

**MINUTES  
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:36 pm. 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	Councilmember Lane
Councilmember Koelling	Councilmember Talarico
Councilmember LaMonica - absent	Councilmember Weaver

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

**PROCLAMATION: Supporting The Drive Sober or Get Pulled Over 2016 Statewide Crackdown****ORDINANCES:**

**PUBLIC HEARING ORDINANCE NO. 2016-1418** AN ORDINANCE TO AMENDING AND SUPPLEMENTING CHAPTER 121 OF THE CODE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO AMEND "SCHEDULE VIII – STOP INTERSECTIONS" AND TO SPECIFY THE LOCATION OF STOP SIGNS AT VARIOUS INTERSECTIONS

**WHEREAS**, the Borough of Montvale Police Chief has requested the installation of stop signs regulating traffic on Flintlock Road where it intersects with Woodland Road, and on Cherry Lane where it intersects with Surrey Lane; and

**WHEREAS**, the Borough Engineer has reviewed these requests and has determined that it is in the best interests of the Borough for the promotion of traffic safety to place stop signs at the requested location; and

**WHEREAS**, the Borough Engineer has determined that the placement of stop signs at the proposed locations is consistent with the Manual on Uniform Traffic Control Devices for Streets and Highways.

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

**Section 1.** Chapter 121 of the Code of the Borough of Montvale, Section 121-32, "Schedule VIII – Stop Intersections," is hereby amended and supplemented to add the underlined text to the existing schedule:

Intersection  
Cherry Lane and Surrey Lane  
Flintlock Road and Woodland Road  
Jules Court and Woodland Road  
Westminster Court and Woodland Road

Stop Sign On  
Cherry Lane, southbound  
Flintlock Road, eastbound  
Jules Court, westbound  
Westminster Court, westbound

**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 immediately upon adoption and publication as required by law.

Ordinance No. **2016-1418** was introduced for second reading by Councilmember Weaver; seconded by Councilmember Lane; Clerk read by title only;  
Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Koelling  
all ayes

**NO PUBLIC COMMENT**

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

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

**INTRODUCTION ORDINANCE NO.2016-1419** AN ORDINANCE AMENDING AND  
SUPPLEMENTING CHAPTER 40 OF THE BOROUGH CODE TO CLARIFY THE AUTHORITY  
OF THE GOVERNING BODY TO PROVIDE INCREASES TO THE LOSAP PAYMENTS BY  
RESOLUTION OF THE GOVERNING BODY IN ACCORDANCE WITH APPLICABLE LAW

(Public hearing 9/13/16)

A motion to Introduce Ordinance **2016-1419** 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

The attorney gave a brief explanation stating that this ordinance is a result of our audit. The LOSAP laws were change and this ordinance will be in accordance with the new changes.

**MINUTES:**

August 9, 2016

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

**RESOLUTIONS:****139-2016 Awarding Professional Service Contract/Engineering Services/Construction Observation Services New Montvale Fire House/ Maser Consulting, LLC**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional engineering services for on- site construction observations services on the existing Fire House site work; 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 June 22, 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 professional 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: Construction Observations Services
- 3) The cost not to exceed shall be \$19,500.00. 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

**140-2016 Authorize Release of Escrow/Block 2203/Lot 1/Bruce Hackett**

**WHEREAS**, Bruce Hackett, has requested release in Escrow for Block 2203/Lot 1; 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 \$42.50 is hereby released to Bruce Hackett; and

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

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

**141-2016 Authorizing Resolution/Bergen County Open Space 2015 Trust Fund/Huff Park Playground Project**

**BE IT RESOLVED**, that the Mayor and Council of Borough of Montvale wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$ 21,093.00 matching grant award from the 2015 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled Huff Park Playground Project located in Lot 13 in Block 2305 on the tax maps of the Borough of Montvale; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorize The Mayor or Borough Administrator to be a signatory to the aforesaid Contract; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about May 18, 2018; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund's requirements; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements.

Introduced by: Councilmember Lane; seconded by Councilmember Talarico - All ayes  
Councilmember Weaver asked for clarification regarding that this is a matching grant and that the borough can add to it, if they choose to.

**142-2016 Refund Tax Overpayment / Block 101 Lot 9; 68 Valley View Terrace / Mitchell Nitzan**

**WHEREAS**, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 68 Valley View Terrace, also known as Block 101 Lot 9; and

**WHEREAS**, a duplicate payment for third quarter property taxes was made by the homeowner and bank;

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund Mr. Mitchell Nitzan in the amount of \$5,582.28.

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

**BILLS:**

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

**ENGINEER'S REPORT:**

Chris Doer

Report/Update

a. Report Receipt of Bids/Borough Hall HVAC/Roof Replacement

9 potential bidders picked up the bids but no actual bids were submitted; notice of bids will be advertised again this week; the attorney stated that if no one bids again, then the borough is authorized to negotiate a contract.

b. County Roads / Wegmans

The county reviewed the design plans for all the road improvements for the Wegmans project; hoping to go out for bids in October with possible construction date in March 2017.

c. Generator Update

Right now the new generator will supply power to the administration offices. The library would like to contribute funding towards an upgrade so they can be included in the power source.

d. Playground Replacement

Will look into what options the State contract offers

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update

Almost done with the ordinance for the re-zoning of the OR zones; NJ Transit is fully on board with whatever the Police department chooses to do regarding the train station as far as types of locks and time of closing. One of the properties on the abandoned properties list requested a hearing with Jeff Fette, that will take place in the next few weeks.

**UNFINISHED BUSINESS:**

a. Update Montvale Swim Club/Mayor Ghassali

Mayor Ghassali mentioned a few options to councilmembers; option 1 will cost approximately \$100,000 out of the open space fund account to fill in pool, fix bathrooms and landscaping. Option 2 bring pool up to code at a cost of one million and Option 3 new pool at a cost of 2-3 million. Some suggestions from residents were to make volleyball courts, soccer fields with an enclosure or a movie night/band shell. Woodcliff Lake and Park Ridge will welcome Montvale residents to join their pools with rates yet to be determined. Councilmembers authorized the engineer submit a proposal to for specs and bids to completely level the area and cover with grass for now.

**NEW BUSINESS:**

a. Certificate of Determination and Award/Bond Anticipation Note

This is for informational purposes provided by the CFO

b. Bergen Municipal Employee Benefit Fund (BMED) 2016 Dividend Declaration

The borough was awarded a \$22,000 dividend from the BMED

c. Police Department Request Signs

Councilmember Talarico asked the governing body if he can get pricing for 15-20 signs for Zero Tolerance for distracted driving, he will provide quotes at the next meeting

Councilmember Weaver mentioned the wooded area by Pascack Road and Grand Ave, he noticed some trees were removed and trimmed. The utility company notified the borough that they will be trimming the trees around the utility lines. Mayor Ghassali will contact our representative to have a discussion regarding how they leave the trees.

Councilmember Weaver was asked by MAL for guidance and/or help with the abuse of the soccer equipment by the Arsenal organization. Arsenal does not want to contribute towards new equipment. The borough's only recourse would be to look into raising field use fees and MAL can lock up their equipment.

**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 Talarico – all ayes

**Fire Chief Miller**

Through some hard work negotiations, the Fire department has received the last piece of the World Trade Center and it will be placed at the new firehouse as a 9/11 monument. In the process of rebuilding and designing the two monument's at Memorial Drive; Underground draining and piping has begun for the new firehouse; Wet down is scheduled for September 24 from 1-5pm; The New Jersey Fireman's Convention will be held in September down in Wildwood and the manufacturer of the new firetruck ask if they can premier the truck at the convention; Also, while at the convention, Montvale Fire department was ask to do the honor guard at the State meetings. Mayor Ghassali stated that some residents asked about maybe upgrading some Christmas decorations; Chief Miller mentioned about the new signaling system that will be implemented for Wegmans, can the engineer look into some type of remote control device that emergency personnel can use to change the signals from green to red. Suggested the Veterans Memorial monument in the center of town should be maintained better.

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

**ADJOURNMENT:**

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

**ADJOURNMENT**

Meeting adjourned at 8:55pm

The next Meeting of the Mayor and Council will be held September 13, 2016 at 7:30 p.m.

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