

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:44 PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and/or 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).

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

ROLL CALL:

Councilmember Curry - arrived 8:30
Councilmember Koelling
Councilmember LaMonica

Councilmember Lane
Councilmember Talarico
Councilmember Weaver

Carole Adams presented the Police Chief a book called The War on Cops by Heather Mac Donald. Ms. Adams thanked the Montvale Police department and mentioned she prays for their safety.

Economic Development and Retention Committee Report

Representatives of the committee gave a brief description of their goals; usage of social media, contact the current owners of corporate businesses, to see their needs. Meet with the Chamber of Commerce to have an open dialogue with members. What are the trends, where will Montvale be in 10-15 years.

Peter Hekemian/Mercedes Plan Review

Luxury rentals apartments – 275 units. He is open to the possibility of some ownership units as well. This project can potentially bring in real estate taxes of around 2.5 million. This project will include a small hotel, restaurants and retail shops.

A motion to open this portion of the meeting for discussion of the Mercedes project only by Councilmember Lane; seconded by Councilmember Talarico – all ayes

A few residents spoke in opposition of the current proposed development project, councilmembers tried to explain to the residents the obligation of affordable housing by the state and that they have a tough decision to make. An alternate plan by another developer could bring in over 600 rental units which it would be a large high rise building.

One resident did commend the councilmembers and stated he was for the proposed project and that a change needs to be done

A motion to close discussion by Councilmember Lane; seconded by Councilmember Talarico – all ayes

ORDINANCES:

None

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

NO PUBLIC COMMENT

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Talarico
- All ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

June 28, 2016

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

MINUTES CLOSED/EXECUTIVE SESSION:

June 28, 2016

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

RESOLUTIONS:

123A-2016 Group Affidavit Audit Report

WHEREAS, N.J.S.A. 40A:5-4 requires the Governing Body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2015 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of the N.J.S.A.40A:5-6, and a copy has been received by each member of the Governing Body; and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S.52:27BB-34; and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the Governing Body of each municipality shall be resolution certify to the Local Finance Board of the State of New Jersey that all members of the Governing Body have reviewed, as a minimum, the sections of the annual audit entitled:

GENERAL COMMENTS
RECOMMENDATIONS

And;

WHEREAS, the members of the Governing Body have personally reviewed as a minimum the Annual Report of Audit, specifically the sections of the Annual Audit entitled: General Comments - Recommendations;

as evidenced by the group affidavit form of the Governing Body; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the Annual Audit, as per the regulations of the Local Finance Board; and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the Affidavit as provided by the Local Finance Board; and **WHEREAS**, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the Governing Body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52 - "A local officer or member of a local Governing Body who, after a dated fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the Provisions of this Article, shall be guilty of a misdemeanor and upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 10, 1968 and does here submit a certified copy of this resolution and the required Affidavit to said Board to show evidence of said compliance.

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

124-2016 Corrective Action Plan

WHEREAS, the audit report for the year ended December 31, 2015 was received by the Borough of Montvale on June 9, 2016; and

WHEREAS, the Division of Local Government Services requires a corrective action plan to be prepared and submitted within 60 days from the date the audit is received by the Governing Body; and

WHEREAS, the corrective action plan covers all findings and recommendations in the audit report, including state, federal and general findings, as well as, the status of prior year findings and recommendations; and

WHEREAS, the corrective action plan should be prepared by the Chief Financial Officer, with the assistance from other municipal officials affected by the audit recommendations, and approved by the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby approves the corrective action plan prepared and submitted by the Chief Financial Officer in response to the findings and recommendations included as part of the audit report for the year ended December 31, 2015.

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

125-2016 Special Item Of Revenue And Appropriation - Chapter 159

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item appropriation for an equal amount, and

WHEREAS, the Borough of Montvale has been awarded \$20,820.91 from the State of New Jersey – Solid Waste Administration and wishes to amend its 2016 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item

of revenue in the budget of the year 2016 in the sum of \$20,820.91 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

State of New Jersey – Solid Waste Administration:

Clean Communities Program, and

BE IT FURTHER RESOLVED that a like sum of \$20,820.91 be and hereby appropriated under the caption of:

General Appropriations

(a)Operations - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

State of New Jersey – Solid Waste Administration:

Clean Communities Program

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

126-2016 Special Item Of Revenue And Appropriation - Chapter 159

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item appropriation for an equal amount, and

WHEREAS, the Borough of Montvale has been awarded \$785.61 from the Administrative Office of the Courts and wishes to amend its 2016 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2016 in the sum of \$785.61 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund, and

BE IT FURTHER RESOLVED that a like sum of \$785.61 be and hereby appropriated under the caption of:

General Appropriations

(a)Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund

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

BILLS:

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

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

COMMITTEE REPORTS:

Because of the long discussion of the Mercedes project, Mayor Ghassali decided to postpone the committee reports to the next public meeting in August.

The Fire Department has scheduled a wet down for their new firetruck on Sept 24th more information will be provided at a later date.

ENGINEER'S REPORT:

Andy Hipolit
Report/Update

Requests for bids for the roof and HVAC will be provided at next meeting; Because of the DOT shutdown by the Governor's office the project of Safe Routes to School has been suspended.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

Within the next few weeks the attorney is drafting an ordinance to add a stop sign on Cherry Lane and Flintlock Drive, the attorney asked councilmembers if they feel the need to add a stop sign in addition to the two he mentioned, to please let the Police Chief, the engineer or the attorney know.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

a. Request For Approval – NYC Tour De Cure/American Diabetes Assoc./Bike Tour
Scheduled for August 20; a motion to approve by Councilmember Talarico; seconded by Councilmember Lane – all ayes

Councilmember LaMonica will be stepping down as liaison to the Planning Board effective immediately as this is a council appointment, Councilmember Lane nominated Councilmember Weaver; seconded by Councilmember Talarico – all ayes

Councilmember LaMonica would like the councilmembers to think about creating an ordinance that would protect the current merchants against competition; John DePinto, the planning board chairman, suggested research needs to be done first, and certain criteria's have to be addressed. The attorney will do some research free of charge.

Councilmember Weaver asked for a brief summary on the application of 12 Railroad Ave that was heard at the planning board meeting. The engineer stated the proposed plan is to have a convenience store, new landscaping, new gas pumps and new canopy.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Carolee Adams

Mentioned in past meetings about the school board and how the mayor and council can support certain issues; the mayor responded by saying they can approve a resolution on a certain issue and send it to the board of education; encouraged the mayor to mention at his mayor's association to brainstorm about the influx of deer in the area;

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Motion to adjourn Public Meeting by Councilmember Lane; seconded by Councilmember Talarico
- all ayes
Meeting was adjourned at 11:10pm

The next Meeting of the Mayor and Council will be held July 26, 2016 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk