3		MASTER PLAN REEXAM & ORDINANCE		3,910.00	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	06/08/16		335352	N
16-00491	04/21/16	PREPARE ZONING ORDINANCE			B							
2		PREPARE ZONING ORDINANCE		797.50	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	04/21/16	06/08/16		335352	N
16-00564	05/10/16	ESCROW PAYMENT										
1		HEKEMIAN/MERCEDES ACCT. 21602		3,276.24	E-08-00-216-02A	B S.Hekemian/Mercedes (2702/1 & 2)	R	05/10/16	06/08/16		330871	N
16-00584	05/16/16	ESCROW PAYMENT ORIOLO										
1		ORIOLO 2411/6-7		253.75	E-08-00-215-15A	B Michele Oriolo (2411/6,7)or(7,8,9)	R	05/16/16	06/08/16		325578	N
16-00586	05/16/16	ESCROW PAYMENTS										
1		ORIOLO 2411/7-9		552.50	E-08-00-215-15A	B Michele Oriolo (2411/6,7)or(7,8,9)	R	05/16/16	06/08/16		327067	N
2		SUSIE ROBINSON FRAZELLE 1607/7		82.50	E-08-00-216-03A	B Susie Robinson/Frazelle (1607/7)	R	05/16/16	06/08/16		333024	N
3		NJ ENERGY COPR 2405/1,2,26		1,101.25	E-08-00-213-13A	B NJ Energy Corp (2405/1,2,26)	R	05/16/16	06/08/16		333019	N
4		CELLECTIS, INC.3103/2		2,605.00	E-08-00-216-01A	B Cellectis, Inc (3103/2)	R	05/16/16	06/08/16		333025	N
				4,341.25								
16-00628	05/26/16	ESCROW PAYMENTS										
1		LSREF4 REBOUND LLC 2002/3		237.50	E-08-00-215-13A	B LSREF4 REBOUND LLC (2002/3)	R	05/26/16	06/08/16		330876	N
2		MTVL DEV-HEKEMIAN GR.2802/2&3		1,862.50	E-08-00-213-07A	B MtvI Dev-Hekemian Group (2802/2&3)	R	05/26/16	06/08/16		335804	N
3		MTVL DEV ASSOC-ROAD IMPROV/MAS		2,973.00	E-08-00-213-09A	B MtvI Dev Assoc-Road Improv/Maser	R	05/26/16	06/08/16		335805	N
4		K.HOV DEL BEN 302&1002/1,4,7		825.00	E-08-00-208-21A	B KHOV DELBEN II 302&1002/1,4&7	R	05/26/16	06/08/16		335803	N
5		NJ ENERGY CORP. 2405/1,2 &26		800.00	E-08-00-213-13A	B NJ Energy Corp (2405/1,2,26)	R	05/26/16	06/08/16		335806	N
6		LSREF4 REBOUND LLC 2002/3		580.00	E-08-00-215-13A	B LSREF4 REBOUND LLC (2002/3)	R	05/26/16	06/08/16		335807	N

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 6

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge	Account	Acct Type Description							
00731 MASER CONSULTING P.A.	Continued										
16-00628 05/26/16 ESCROW PAYMENTS		Continued									
7 LSREF4 REBOUND LLC 2002/3	155.00	E-08-00-215-13A	B LSREF4 REBOUND LLC (2002/3)	R	05/26/16	06/08/16		333023		N	
	7,433.00										
16-00631 05/27/16 ESCROW PAYMENTS											
1 KPMG 2701/2	426.75	E-08-00-216-05A	B KPMG (2701/2)	R	05/27/16	06/08/16		335353		N	
2 COLLECTIS INC 3103/2	72.50	E-08-00-216-01A	B Collectis, Inc (3103/2)	R	05/27/16	06/08/16		335347		N	
3 NJ ENERGY CORP. 2405/1,2,&26	906.25	E-08-00-213-13A	B NJ Energy Corp (2405/1,2,26)	R	05/27/16	06/08/16		335342		N	
	1,405.50										
16-00633 05/27/16 GENERAL/MASTER PLAN REEXAM											
1 GENERAL WORK THROUGH 5/15/16	290.00	6-01-20-715-029	B ENGINEERING - OTHER CONTRACTUAL ITEMS	R	05/27/16	06/08/16		335341		N	
2 MASTER PLAN REEXAM & ORDINANCE	362.50	6-01-20-715-029	B ENGINEERING - OTHER CONTRACTUAL ITEMS	R	05/27/16	06/08/16		335351		N	
	652.50										
Vendor Total:	31,369.74										
00746 ABRAMS, JEREMY											
16-00652 06/06/16 CHIEF FOR A DAY LUNCHEON REIMB											
1 CHIEF FOR A DAY LUNCHEON REIMB	325.00	6-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	06/06/16	06/08/16		REIMB. LUNCHEON		N	
Vendor Total:	325.00										
00896 GIAMMARINO, MICHAEL											
16-00081 01/12/16 INTERPREPER SERVICES 2016		B									
15 INTERPREPER SERVICES 6/8/2016	72.00	6-01-42-855-028	B OTHER PROF/CONSULTANT SERVICES	R	05/02/16	06/08/16		JUNE 8, 2016		N	
16 INTERPREPER SERVICES 6/8/2016	78.00	6-01-41-250-028	B OTHER PROFESSIONAL/CONSULTING SERVICES	R	05/02/16	06/08/16		JUNE 8, 2016		N	
	150.00										
Vendor Total:	150.00										
00996 ULINE, INC.											
16-00609 05/20/16 S-4136 6x6x36 Tall Boxes											
1 S-4136 6x6x36 Tall Boxes	78.00	6-01-22-725-058	B OTHER EQUIPMENT & SUPPLIES	R	05/20/16	06/08/16		77078058		N	

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 7

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
00996 ULINE, INC.			Continued								
16-00609 05/20/16 S-4136 6x6x36 Tall Boxes			Continued								
2 Shipping fees	32.13	6-01-22-725-058	B OTHER EQUIPMENT & SUPPLIES	R	05/20/16	06/08/16				77078058	N
	110.13										
Vendor Total:	110.13										
01042 McMANIMON, SCOTLAND, BAUMANN, LLC											
16-00567 05/10/16 RE:BOND ORDINANCE											
1 RE:BOND ORDINANCE	400.00	6-01-20-705-151	B FINANCIAL SERVICES	R	05/10/16	06/08/16				139956	N
Vendor Total:	400.00										
01102 POWER DMS, INC.											
16-00517 05/02/16 DMS SUBSCRIPTION FEE 2016											
1 DMS SUBSCRIPTION FEE 2016	2,550.00	6-01-25-745-029	B OTHER CONTRACTUAL ITEMS	R	05/02/16	06/08/16				INV00004838	N
Vendor Total:	2,550.00										
01132 COOPERATIVE COMMUNICATIONS, INC.											
16-00671 06/07/16 2013915700 BORO TELEPHONE CHAR											
1 2013915700 BOROUGH OF MONTVALE	1,960.37	6-01-31-827-076	B TELEPHONE CHARGES	R	06/07/16	06/08/16				6/1/16	N
Vendor Total:	1,960.37										
01134 RESERVE ACCOUNT											
16-00084 01/12/16 REFILL POSTAGE METER 2016			B								
6 REFILL POSTAGE METER 2016/MAY	600.00	6-01-20-701-022	B POSTAGE & EXPRESS CHARGES	R	01/12/16	06/08/16				MAY	N
Vendor Total:	600.00										
01148 10-75 EMERGENCY LIGHTING LLC											
16-00054 01/11/16 OUTFITTING -TRIBORO VEHICLE											
1 OUTFITTING -TRIBORO VEHICLE	7,113.22	5-01-44-826-000	B VEHICLE AND EQUIPMENT-TRIBORO AMBULANCE	R	01/11/16	06/08/16				4346	N

Borough of Montvale
Bill List By Vendor Id

Vendor # Name	PO # PO Date Description	Contract PO Type	First Rcvd	Chk/Void	1099
Item Description	Amount Charge Account Acct Type Description	Stat/Chk	Enc Date Date	Date Invoice	Exc1
01148 10-75 EMERGENCY LIGHTING LLC Continued					
16-00107 01/15/16 TriBoro Vehicle outfitting					
1 TriBoro Vehicle outfitting	1,400.00 5-01-44-826-000 B VEHICLE AND EQUIPMENT-TRIBORO AMBULANCE R		01/15/16 06/08/16	4379	N
Vendor Total:	8,513.22				
01210 GOSETOWN COMMUNICATIONS					
16-00471 04/19/16 RE-INSTALLING RADIO IN M1 TRUC					
1 RE-INSTALLING RADIO IN	2,999.74 6-01-25-752-077 B COMMUNICATIONS EQUIPMENT R		04/19/16 06/08/16	84726	N
Vendor Total:	2,999.74				
01227 PIAZZA & ASSOCIATES, INC.					
16-00129 01/19/16 AFFORDABLE HOUSING SVS 2016	B				
4 AFFORDABLE HOUSING SERVICES	300.00 T-03-56-286-006 B TRUST - RESERVE FOR HOUSING R		01/19/16 06/08/16	1603.04	N
5 POSTAGE CHARGES	26.17 T-03-56-286-006 B TRUST - RESERVE FOR HOUSING R		01/19/16 06/08/16	1603-04	N
	326.17				
Vendor Total:	326.17				
01278 MCNERNEY & ASSOCIATES, INC.					
16-00587 05/16/16 APPRAISAL FEE, SUMMIT PLAZA, INC					
1 APPRAISAL FEE, SUMMIT PLAZA, INC	3,500.00 6-01-20-710-028 B OTHER PROF/CONSULTANT SERVICES R		05/16/16 06/08/16	2016-235	N
Vendor Total:	3,500.00				
01293 NJ DIV. PENSIONS & BENEF./DCRP					
16-00100 01/14/16 DCRP LIFE INS/LONG TERM DISAB.	B				
10 DCRP GROUP LIFE INSURANCE/MAY	68.81 6-01-36-846-029 B OTHER CONTRACTUAL - DCRP R		01/14/16 06/08/16	MAY 2016	N
11 DCRP LONG TERM DISABILITY/MAY	28.82 6-01-36-846-029 B OTHER CONTRACTUAL - DCRP R		01/14/16 06/08/16	MAY 2016	N
	97.63				
Vendor Total:	97.63				

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 9

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
01335 HACKENSACK UNIVERSITY MEDICAL	16-00094	01/14/16	HEALTH AWARENESS PROGRAM 2016		B							
	2		HEALTH AWARENESS PROGRAM 2016	4,200.96	6-01-27-785-029	B OTHER CONTRACTUAL ITEMS	R	01/14/16	06/08/16		B-0216-C+	N
Vendor Total:				4,200.96								
01409 NARITA MARAJ, LLC.	16-00099	01/14/16	RECORDS MANAGEMENT SVS 2016		B							
	11		RECORDS MANAGEMENT SVS 2016	395.25	6-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	02/10/16	06/08/16		MTV-2016-010	N
Vendor Total:				395.25								
01452 ST. NICK POOL MANAGEMENT CO. INC.	16-00611	05/20/16	SWIM CLUB REPAIRS -BALANCES									
	2		SWIM CLUB REPAIRS -BALANCES	3,400.00	6-01-44-827-000	B IMPROVEMENTS - SWIM POOL COMPLEX	R	05/20/16	06/08/16		R392	N
	3		SWIM CLUB REPAIRS -BALANCES	0.00	6-01-44-827-000	B IMPROVEMENTS - SWIM POOL COMPLEX	R	05/20/16	06/08/16		R392	N
				3,400.00								
Vendor Total:				3,400.00								
01462 MARSICO, WALTER	16-00636	05/31/16	REIM MEALS DURING TRAINING									
	1		REIM MEALS DURING TRAINING	96.45	6-01-25-745-041	B MEAL REIMBURSEMENT	R	05/31/16	06/08/16		MEALS/TRAINING	N
Vendor Total:				96.45								
01488 BANISCH ASSOCIATES, INC.	16-00563	05/10/16	PROFESSIONAL PLANNING SERVICES									
	1		PROFESSIONAL PLANNING SERVICES	925.00	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	05/10/16	06/08/16		P16-25725	N
Vendor Total:				925.00								
01518 COLE SCHOTZ, PC	16-00644	06/02/16	TAX COURT SETTLEMENT									
	1		TAX COURT SETTLEMENT	44,293.16	6-01-55-270-000	B RESERVE TAX APPEALS - PRIOR YEAR	R	06/02/16	06/08/16		TX CRT STTLMT	N
Vendor Total:				44,293.16								

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 10

Vendor # Name		PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
		Item Description	Amount	Charge Account	Acct Type	Description		Enc Date	Date	Date	Invoice	Exc1
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01530 ATLANTIC DETROIT DIESEL-												
16-00498 04/26/16 ENGINE REPAIR & VEHICLE MAINT.												
1 ENGINE REPAIR & VEHICLE		8,914.67	6-01-26-767-099	B	VEHICLE MAINT/PARTS - FIRE	R	04/26/16	06/08/16		2419456	N	
Vendor Total:		8,914.67										
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01534 QUALITY EMERGENCY VEHICLES, LLC												
16-00543 05/05/16 TAHOE FOG LIGHT KIT RED												
1 TAHOE FOG LIGHT KIT RED		350.00	6-01-26-767-099	B	VEHICLE MAINT/PARTS - FIRE	R	05/05/16	06/08/16		1011	N	
2 LABOR		150.00	6-01-26-767-099	B	VEHICLE MAINT/PARTS - FIRE	R	05/05/16	06/08/16		1011	N	
		500.00										
Vendor Total:		500.00										
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01535 ROCKLAND BOULDERS												
16-00544 05/05/16 5TH GRADE LEAD GRAD ACTIVITY												
1 5TH GRADE LEAD GRAD ACTIVITY		1,100.00	6-01-43-301-029	B	MUNI ALLIANCE - OTHER CONTRACTUAL ITEMS	R	05/05/16	06/08/16		L E A D GRADUAT	N	
2 5TH GRADE LEAD GRAD ACTIVITY		275.00	6-01-43-302-029	B	OTHER CONTRACTUAL ITEMS	R	05/05/16	06/08/16		L E A D GRADUAT	N	
		1,375.00										
Vendor Total:		1,375.00										
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01538 SWIFTREACH NETWORKS INC.												
16-00576 05/13/16 SWIFT 911												
1 SWIFT 911		2,745.00	6-01-25-745-029	B	OTHER CONTRACTUAL ITEMS	R	05/13/16	06/08/16		2016-2017	N	
Vendor Total:		2,745.00										
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01541 THE BLIND SPOT												
16-00599 05/18/16 BLINDS MAYOR'S OFFICE &												
1 BLINDS MAYOR'S OFFICE &		5,224.50	6-01-26-772-029	B	OTHER CONTRACTUAL ITEMS	R	05/18/16	06/08/16		8502601	N	
Vendor Total:		5,224.50										
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01543 J.C.M ASSOCIATES LLC												
16-00534 05/04/16 FMS L.E.A.D. GRADUATION												
1 FMS L.E.A.D. GRADUATION		828.57	6-01-43-301-029	B	MUNI ALLIANCE - OTHER CONTRACTUAL ITEMS	R	05/04/16	06/08/16		1534	N	

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 11

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
01543 J.C.M ASSOCIATES LLC Continued											
16-00534 05/04/16 FMS L.E.A.D. GRADUATION		Continued									
2 FMS L.E.A.D. GRADUATION	207.14	6-01-43-302-029	B OTHER CONTRACTUAL ITEMS	R	05/04/16	06/08/16	1534				N
	1,035.71										
Vendor Total:	1,035.71										
01546 SITAR LAW OFFICES, LLC											
16-00645 06/02/16 TAX COURT SETTLEMENT											
1 TAX COURT SETTLEMENT	128,569.96	6-01-55-270-000	B RESERVE TAX APPEALS - PRIOR YEAR	R	06/02/16	06/08/16	TX CRT SETTLMNT				N
Vendor Total:	128,569.96										
01547 RICHARD RAKOWSKI											
16-00650 06/06/16 ESCROW REFUND											
1 ESCROW REFUND	48.00	E-08-00-215-09A	B RICHARD RAKOWSKI (1607/19)	R	06/06/16	06/08/16	RES.NO.93-2016				N
Vendor Total:	48.00										
01856 MONTVALE FLORIST											
16-00523 05/03/16 MEMORIAL DAY WREATHS											
1 MEMORIAL DAY WREATHS	50.00	6-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	05/03/16	06/08/16	MEMORIAL DAY				N
2 MEMORIAL DAY WREATHS	50.00	6-01-20-701-058	B OTHER EQUIPMENT & SUPPLIES	R	05/03/16	06/08/16	MEMORIAL DAY				N
	100.00										
Vendor Total:	100.00										
02141 REGAN, ROBERT T., ESQ.											
16-00157 01/25/16 RETAINER 2016		B									
2 RETAINER 2016 1ST & 2ND QTR	6,000.00	6-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	01/25/16	06/08/16	13330+13329				N
16-00632 05/27/16 ESCROW PAYMENT											
1 LSREF4 2002/3	64.00	E-08-00-215-13A	B LSREF4 REBOUND LLC (2002/3)	R	05/27/16	06/08/16	13248				N
16-00638 05/31/16 MONTVALE GENERAL											
1 MONTVALE GENERAL	192.00	6-01-20-712-028	B OTHER PROF/CONSULTANT SERVICES	R	05/31/16	06/08/16	13329				N

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 12

Vendor # Name		PO # PO Date Description		Contract	PO Type	First Rcvd		Chk/Void	1099	
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date Invoice	Exc1
02141 REGAN, ROBERT T., ESQ. Continued										
16-00653 06/06/16 ESCROW PAYMENTS										
1 APPL.KPMG 3102/1		622.00	E-08-00-216-05A	B KPMG	(2701/2)	R	06/06/16	06/08/16	13212	N
2 HEKEMIAN/MERCEDES 21602		1,312.00	E-08-00-216-02A	B S.Hekemian/Mercedes	(2702/1 & 2)	R	06/06/16	06/08/16	13305	N
3 APPL.KPMG 3102/1		688.00	E-08-00-216-05A	B KPMG	(2701/2)	R	06/06/16	06/08/16	13312	N
4 METROPOLITAN HOMES 301/2&3		336.00	E-08-00-206-08A	B METRO SPRING VLY NO	(301/3)	R	06/06/16	06/08/16	13313	N
5 METROPOLITAN HOMES 1103/5		320.00	E-08-00-205-11C	B METRO HOMES SPG VLY SO SOIL		R	06/06/16	06/08/16	13314	N
6 APPL.LSREF4 2002/3		32.00	E-08-00-215-13A	B LSREF4 REBOUND LLC	(2002/3)	R	06/06/16	06/08/16	13319	N
7 UNITED WAY 1606/6		304.00	E-08-00-214-22A	B United Way of BC	(1606/6)	R	06/06/16	06/08/16	13325	N
		3,614.00								
Vendor Total:		9,870.00								
02166 SIRCHIE FINGERPRINT LABS										
16-00572 05/12/16 PD EVIDENCE BAGS										
1 PD EVIDENCE BAGS		277.06	6-01-25-745-105	B DETECTIVE BUREAU SUPPLIES		R	05/12/16	06/08/16	025644-IN	N
Vendor Total:		277.06								
02323 HORIZON ENTERTAINMENT &										
16-00540 05/05/16 RIDES DAY IN THE PARK										
1 RIDES DAY IN THE PARK		6,175.00	6-01-28-797-029	B OTHER CONTRACTUAL ITEMS		R	05/05/16	06/08/16	2ND & FINAL PMT	N
Vendor Total:		6,175.00								
02426 VERIZON WIRELESS										
16-00635 05/31/16 PD BROADBAND										
1 PD BROADBAND		134.73	6-01-31-827-076	B TELEPHONE CHARGES		R	05/31/16	06/08/16	9765602309	N
Vendor Total:		134.73								
02559 INS.DESIGN ADMINISTRATORS										
16-00082 01/12/16 CONTRACT FOR ADMINSTR.VISION P										
7 VISION ADIMINSTR. FEE JUNE		245.00	6-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES		R	05/02/16	06/08/16	389257	N
Vendor Total:		245.00								

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 13

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
02757 TYCO ANIMAL CONTROL SERVICES	16-00158	01/25/16	ANIMAL CONTROL - 2016		B							
	9		ANIMAL CONTROL /MAY	800.00	6-01-27-788-029	B OTHER CONTRACTUAL ITEMS	R	04/01/16	06/08/16		MAY	N
Vendor Total:				800.00								
02864 OLD HOOK MEDICAL ASSOC., LLC	16-00592	05/17/16	MEDICAL EXAM FIRE DEPT. NEW MEM									
	1		MEDICAL EXAM FIRE DEPARTMENT	305.00	6-01-25-752-093	B MEDICAL EXAMS/TESTING	R	05/17/16	06/08/16		152922197	N
Vendor Total:				305.00								
03215 UNUM LIFE INSURANCE	16-00159	01/25/16	2016 LIFE INSURANCE		B							
	6		2016 LIFE INSURANCE/& AD&D/MAY	193.05	6-01-23-735-029	B OTHER CONTRACTUAL ITEMS	R	01/25/16	06/08/16		MAY 2016	N
Vendor Total:				193.05								
03220 NJ DIVISION OF ALCOHOLIC	16-00659	06/06/16	LIQUOR LICENSE RENEWAL 2016-17									
	1		LIQUOR LICENSE RENEWAL 2016-17	24.00	6-01-20-704-108	B MAINTENANCE/RENTAL AGREEMENTS	R	06/06/16	06/08/16		EI216000928	N
Vendor Total:				24.00								
03371 LARRY STEVENS BAND LLC	16-00538	05/05/16	BAND SOUND LIGHTING DAY IN PK									
	1		BAND SOUND LIGHTING	2,500.00	6-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/05/16	06/08/16		2ND & FINAL PMT	N
Vendor Total:				2,500.00								
03615 FRASCIELLO, MARLY	16-00651	06/06/16	PD PETTY CASH									
	1		PD PETTY CASH	25.62	6-01-25-745-041	B MEAL REIMBURSEMENT	R	06/06/16	06/08/16		PD PETTY CASH	N
	2		PD PETTY CASH	7.89	6-01-25-745-257	B ROBALINO, ERIC -CLOTHING	R	06/06/16	06/08/16		PD PETTY CASH	N

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 14

Vendor # Name

PO #	PO Date	Description	Contract	PD Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
Item Description	Amount	Charge Account	Acct Type Description							
03615 FRASCIELLO, MARLY										
16-00651 06/06/16 PD PETTY CASH	Continued	Continued								
3 PD PETTY CASH	70.13	6-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	06/06/16	06/08/16			PD PETTY CASH	N
	103.64									
Vendor Total:	103.64									
03682 CRUISE, E. K.										
16-00641 06/02/16 REIM LEAD GRADUATION										
1 REIMBURSEMENT	75.46	6-01-43-301-029	B MUNI ALLIANCE - OTHER CONTRACTUAL ITEMS	R	06/02/16	06/08/16			REIMB. L E A D	N
2 REIMBURSEMENT	18.87	6-01-43-302-029	B OTHER CONTRACTUAL ITEMS	R	06/02/16	06/08/16			REIMB. L E A D	N
	94.33									
16-00664 06/06/16 REIMBURSEMENT L.E.A.D. EXP										
1 REIMBURSEMENT L.E.A.D. EXP	99.15	6-01-43-301-029	B MUNI ALLIANCE - OTHER CONTRACTUAL ITEMS	R	06/06/16	06/08/16			REIMB. L E A D	N
2 REIMBURSEMENT L.E.A.D. EXP	24.79	6-01-43-302-029	B OTHER CONTRACTUAL ITEMS	R	06/06/16	06/08/16			REIMB. L E A D	N
	123.94									
16-00667 06/07/16 REIMB L.E.A.D. GRAD LUNCH										
1 REIMB L.E.A.D. GRAD LUNCH	264.00	6-01-43-301-029	B MUNI ALLIANCE - OTHER CONTRACTUAL ITEMS	R	06/07/16	06/08/16			REIMB. L E A D	N
2 REIMB L.E.A.D. GRAD LUNCH	66.00	6-01-43-302-029	B OTHER CONTRACTUAL ITEMS	R	06/07/16	06/08/16			REIMB. L E A D	N
	330.00									
Vendor Total:	548.27									
03727 STAPLES BUSINESS ADVANTAGE										
16-00519 05/02/16 OFFICE SUPPLIES -PD / ADMIN										
1 CARD STOCK PAPER	4.50	6-01-25-745-036	B OFFICE SUPPLIES	R	05/02/16	06/08/16			3301946192	N
2 HIGHLIGHTERS	4.55	6-01-25-745-036	B OFFICE SUPPLIES	R	05/02/16	06/08/16			3301946192	N
3 ADMIN -INK,CLIPS,TAPE	81.85	6-01-20-705-036	B OFFICE SUPPLIES	R	05/02/16	06/08/16			3301946192	N
	90.90									
16-00535 05/04/16 OFFICE SUPPLIES										
1 TONERS	126.36	6-01-20-701-036	B OFFICE SUPPLIES	R	05/04/16	06/08/16			3301946193-94	N
2 ADVIL	14.49	6-01-20-701-036	B OFFICE SUPPLIES	R	05/04/16	06/08/16			3301946193-94	N
3 DAB N SEAL	2.02	6-01-20-701-036	B OFFICE SUPPLIES	R	05/04/16	06/08/16			3301946193-94	N
4 PAPER FOR BULLETINBOARD	27.64	6-01-20-701-036	B OFFICE SUPPLIES	R	05/04/16	06/08/16			3301946193-94	N

June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 15

Vendor # Name															
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099					
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl				
03727	STAPLES BUSINESS ADVANTAGE	Continued													
16-00535	05/04/16	OFFICE SUPPLIES		Continued											
5	PAPERTOWELS		19.20	6-01-20-701-036	B OFFICE SUPPLIES	R	05/04/16	06/08/16		3301946193-94	N				
			189.71												
Vendor Total:			280.61												

Total Purchase Orders:	84	Total P.O. Line Items:	130	Total List Amount:	2,774,438.95	Total Void Amount:	0.00
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June 8, 2016
12:52 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 16

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2015 BUDGET	5-01	23,391.10	0.00	23,391.10	0.00	0.00	23,391.10
CURRENT FUND 2016 BUDGET	6-01	2,723,954.54	0.00	2,723,954.54	0.00	0.00	2,723,954.54
CAPITAL FUND	C-04	1,005.00	0.00	1,005.00	0.00	0.00	1,005.00
BOA ESCROW ACCOUNTS	E-08	20,435.74	0.00	20,435.74	0.00	0.00	20,435.74
OTHER TRUST ACCOUNT	T-03	3,870.67	0.00	3,870.67	0.00	0.00	3,870.67
DOG TRUST ACCOUNT	T-12	20.40	0.00	20.40	0.00	0.00	20.40
OPEN SPACE TRUST ACCT	T-14	1,761.50	0.00	1,761.50	0.00	0.00	1,761.50
Year Total:		5,652.57	0.00	5,652.57	0.00	0.00	5,652.57
Total Of All Funds:		2,774,438.95	0.00	2,774,438.95	0.00	0.00	2,774,438.95