

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 13, 2017
Meeting to Commence 7:30 p.m.
Closed/Executive Session
(Immediately following the Regular Meeting)**

ROLL CALL:

Councilmember Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

MAYOR'S FOR THE DAY:

Colin Barry
Sean Barry

PROCLAMATION: Honorary Borough of Montvale "Chief for a Day" – Ian Goldfarb

PROCLAMATION: Honoring Arun Verma – Asian Pacific American Heritage

SWEARING IN PROBATIONARY POLICE OFFICER:

Joseph C. Werba III

ORDINANCES

INTRODUCTION OF ORDINANCE NO 2017-1428 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO
(Public Hearing June 27th, 2017)

PUBLIC HEARING: Bergen County Open Space Trust Fund Municipal Program Park Improvement Application. LaTrenta Field Complex

MEETING OPEN TO PUBLIC MUNICIPAL PARK APPLICATION:

MEETING CLOSED TO PUBLIC MUNICIPAL PARK APPLICATION:

Resolution #127-2017 Municipal Endorsing Resolution Trust Fund Application

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 30, 2017

MINUTES CLOSED/EXECUTIVE SESSION:

May 30, 2107

RESOLUTIONS:

- 128-2017 Authorize Tax Court Settlement / Block 1001; Lot 1 / 135 Chestnut Ridge Road / Mack Cali Properties
129-2017 Authorize Payment No. 12/New Montvale Firehouse/Unimak LLC
130-2017 CD Cooperative Agreement/Appointing Two Representatives to Community Development Committee/One Appointment by Mayor/One Appointment by Council
131-2017 Renewal Liquor License Establishments 2017/2018
132-2017 Authorize Release of Escrow/ Block 3101/Lot 1, 2 & 3

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

- a. Report Receipt of Bids/2017 Road Improvement Program
 - 1) Proposed Draft Resolution of Award Resolution No. 133-2017
- b. Update Turf Replacement /Fieldstone Field/Keystone Cooperative

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 27, 2017 at 7:30 p.m.

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2017 adopted on January 2, 2017 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: Tax Appeals/Council On Affordable Housing/Acquisition of Property/Litigation/Personnel

1. Tax Appels
2. Libock vs. Bear Ban
3. Acquisition of Property
4. Council on Affordable Housing (C.O.A.H.)
5. R.I.C.E. Notice/Fire Sub-Code Official/C. Batch

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 14-2017 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.

MEETING OPEN TO THE PUBLIC:

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Subject To Additions And/Or Deletions

BOROUGH OF MONTVALE

ORDINANCE NO. 2017-1428

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 13th day of June 2017, 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 27th day of June, 2017 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 2017-1428

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

WHEREAS, , Block 2702, Lot 1 and Block 2801, Lot 2 (also known as 1 and 3 Mercedes Drive) and Block 3201, Lot 6 (also known as 1 Glenview Road) (collectively, the "Mercedes Properties") are currently owned by Mercedes Benz USA, LLC and/or its subsidiaries or affiliates; and

WHEREAS, Mercedes has already vacated 1 Mercedes Drive and has indicated that it intends to vacate the remaining Mercedes Properties as it moves its operations to its new facility outside of Atlanta, Georgia, leaving three large vacant corporate facilities with no immediate prospect for office use or commercial occupancy; and

WHEREAS, in order to facilitate the development of the Mercedes Properties, the Borough of Montvale Planning Board did adopt a Master Plan Reexamination Report, prepared by Darlene A. Green, AICP, PP and Deborah Alaimo Lawlor, FAICP, PP, at its meeting held on April 4, 2017, and subsequently amended same at its meeting held on June 6, 2017; and

WHEREAS, the Master Plan Reexamination Report made certain findings and recommendations concerning the properties known as 1 and 3 Mercedes Drive and 1 Glenview Road; and

WHEREAS, the Borough is desirous of adopting an Ordinance intended to implement the recommendations contained in the Master Plan 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, Section 128-2.1, "Classes of districts," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-2.1 Classes of districts.

M-PUD Mixed-Use Planned Unit Development Overlay District

Section 2. Chapter 128 of the Code of the Borough of Montvale, Section 128-3.1, "Definitions and word usage," is hereby amended and supplemented by adding the underlined text alphabetically, as follows:

§128-3.1 Definitions and word usage.

Dinner theater – A venue that combines a restaurant-style meal and/or drinks with either: (i) a movie; or (ii) a live performance. Live performances include musical acts, theatrical acts (including stand-up comedy), plays or any combination of these, or similar activity performed live by one or more persons. This does not include adult entertainment.

...

Discount/dollar store – A retail store that sells a wide range of inexpensive household goods, which may include product lines such as food and drink, personal hygiene products, small home and garden tools, office supplies, decorations, electronics, garden plants, toys, pet supplies, books, recorded media and motor and bike consumables. This type of store often sells many items for the price of one dollar.

...

Instructional - Uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties. This definition shall not include public or private schools.

...

Educational office – A room or group of rooms used for conducting corporate training, which is generally furnished with desks, tables and communication equipment.

Section 3. Chapter 128 of the Code of the Borough of Montvale is hereby amended and supplemented by adding a new Section 128-5.15, "Mixed-Use Planned Unit Development Overlay District," as follows:

§128-5.15 Mixed-Use Planned Unit Development Overlay District.

The following standards shall apply to development within the Mixed-Use Planned Unit Development Overlay District. All other provisions of Chapter 128, Zoning of the Montvale Code shall apply to development in the M-PUD Overlay District only where specifically indicated as applicable in §128-5.15 of the Montvale Code. When the standards herein conflict with other provisions of Chapter 128, the standards herein shall apply.

- A. Purpose. The Mixed-Use Planned Unit Development Overlay District is intended to repurpose the former Mercedes-Benz campus by constructing a mixed-use development that simultaneously provides credits towards the Borough's affordable housing obligation. The M-PUD regulations are intended to capitalize on the district's unique location between a lifestyle retail shopping center and the Garden State Parkway.
- B. Application requirements. Any application for development for any portion or the entirety of the M-PUD Overlay District shall be submitted as a planned development, in the nature of a preliminary site plan application. Such application shall describe any phasing of the proposed project, together with all on-site and off-site improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to such phase or phases. The following shall apply:
 - (1) Development within the M-PUD Overlay District shall be subject to the requirements of the district and to the mandatory findings for planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.
 - (2) Contribution of the pro-rata share of off-site improvements, including, but not limited to, required roadways, traffic signals, utilities, lighting, landscaping, sidewalk/curbs and drainage.
 - (a) Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
 - (b) Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 40:55D-53.4. Such costs may include, but not be limited to, any or all costs of planning,

surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.

- (c) Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.
- (d) Improvements required for the applicant's development and befitting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection B(2)(c) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay the pro-rata share of the cost to the Borough, or pay more than its pro-rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro-rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro-rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a PUD or developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Planning Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro-rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two

percent administration fee not to exceed \$2,000, to the Borough, at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.

- (e) Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 40:55D-53 and §128-5.15 above.
- (f) Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within 30 days of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.
- (g) Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

- (3) Any application for development within the M-PUD Overlay District shall be accompanied by an Environmental Impact Statement that complies with §128-17.1 through §128-17.10 of this Chapter.

C. Permitted principal uses:

- (1) Within the M-PUD Overlay District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the site plan application for development shall contain all of the following principal uses:
 - (a) Multi-family residential.
 - (b) Minimum of 40,000 to 50,000 square feet in the aggregate of professional, medical, educational and general offices.
 - (c) Hotel with a minimum of 150 rooms and 8,500 square feet of conference space.

- (d) A retail component with a minimum of 50,000 square feet in the aggregate inclusive of one or more of the following uses:

- [1] Restaurants.
- [2] Child care center and adult daycare.
- [3] Lifestyle retail uses as set forth in §128-5.14(C)(2)(b).
- [4] Instructional uses.
- [5] Pharmacy.
- [6] Fitness uses.

- (2) Within the M-PUD Overlay District parcels along Mercedes Drive (Block 2702 Lot 1 and Block 2801 Lot 2), the development may contain one or more of the following principal uses:

- (a) Dinner theater.
- (b) Banks and financial institutions.

- (3) Within the M-PUD Overlay District parcel at 1 Glenview Road (Block 3201 Lot 6), the development may contain the following principal uses:

- (a) Municipal buildings, libraries and essential municipal uses.
- (b) Playgrounds, parks, recreation and open space.
- (c) Affordable multi-family residential housing.

D. Permitted accessory uses:

- (1) Off-street parking and loading.
- (2) Freestanding parking garages, limited to two levels above grade surface parking, only on Block 2702 Lot 1 and Block 2801 Lot 2.
- (3) Parking incorporated into the building design.
- (4) Signs, subject to the requirements of §128-5.15(H)(1)(k) below.
- (5) Street furniture, planters, approved public art elements, gazebos, information kiosks, water features, waste/recycle receptacles, vehicle charging stations and bicycle racks in accordance.

- (6) Parks and open space facilities, including, but not limited to, walkways, bikeways, courtyards, plazas and gardens.
- (7) Fences and walls, including retaining walls, subject to the requirements of §128-5.15(H)(1)(i) below.
- (8) Landscaping and buffering in accordance with the requirements of §128-5.15(H)(1)(e) below.
- (9) Stormwater detention facilities.
- (10) Management office for development.
- (11) Lighting fixtures in accordance with the requirements of §128-5.15(H)(1)(j) below.
- (12) Automated teller machines, incorporated into a building's design.
- (13) Outdoor dining, outside of the public right-of-way.

E. Prohibited uses.

- (1) Any use not specifically permitted shall be prohibited.
- (2) Grocery stores.
- (3) Gas stations.
- (4) Any drive-through or drive-in use or service, whether principal or accessory, other than in connection with a pharmacy use or a bank with no more than two (2) drive-thru lanes.
- (5) Adult stores.
- (6) Discount/dollar stores.
- (7) Tattoo parlors.
- (8) Nail salons and massage parlors, unless included as part of a day spa or full-service hair salon.

F. Bulk, area and other dimensional standards.

(1) General standards for principal and accessory uses in the M-PUD Overlay District:

Standard	Requirement
Minimums:	
Lot area	32 acres
Lot frontage	600 feet
Front yard setback (from centerline of street)	60 feet
Side and rear yard setback	50 feet
Setback between building façades	60 feet
Maximums:	
Building height	4 stories and 65 feet; however a maximum of two buildings may contain five stories and 75 feet ¹ , but the fifth story shall have a minimum setback of 120 feet from the centerline of the nearest public roadway.
Floor area ratio	65%
Building coverage	30%
Lot coverage (impervious surfaces)	50%
Lot coverage (including pervious surfaces) ²	65%

¹ The building height measurement shall be measured from the proposed/final average grade, not the existing average grade. Where a building is situated on a slope the highest two building corners (which are the uphill corners) shall be used to determine the final average grade of the building. Except as previously set forth, building height shall be measured in accordance with the definition of "building height" set forth in Section 128-3.1. No fully subterranean level shall include any use other than parking or storage.

² The maximum impervious lot coverage shall be 50% utilizing standard impervious parking techniques for all paved surfaces. However, alternative porous paving system and vegetative "green" roof areas may be used to attain total lot coverage of 65%, with no more than 50% of the lot coverage being impervious surface and up to an additional 15% of the lot coverage being pervious paving surfaces and green roof areas. Pavers over pervious base or turf blocks shall only be utilized for pedestrian and biking surfaces, overflow parking areas or emergency only access driveways. Porous pavement, suitable for more general and heavier-use vehicular surface applications, is also acceptable. Upon approval, an approved, bonded maintenance plan incorporating best management practices shall be required for all pervious paving surface areas to minimize siltation of porous paving areas.

(2) Standards for Block 3201 Lot 6:

Standard	Requirement
Minimums:	
Lot area	2 acres
Front yard setback (from center line of street)	60 feet
Side and rear yard setback	30 feet
Maximums:	
Building height	3 stories and 45 feet
Building coverage	20%
Lot coverage	60%

G. Multi-family residential standards.

(1) General standards.

- (a) A maximum of 300 multi-family residential units are permitted on Block 2702, Lot 1 and Block 2801, Lot 2.
- (b) No more than 275 of the total residential units may be market-rate on Block 2702, Lot 1 and Block 2801, Lot 2.

(2) Market-rate residential unit standards.

- (a) Residential units located on Block 2702, Lot 1 and Block 2801, Lot 2 shall have the following minimum unit sizes:
 - [1] One-bedroom – 700 square feet
 - [2] Two-bedroom – 850 square feet
 - [3] Three-bedroom - 1,100 square feet
- (b) A maximum of 10% of the market-rate units on Block 2702, Lot 1 and Block 2801, Lot 2 may be three-bedroom units.

(3) Affordable housing unit requirements.

- (a) A minimum of 8.3% of the total residential units shall be reserved for affordable housing, regardless of whether the units are rental or for-sale.**
- (b) The affordable housing units shall be integrated with the market-rate units.**
- (c) The affordable units shall have a minimum 30 year deed restriction.**
- (d) The units shall meet the bedroom distribution required by the Uniform Housing Affordability Controls.**
- (e) The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units.**
- (f) The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense.**
- (g) The affordable units shall not be age-restricted.**
- (h) The developer shall be responsible for paying the required development fees as outlined by the Statewide Non-Residential Development Fee Act applicable to the non-residential portion of the development.**
- (i) The developer shall donate Block 3201, Lot 6 to the Borough, which will be utilized to provide for municipal facilities, parks and open space and/or affordable housing.**

H. Site standards.

(1) Site standards for Block 2702, Lot 1 and Block 2801, Lot 2.

(a) Circulation.

- [1] Sidewalks shall be provided along all public street frontages. In addition, sidewalks and/or walkways shall link all buildings within the development to the sidewalks of all adjoining public streets.**
- [2] Where sections of sidewalks branch off or join up, a decorative marker, signpost, or circle is recommended. Where sidewalks traverse vehicular**

driveways, crosswalks shall be provided and marked with textured paving in a contrasting material and color.

- [3] All sidewalks shall have a minimum clear paved walking width of at least five feet; however, sidewalks in front of all commercial storefronts and in other areas with high pedestrian traffic shall have a minimum clear paved walking width of at least seven feet and shall include decorative paving materials, rather than plain concrete.
- [4] Sidewalks adjacent to streets or circulation drives shall also include a landscape strip with street trees, grass and low planting that serve as water storage and infiltration. Where street trees are thus required, they shall be planted no more than 40 feet apart, on center, on average, with variation permitted for curb cuts, utility vaults and other site conditions.
- [5] Benches are encouraged to be located throughout the development along the pedestrian sidewalk network.
- [6] Bike racks shall be provided in clear view of storefront entrances, with at least one bike space for every 5,000 square feet of non-residential gross floor area. Said racks shall be served with night lighting.

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F, K, I and T) of Chapter 128 shall apply. The Planning Board may require compliance with Section 128-7.1(l) for hotel, or stand-alone office or retail pads. Rooftop parking shall be prohibited unless it is adequately screened from view from adjacent properties and streets.
- [2] Off-street parking spaces between the building façade and Grand Avenue and Mercedes Drive shall be limited to no more than fifteen percent of the total parking spaces.

(c) Loading.

- [1] The standards in Section 128-7.6 of Chapter 128 shall apply.
- [2] Truck loading, service bays and service areas shall be located on the side or rear façade. No truck loading, service bay or service area shall be visible from a municipal or county right-of-way. Landscaping, fencing and other site design mechanisms may be utilized in order to provide appropriate screening.

(d) Parks and open space.

- [1] A park or plaza shall be provided that is at least 15,000 square feet and open to the public, subject to the rules of the property owner. Chairs, tables, benches and a water feature are encouraged.
- [2] If there is a retention/detention basin, a walking path may be provided around it that is linked to the greater development.

(e) Landscaping.

- [1] The plant palette from the Shoppes at DePiero Farm (AH-PUD District) should be implemented and enhanced within the M-PUD.
- [2] The standards in Section 128-8.20.1(C)(8) shall apply.
- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.

(f) Architecture.

- [1] The building material design palette shall be compatible with the approved Shoppes at DePiero Farm (AH-PUD District), but not necessarily of a farm/equestrian vernacular.
- [2] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, in the case of a pitched roof, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

- [3] The maximum spacing between building wall offsets shall be 60 feet.
- [4] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- [5] The maximum spacing between roof offsets shall be 60 feet.
- [6] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building facing a public street shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- [7] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
- [8] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- [9] All ground-level retail and service uses that face a public space shall have clear glass on at least 60% of their facades between three and eight feet above grade.
- [10] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.
- [11] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.
- [12] Placement of any packaged terminal air conditioner units within the façade is prohibited.
- [13] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.

(g) Building design for commercial/office pads.

- [1] A maximum of two free-standing commercial/office pads are permitted. The maximum building size of each such pad shall be 15,000 square feet.
- [2] Offices are encouraged to be located on the upper floors of the free-standing commercial pads.
- [3] The maximum building height/stories shall be 4 stories and 65 feet.

(h) Trash. All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.

(i) Fences and walls.

- [1] To the extent possible, the use of retaining walls should be used in the form of terraces to accommodate severe grade changes, rather than single tall retaining walls. However, no retaining walls shall exceed a height of 15 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing.
- [2] Ornamental walls utilizing loose laid stone may be provided throughout the site as appropriate, up to a height of four feet.
- [3] Fences shall be installed along the tops of all retaining walls that exceed a height of three feet. Chain-link fencing, including vinyl-coated chain-link fencing, is prohibited.
- [4] No fence on the site may exceed a height of four feet, except for fences for the screening of loading areas, utility enclosures and dumpsters.

(j) Lighting.

- [1] LED (light-emitting diode) light of the soft white category shall be incorporated into site, service and parking lot lighting.
- [2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

(k) Signage.

[1] Section 128-9.7A.1 through Section 128-9.7A.4, shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply, except that Section 128-9.7A.9A(6), 128-9.7A.9F, 128-9.7A.9G and 128-9.7A.9S shall not apply.

[2] Signs permitted within the development shall be only those specified in the table below.

Type	Location	Maximum Number	Total Area (sq. ft.)	Maximum Area of any 1 Sign (sq. ft.)	Maximum Height (feet)	Required setback from Property Line (feet)	Maximum Letter Height (feet)
Primary Monument	Intersection of Mercedes Dr./ Grand Ave.	1	100	-	12	10	-
Entrance Monument	Mercedes Dr. Entrance	2	36	-	6	5	-
Wall*	-	1	36**	-	-	-	3
Wall* (over 10,000 sq. ft tenant)	-	2	36 per sign, 60 combined **	-	-	-	3
Window	-	-	20% of the aggregate window area	-	-	-	-
Pedestrian Wayfinding Directory	Key pedestrian ways, public activity areas	4	60	12	6	100	-

* One additional projecting sign per tenant may be permitted but shall not exceed five square feet in size. If a projecting sign is utilized, then both a wall and a projecting sign may be allowed on the same façade. Otherwise, no tenant may locate two wall signs on the same façade.

** Per tenant.

[3] Only external illumination shall be permitted for all non-wall-mounted signage. Wall-mounted signs may be individual, channel-cut letters with internal illumination or through LED backlighting of letters.

- [4] The primary monument sign shall be limited to the name of the development and three tenants who each occupy a minimum of 10,000 square feet of space. The entrance monument sign shall be limited to the name of the development. All other signs, including wall signs shall be limited to the identification of the tenant only and may include corporate or brand name logos.
- [5] No individual sign may exceed three colors. If white or black is used in the sign it shall not be counted as a color. The color limitation does not apply to projecting signs.
- [6] Awnings are permitted, but shall not be used for signage purposes nor contain any letters, number, logos or the like. No vinyl or white awning shall be permitted; their design shall be consistent with the overall design of the development. Awning panels shall be flat or sloped, but shall not be fluted or curved.
- [7] Monument signs shall utilize materials which closely resemble those materials used for the Shoppes at DePiero's Farm (AH-PUD) monument signs. A solid base surrounded by appropriate ornamental plantings shall be provided. No monument sign shall be located in a sight triangle.
- [8] In addition to the signs above, a tenant may also be permitted to install a sign or signs, limited to demonstrate or evidence membership in a retail or professional organization or credit card or credit association or required licenses, which signs shall be permitted to be attached to windows on the interior of the business use, provided that the aggregate area employed for such purpose shall not exceed 5% of the total window area. A tenant may also be permitted to install window signs indicating sales, promotions and the like, provided that the aggregate area employed for such purpose shall not exceed 15% of the total window area.

(2) Site standards for Block 3201, Lot 6.

(a) Circulation.

- [1] Sidewalks shall be provided to link all building entries through the site to the public street. Sidewalks shall also be provided along the public right-of-way.

(b) Off-street parking.

- [1] The standards in Section 128-7.1 (except for Subsections B, E, F and K) of Chapter 128 shall apply.
- [2] Off-street parking for residential uses shall be provided in accordance with the New Jersey Residential Site Improvement Standards.

(c) Landscaping.

- [1] A mix of deciduous and evergreen trees and low ground cover landscaping shall be planted along the entire site perimeter in order to form an effective year-round screening. Tree spacing shall be 40 feet on center, or closer. In addition, where a row of parking stalls runs in a straight line for more than 20 spaces, landscaped islands shall be provided between every 15 parking spaces, planted with trees and low ground cover.
- [2] The perimeter of the building(s) shall be surrounded on all sides by a landscaped, planted strip at least four feet in width. Paved walkways leading to pedestrian entrances may cross this landscape strip in a perpendicular fashion.
- [3] The standards in Section 128-9.8 and Section 128-9.8.1 of Chapter 128 concerning berms shall apply.

(d) Architecture.

- [1] Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as canopies and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- [2] The maximum spacing between building wall offsets shall be 40 feet.
- [3] The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- [4] The maximum spacing between roof offsets shall be 40 feet.

- [5] The architectural treatment of the front façade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
 - [6] Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. Windows shall be vertically proportioned.
 - [7] All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
 - [8] Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties. Section 128-6.4, regarding satellite antennas, shall apply.
 - [9] All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.
 - [10] Placement of any packaged terminal air conditioner units within the façade is prohibited.
 - [11] Balconies are prohibited, except for internal balconies not visible from the boundaries of the property which shall be permitted.
- (e) Trash. All trash/recycling storage areas shall be enclosed on all four sides and screened using wood fencing or other attractive material. Trash may be stored inside the buildings.
- (f) Lighting.
- [1] LED (light-emitting diode) lighting of the soft white category shall be incorporated into site, service and parking lot lighting.
 - [2] All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.

[3] Signage. The standards in Section 128-9.7A.5 and Section 128-9.7A.1 through Section 128-9.7A.4 of Chapter 128 shall apply. The standards in Section 128-9.7A.8 through Section 128-9.7A.15 of Chapter 128 shall also apply.

I. Additional applicable provisions to the M-PUD Overlay District. The following sections of the Montvale Zoning Code (Chapter 128) shall apply to development in the M-PUD Overlay District.

- (1) Article X, Enforcement.
- (2) Article XI, Interpretation.
- (3) Article XIII, Violations and Penalties.
- (4) Article XIV, Validity.
- (5) Article XVI, Effect.
- (6) Article XVIII, Site Work Permit.

Section 4. The Official Map shall be amended to include the M-PUD Overlay District.

Section 5. 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 6. 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 7. Effective date.

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

Section 8. 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 IAROSSO-ALWAN, RMC, Borough Clerk

INTRODUCED:

ADOPTED:

APPROVED:

MONTVALE PLANNING BOARD

John DePinto, Chairman
R. Lorraine Hutter, Land Use Administrator

MEMORANDUM

TO: Mayor Ghassali and Council
Maureen Iarossi-Alwan, Administrator

FROM: R. Lorraine Hutter, Land Use Administrator

RE: Master Plan Reexamination Report-For Block 2702, Lot 1, Block 2802, Lot 2 and Block 3201, Lot 6

DATE: June 7, 2017

Please be advised the Planning Board at last night's meeting adopted the Master Plan Reexamination Report, dated June 6, 2017 for Block 2702, Lot1-Block 2801, Lot 2 and Block 3201 Lot 6 also known as 1 and 3 Mercedes Drive and 1 Glenview Road. The Board respectfully requests that you prepare an amendment to the zoning ordinance to create an overlay zone on the subject properties incorporating the recommendations as set forth in the attached report. The Board stands ready to assist you in any questions or concerns you may have regarding all land use matters pertaining to these properties. A resolution and the report are attached.

Thank you for your anticipated cooperation.

\rlh

Introduced By: *W. Lintner*

Seconded By: *F. Japhanelli*

BOROUGH OF MONTVALE

PLANNING BOARD

RESOLUTION

WHEREAS, the Planning Board of the Borough of Montvale has adopted a Master Plan which includes a Land Use Element and Housing Element and Fair Share Plan (hereinafter "HE/FSP"); and

WHEREAS, a document has been prepared entitled, "Borough of Montvale, Master Plan Reexamination For Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6, Known as 1 & 3 Mercedes Drive & 1 Glenview Road" (hereinafter "the Reexamination") prepared by Maser Consulting, P.A., dated May 25, 2017; and

WHEREAS, the Reexamination is intended to guide the future development of the aforesaid parcels known as the Mercedes-Benz properties (hereinafter collectively, "the properties"); and

WHEREAS, the Reexamination proposes the creation of an Overlay

Zone to be known as a Mixed Use Planned Unit Development District (M-PUD) which would permit the continuation of the office uses on the properties, but permit a mixed use development comprising certain uses including office, retail, a hotel, banks and financial institutions, and multi-family residential housing, with any residential component being required to include low and moderate income units in furtherance of the Borough's goal of addressing its affordable housing obligation; and

WHEREAS, a public hearing has been held on the Reexamination, with notice having been given pursuant to the provisions of *N.J.S.A. 40:55D-13*; and

WHEREAS, the Planning Board has considered the Reexamination on the duly advertised and noticed date for the hearing of June 6, 2017; and

WHEREAS, the Planning Board has determined that the recommendations in the Reexamination will advance certain goals and objectives of the Borough Master Plan, and in addition will provide an opportunity for the creation and development of affordable housing.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that it does hereby adopt the Reexamination in its entirety; and

BE IT FURTHER RESOLVED that notice of this adoption shall be given to the Clerks of adjoining municipalities and to the Bergen County Planning

Board, with a copy of the Reexamination as adopted being provided to the County Planning Board; and

BE IT FURTHER RESOLVED that the Board Secretary/Land Use Administrator be and is hereby authorized and directed to provide the aforesaid notices, as well as a copy of the within resolution to the Montvale Borough Clerk.

Dated: June 6, 2017

**PLANNING BOARD OF THE
BOROUGH OF MONTVALE**

By: 
John DePinto, Chairman

Certified to be a true copy of a Resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, June 6, 2017.


**R. Lorraine Hutter, Secretary/Land
Use Administrator**



BOROUGH OF
MONTVALE

MASTER PLAN REEXAMINATION

For Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6

Known as 1 & 3 Mercedes Drive & 1 Glenview Road

Adopted by the Planning Board on April 4, 2017

Amended by the Planning Board on June 6, 2017



May 25, 2017

Master Plan Reexamination

For Block 2702, Lot 1, Block 2801, Lot 2, and Block 3201, Lot 6

Known as 1 & 3 Mercedes Drive & 1 Glenview Road

Borough of Montvale

Bergen County, New Jersey

Prepared by:



Darlene A. Green, AICP, PP

NJ License #33LI00611400



Deborah Alaimo Lawlor, FAICP, PP

NJ License #33LI00428400



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

MC Project # MPP-042

Master Plan Reexamination

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I. PREFACE

On April 4, 2017 the Montvale Planning Board adopted a Master Plan Reexamination Report for Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6. Since that report was adopted the Borough has been proceeding in its affordable housing litigation and based on new information, wishes to amend the recommendations concerning these three parcels.

II. INTRODUCTION

In accordance with the New Jersey Municipal Land Use Law, each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality."

In the case of Montvale, the Master Plan has been reexamined several times in recent years addressing changes stemming from a downturn in the economy, which impacted the Borough's office research zones and changes to affordable housing obligations assigned to municipalities throughout New Jersey. These recent master plan adjustments have reflected market conditions as well as the introduction of development types not previously located in Montvale that require relevant zoning.

This reexamination of the Borough of Montvale Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the 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 such plan or regulations as last revised, with particular regard to the density and distribution of population and land 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", P.L. 1992, c.79 (C.40A:12A-1 et seq.) 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.

While the Municipal Land Use Law requires a general reexamination of the Master Plan and development regulations every ten years, reexaminations can be more frequent than once every ten years. It can be as frequent as an individual municipality believes it to be warranted.

It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. A review once every ten years is adequate in some communities, while for other municipalities more frequent review is necessary.

A review of recent Montvale master planning documents reveals that the Borough's last Master Plan was adopted in April of 2008 and the last Master Plan Reexamination reports were adopted in September of 2014 and most recently in May and July of 2016. The 2014 Master Plan Reexamination focused on recommendations for a rezoning of School No. 2 to accommodate senior and special needs affordable housing. The May 2016 Master Plan Reexamination concentrated on recommended changes to the zoning code regarding churches, temples, houses of worship, public and private schools and boarding schools. The key recommendations of the July 2016 Master Plan Reexamination pertained to allowing three story buildings and multi-level parking garages in the Office Research Districts to encourage the modernization and new construction of office buildings and campuses, which enable the retention and attraction of corporate tenants. The Reexamination also called for expanding the permitted uses in Office Research Zones to accommodate a use not currently located in the municipality, assisted living facilities as a conditional use.

The aforementioned requirements of the Municipal Land Use Law are addressed in Chapter III through V of this report.

PURPOSE OF THIS MASTER PLAN REEXAMINATION

For close to half a century Montvale was home to numerous well-established corporate campuses including A&P, BMW, Mercedes-Benz USA, Merck-Medco, Monsanto, Toys R Us and more. With the economic downturn and changes to the office market and office industry overall, Montvale has experienced a recent exodus of several of these very large companies, thus leaving a number of significant sites empty or grossly underutilized. This Reexamination report will focus specifically on the Mercedes-Benz USA properties at Block 2702, Lot 1, Block 2801, Lot 2, and Block 3201, Lot 6 as depicted on page 6.

In 2015, Mercedes-Benz USA announced that they would be relocating from Montvale, New Jersey to Atlanta, Georgia. This move means the departure of the second largest employer in the Borough, leaving hundreds of local residents or employees without a job. In total, the move

will affect about 1,000 employees who work on the three-parcel, thirty-plus acre campus. A substantial amount of this relocation has occurred to date.

All three parcels are located in the western part of the Borough; Block 2702, Lot 1 and Block 2801, Lot 2 are both on the western side of Mercedes Drive just south of Grand Avenue, and backing up to the Garden State Parkway. Block 3201 Lot 6 is located less than a mile east of the first two sites on Glenview Road west of Spring Valley Road and south of Grand Avenue. All three parcels are located in the OR-4 Office and Research District.

Over the past decade, New Jersey has experienced a pattern of office use that has evolved away from the large scale corporate campus to groupings of smaller office users under one roof in high tech buildings with shared services and on-site amenities such as cafes, gyms and printing and concierge

services. Due to the age of the Mercedes buildings and the way that they were constructed to accommodate one tenant, the cost of upgrading the facilities to suit other clients and the prospects of finding new tenants for the existing structures in the near future is bleak.

The Borough believes that evaluating alternatives that may enhance the viability for revitalization of these sites or construction of new structures will add to the vitality of the overall community. Therefore, the purpose of this Master Plan Reexamination report is to guide the future zoning and development of the former Mercedes-Benz USA headquarters and corporate offices located at Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6 (the "Study Area").



Photo 1: Empty interior of 1 Mercedes Drive

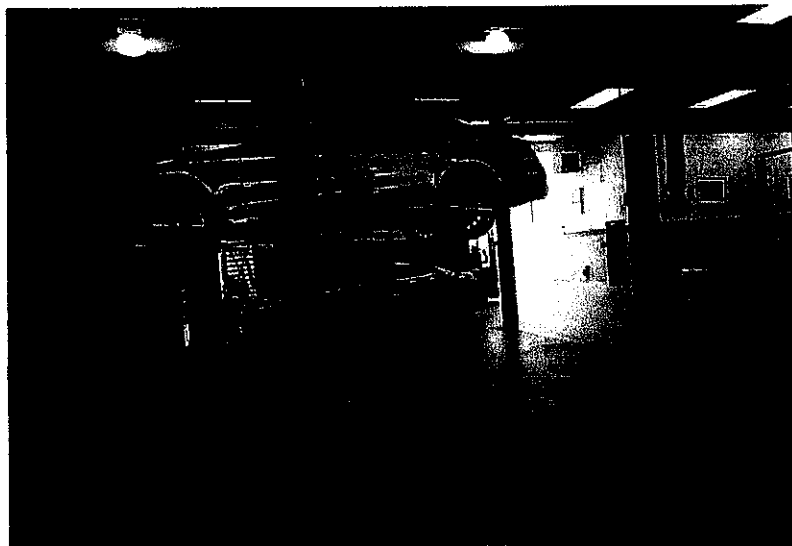
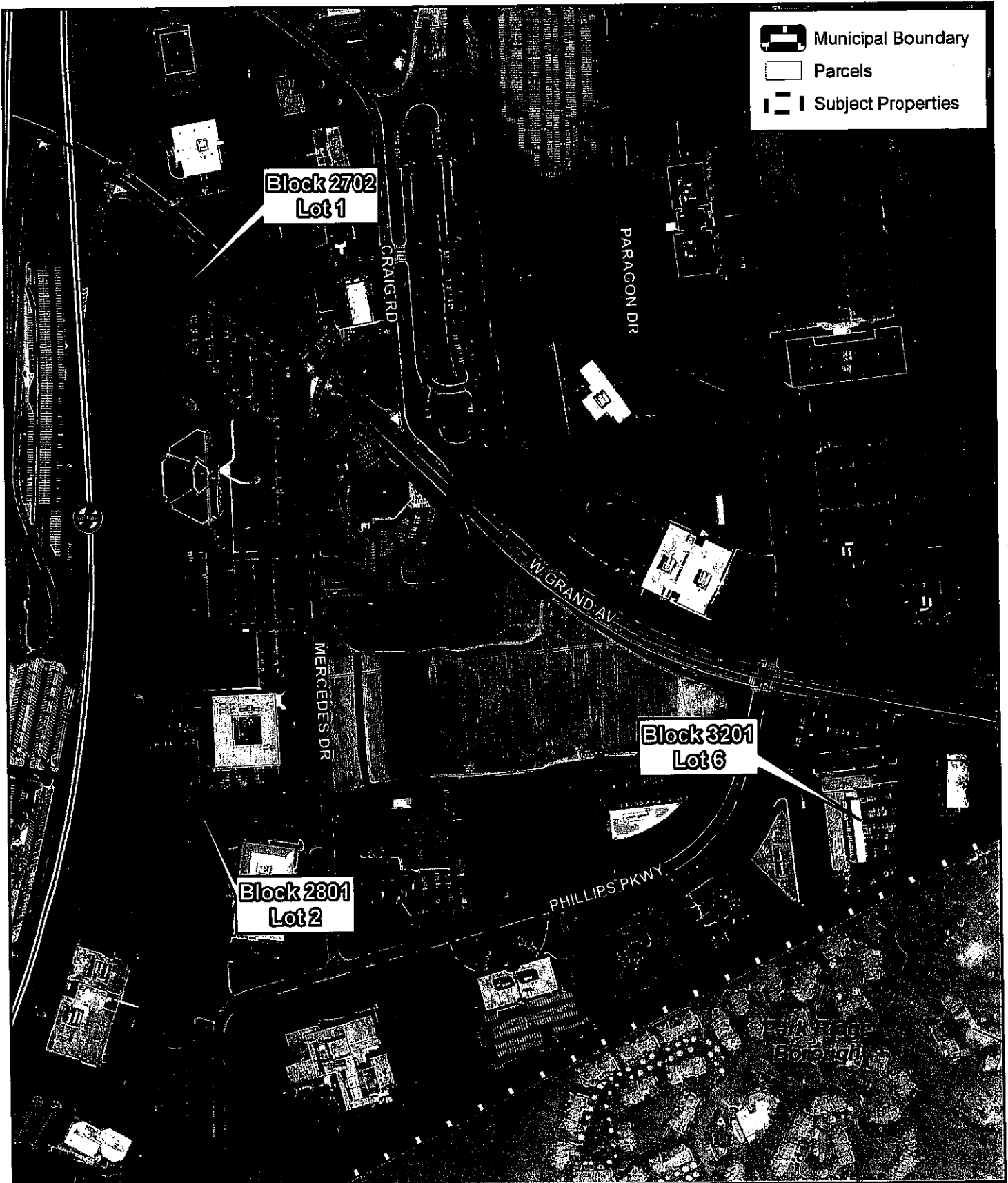


Photo 2: Interior of 1 Glenview Road



III. PROBLEMS & OBJECTIVES RELATED TO THE JULY 2016 REEXAMINATION

This chapter of the Master Plan Reexamination examines the major problems and objectives relating to land development in Montvale that were included in the July 2016 Master Plan Reexamination report ("July 2016 Reexamination").

Problems and objectives noted in July 2016 Reexamination were related to three categories:

1. **Three Story Buildings.** To attract interest in the Montvale office market and to provide flexibility when owners decide to renovate an existing building or construct an addition, the July 2016 Reexamination recommended that all four office zones be amended to permit three story buildings. Suggested zoning changes included raising the maximum building height to 45 feet, increasing the floor area ratio to 35%, and increasing the total permitted lot coverage to 50%.
2. **Parking Garages.** As a result of the changing office market and the Borough's continued goal to encourage investment and revitalization of the office buildings within the OR Districts, the Borough determined that parking garages should be permitted in all four OR Districts. By allowing property owners to build vertically and not horizontally with their necessary parking, it reduces impervious coverage and maintains the lush landscaping that surrounds many office campuses.

The July 2016 Reexamination recommended that Section 128-7.5.E be amended as follows:

- Permit multi-level parking garages in the OR-1, OR-2, OR-3 and OR-4 Districts.
 - Allow multi-level parking garages on lots with at least five acres. A parcel that has more than 15 acres may be permitted a second multi-level parking garage.
 - Permit multi-level parking garages built into a slope to have a maximum of three levels above grade surface parking on the downhill side. The uphill side of the garage would be limited to the existing Ordinance standard of two levels above grade surface parking.
 - The section should also be amended to note that any variance from Section 128-7.5.E is a "C" variance, not a "D" variance.
3. **Assisted Living Facility.** The July 2016 Reexamination recommended permitting assisted living facilities in the OR-3 and OR-4 Districts under certain conditions. An assisted living facility was defined as:

A residential health-care facility, which is licensed by the State of New Jersey to provide housing with congregate dining and a coordinated array of supportive personal and health-care services, available twenty-four hours a day to elderly and/or handicapped residents unrelated to the proprietor. Each unit in an assisted living facility shall, as part of the living quarters, include a private bathroom, kitchenette and lockable entrance doors. Common dining, recreational and laundry facilities, housekeeping and maintenance services, personal and health-care

services and community and administrative facilities and services, all in support of and for the sole benefit of the residents of the facility, shall be considered customary accessory uses to an assisted living facility.

The importance of making this change for the Borough is that residents in an assisted living facility that receive a Medicaid waiver qualify as an affordable household. This is significant since Montvale has a constitutional obligation to provide affordable housing within its borders.

In order to accommodate the parking and customary accessory uses, it was recommended that an assisted living facility should be located on properties with at least ten acres that have frontage on a County Road to ensure that there is suitable emergency ingress and egress to the facility. A minimum lot size of ten acres would be able to accommodate the building, required parking and provide for appropriate buffers between the use and the adjacent properties. Typical assisted living facilities are three stories; therefore, the report recommended that the zoning ordinance permit assisted living facilities to be a maximum of three stories.

It was also recommended that the zoning ordinance require a minimum of 10% of the rooms/beds be reserved for affordable households to provide housing options for seniors and assist the Borough in meeting its State-mandated constitutional obligation to provide affordable housing.

IV. EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED SINCE JULY 2016 REEXAMINATION

This chapter of the report reviews the extent to which problems and objectives have been reduced or increased since the July 2016 Reexamination. The issues listed in Chapter III are summarized below, along with a current status evaluation.

The status of problems and objectives noted in July 2016 Reexamination is as follows:

1. **Three Story Buildings.** Create zoning and development regulations to permit three story buildings in all OR Districts.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

2. **Parking Garages.** Expand zoning and development regulations to permit parking garages in all OR Districts.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

3. **Assisted Living Facility.** Create zoning and development regulations to permit assisted living facilities as a conditional use in the OR-3 and OR-4 Districts, including a definition of such use.

Current Status: The Borough drafted an Ordinance to implement this recommendation, which includes revised standards for number of stories, building height, floor to area ratio and lot coverage. The First Reading of Ordinance 2017-1423 occurred on January 31, 2017. The Planning Board reviewed the Ordinance on February 7, 2017. The Second Reading was held on February 28, 2017, where Ordinance 2017-1423 was adopted by the Mayor and Council.

V. EXTENT OF CHANGES IN POLICIES & OBJECTIVES FORMING THE BASIS OF THE 2016 REPORT

The third step in the reexamine process, known as Section "C", reviews the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or changes in the State, County and municipal policies and objectives. Since the July 2016 Reexamination report, a series of events transpired that impact the policies and objectives that form the basis of the Master Plan. Additionally, demographic changes transpired that are noted in the next section (they also appeared in the July 2016 Reexamination). There have been few changes since the July 2016 Reexamination.

DEMOGRAPHIC CHANGES

The sections below show historic trends and the most recent Census information.

POPULATION GROWTH

The population of Montvale has increased every decade since 1940, except for two decades. There was a slight decrease in population between 1970 and 1980 (-0.1%) and between 1980 and 1990 (-5.1%). Prior to the twenty-year decrease, there had been substantial population growth between 1950 and 1970, when each decade experienced almost a doubling of the population. Since 1990, the Borough's population has increased and peaked at 7,844 residents in 2010. See the table to the right for details.

The North Jersey Transportation Planning Authority ("NJTPA"), which is the regional planning agency for northern New Jersey, has produced population projections for 2015, 2020, 2025 and 2030. According to NJTPA, the Borough's population decreased from the 2010 Census report of 7,844 residents to 7,290 residents in 2015. Then the population will marginally increase to 7,830 persons in 2030. This is fourteen less residents than determined to live in the Borough in 2010. Based on the residential development that is presently under construction and the recently approved residential development, the Borough believes these projections are inaccurate.

HISTORICAL POPULATION TRENDS

Year	Population	Change
1940	1,342	-
1950	1,856	38.3%
1960	3,699	99.3%
1970	7,327	98.1%
1980	7,318	-0.1%
1990	6,946	-5.1%
2000	7,034	1.3%
2010	7,844	11.5%

Source: 2010 Census &
<http://wd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

POPULATION PROJECTIONS

Year	Population	Change
2015	7,290	-
2020	7,490	2.7%
2025	7,530	0.5%
2030	7,830	4.0%

Source: NJTPA Population Forecast by County & Municipality 2000-2030

AGE DISTRIBUTION OF POPULATION

In 2010, the median age in Montvale was 41.9 years old. The largest five-year cohort was the 45 to 49 years old category, with 9.0% of the population. The second largest five-year cohort was the 40 to 44 years old category, with 8.8% of the population. Over 22% of the population was comprised of school-aged children. Those age 65 years and older totaled 14.5% of the Borough's population in 2010. See the table below for additional details.

AGE DISTRIBUTION (2010)		
Age (Years)	Number of Residents	Percentage of Residents
Under 5 Years	452	5.8%
5 to 9 Years	599	7.6%
10 to 14 Years	636	8.1%
15 to 19 Years	545	6.9%
20 to 24 Years	285	3.6%
25 to 29 Years	342	4.4%
30 to 34 Years	333	4.2%
35 to 39 Years	486	6.2%
40 to 44 Years	688	8.8%
45 to 49 Years	708	9.0%
50 to 54 Years	637	8.1%
55 to 59 Years	538	6.9%
60 to 69 Years	817	10.4%
70 to 79 Years	506	6.5%
80 Years and over	272	3.5%
Total	7,844	100.0%

Source: 2010 Census

HOUSEHOLDS

According to the 2010 Census, Montvale had an average household size of 2.82 persons and an average family size of 3.22 persons. Two-person households comprised the majority of households in the Borough, with 31.5%. The second largest category was the four-person households with 21.2%. The number of one-person households is also worth comment, as the Borough is mainly composed of large, single-family detached homes. One-person households totaled 17.6% of all households in Montvale. The following table shows the 2010 household sizes within the Borough.

HOUSEHOLD SIZE (2010)		
Size	Number of Households	Percentage of Households
1-person	490	17.6%
2-person	875	31.5%
3-person	512	18.4%
4-person	589	21.2%
5-person	217	7.8%
6-person	62	2.2%
7 or more persons	33	1.2%
Total	2,778	100.0%

Source: 2010 Census

HOUSEHOLD INCOME

Data on household income for 2010 has yet to be released by the Census, therefore, the 2010-2014 American Community Survey 5-Year Estimates ("ACS") had to be relied upon. The table below shows the estimated income for Montvale and compares it to the County. Households and families within Montvale earn more in every category than compared to the County's households and residents. According to the ACS, the median household income in 2014 is estimated to be \$103,361 for the Borough. The median family income is slightly higher at \$108,438 for Montvale. See the table below for additional details.

ESTIMATED INCOME (2014)		
Income	Montvale	Bergen County
Median Household Income	\$103,361	\$83,686
Average Household Income	\$137,533	\$116,079
Median Family Income	\$108,438	\$102,429
Per Capita Income	\$47,337	\$43,194

Source: 2010-2014 American Community Survey 5-Year Estimates

HOUSING OCCUPANCY & TENURE

According to the 2010 Census, the overwhelming majority of homes within Montvale were occupied – 96.7%. Only 3.3% or ninety-four homes were vacant. Of the vacant homes, the majority were units for rent (24), followed by seasonal/recreational homes (20) and homes for sale (19). See the table on the next page for additional details.

HOUSING OCCUPANCY (2010)		
Housing Units	Number of Units	Percentage of Units
Occupied units	2,788	96.7%
Vacant units	94	3.3%
For rent	24	-
Rented, not occupied	2	-
For sale	19	-
Sold, not occupied	9	-
Seasonal, recreational use	20	-
All other vacants	20	-
Total	2,882	100.0%

Source: 2010 Census

The Borough has a fairly stable owner-occupied housing stock. The table below compares the 2000 and 2010 Census for housing tenure. The number of housing units increased by roughly 270, while the percentages marginally shifted. Owner-occupied units decreased from 85.0% to 83.5% during the ten year period. Meanwhile, the renter-occupied units realized a 1.5% increase.

HOUSING TENURE (2000 vs. 2010)				
Occupied Units	2000		2010	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Owner-occupied	2,133	85.0%	2,321	83.5%
Renter-occupied	376	15.0%	457	16.5%
Total	2,509	100.0%	2,778	100.0%

Source: 2000 Census & 2010 Census

LAND USE

The Borough of Montvale has a wide range of land uses. However, the majority of the municipality's land area is comprised of single-family residential and office buildings. Over 3,000 parcels make up Montvale. The chart on page 14 summarizes the land use categories according to the Division of Local Government Services and displays the number of parcels and value for each category.

In 2016, the majority of parcels were residential (89.9%), which comprised 68.8% of the tax value in the Borough. Commercial properties total 3.9% of parcels, but 27.7% of tax value. According to the State, there are over 100 vacant parcels within the Borough, which have a value of over \$40 million. Additionally there are ten farm parcels and five industrial properties. Finally, there is one parcel that contains an apartment, which has a value of more than \$17 million. See the following table for additional details.

LAND USE (2016)				
Land Use Class	Number of Parcels	Percentage	Total Value	Percentage
Vacant	172	5.7%	\$40,981,600	2.0%
Residential	2,718	89.9%	\$1,400,530,900	68.8%
Farm Homestead	3	0.1%	\$1,939,100	0.1%
Farm Land	7	0.2%	\$18,000	0.0%
Commercial	117	3.9%	\$562,631,600	27.7%
Industrial	5	0.2%	\$11,044,100	0.5%
Apartment	1	0.0%	\$17,653,000	0.9%
Total	3,023	100.0%	\$2,034,798,300	100.0%

Source: http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html

STATE CHANGES

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The Order permitted towns to file a Declaratory Judgment during a thirty-day window (approximately June 8 to July 8, 2015) to alert the Court that the municipality wishes to comply with its constitutional mandate to provide affordable housing. Montvale was proactive and filed its Complaint for Declaratory Judgment on July 6, 2015. The Borough's case was assigned to Judge Padovano, who sits in Hackensack. The Court has assigned a Special Master, Frank Banisch, to oversee and review Montvale's compliance mechanisms. The Borough has met with Mr. Banisch to discuss its obligations, past affordable housing construction and future mechanisms to provide affordable housing. Montvale has also mediated with its one intervenor (Hornrock) as mandated by the Court.

On January 18, 2017, the Supreme Court ruled that there is a "gap period" obligation for the period of time between 1999 and 2015. However, the Court stated that the gap obligation is part of the Present Need (also referred to as Rehabilitation Obligation). The ruling states that the households that formed during the "gap period" must be calculated to determine if those households still exist in the State. Furthermore, the obligation shall not include persons who are deceased, who are income-ineligible or otherwise are no longer eligible for affordable housing, or whose household may be already captured through the historic practice of surveying for deficient housing units within the municipality. Each vicinage judge shall be responsible for determining the "gap period" obligation.

Most recently, on April 28, 2017 Judge Padovano issued an Order Extending Temporary Immunity Against Exclusionary Zoning Actions through July 31, 2017. The Borough is awaiting Judge Padovano to make a decision regarding methodology, obligations and compliance mechanisms. A date has not yet been set for a trial on these issues. Until these decisions are

made, the Borough must continue to act in good faith and rely on sound planning to appropriately locate affordable housing within the community.

COUNTY CHANGES

Since the July 2016 Reexamination was adopted, the County has not prepared or adopted any relevant planning documents.

MUNICIPAL CHANGES

Since the adoption of the July 2016 Reexamination it has become clear that the Mercedes-Benz campus is unlikely to be purchased and reused by a single tenant. Relocation of employees began in July of 2015 and is currently ongoing with 1 Mercedes Drive empty except for the postal room.

VI. CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This chapter of the report recommends specific changes to the Master Plan and/or existing development standards, which can include the underlying objectives, policies and standards.

After evaluating the available information pertaining to the three Mercedes lots, recent data related to the July 2016 Reexamination, discussing the current Northern New Jersey office market climate with major commercial real estate executives, and considering the pressures throughout the state of New Jersey to address municipal fair share obligations for affordable housing, it is recommended that the Borough create an Overlay Zone for the subject parcels, while maintaining the underlying OR-4 District regulations. By doing so, this broadens the attraction of these parcels to a larger audience of potential users, while still leaving the door open for a large scale corporate user who may come to Montvale with an interest in reusing the existing space or developing a new office complex on the properties in question.

BASELINE INFORMATION

Prior to offering specific recommendations, it is important to provide a baseline description of some of the conditions found upon the subject parcels. These conditions are important as they may have a direct impact on the recommendations that follow as well as potentially later imposing limitations in the field. This section is divided into four sub-sections – study area history, zoning and tax information, existing parcel conditions and environmental conditions.

STUDY AREA HISTORY

By way of background, the following is a history of the parcels development progression over time as derived from information gathered from historic aerial photographs, tax maps and other archive documents.

All three of the sites in question were farmland and/or forest until development spread to this area. By studying aerial imagery, it is possible to follow the development of the subject parcels over the better part of the past century.

BLOCK 2702, LOT 1 AND BLOCK 2801, LOT 2

These parcels together are 1 and 3 Mercedes Drive. The first useful aerial image available for the Study Area is from 1953, as shown in Figure 1. This image shows the area prior to the construction of the Garden State Parkway, which would be built later that decade. One can see that the area is largely farmland and woodland, and the subject site has not otherwise been developed.



Figure 1: 1953 Aerial

Jumping forward 17 years, the next relevant aerial photograph is Figure 2 from 1970, when we can see the Garden State Parkway has been built and properties on the west side of the highway are developing. The Study Area parcels, however, remain woods and farmland.



Figure 2: 1970 Aerial

Figure 3 shows that between 1970 and 1974, the property at Block 2702 (1 Mercedes Drive) has been developed. Additionally, south of the Study Area, 15 Mercedes Drive has been constructed.



Figure 3: 1974 Aerial

Figure 4 illustrates that between 1974 and 1987 the southern parcel, Block 2801 (3 Mercedes Drive), was constructed. New buildings are also evident immediately east of the site and also on the west side of the Garden State Parkway, further demonstrating the development trends of the area at that time.



Figure 4: 1987 Aerial

In 2013, the most recent historic aerial (Figure 5), there was no perceptible change to the Study Area since 1987 – a long period of relative stability.

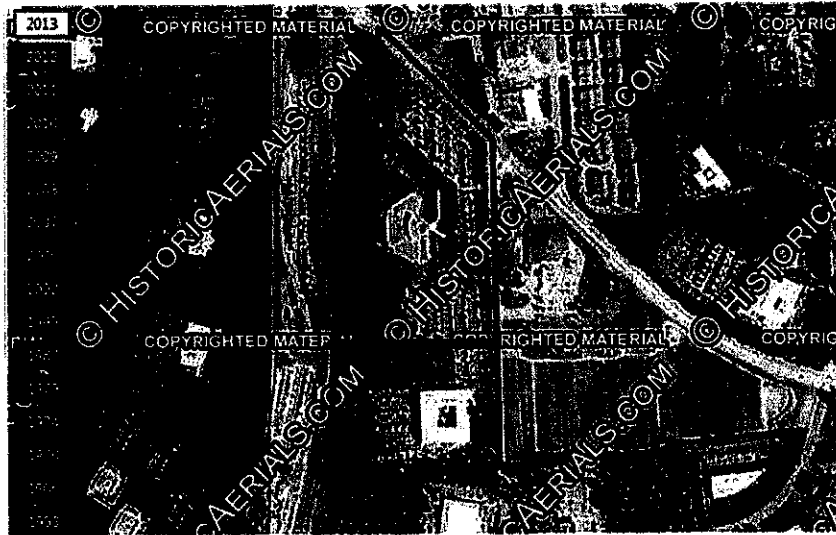


Figure 5: 2013 Aerial

BLOCK 3201, LOT 6

Block 3201, Lot 6 (1 Glenview Road) was forest in the earlier part of the 20th century as depicted in the first useful aerial image available for the Study Area from 1953 as shown in Figure 6.

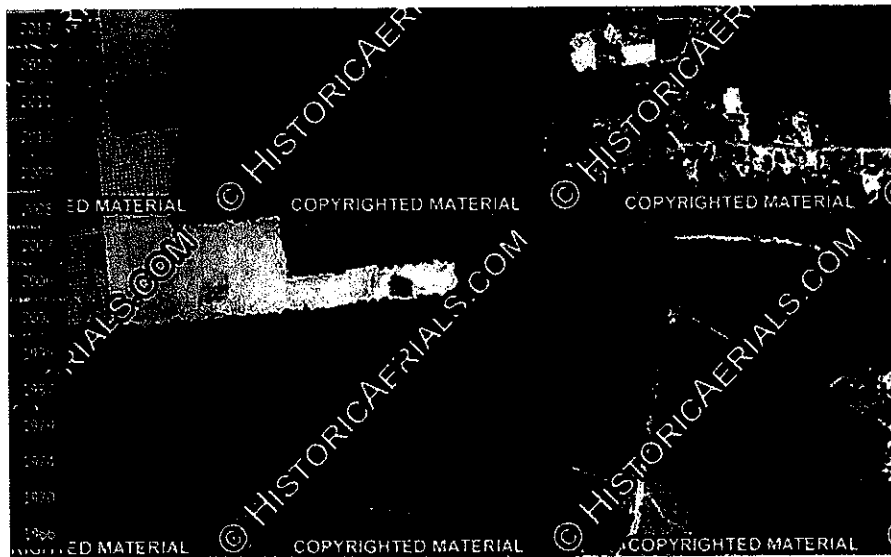


Figure 6: 1953 Aerial

Development on this site happened earlier than for 1 and 3 Mercedes Drive, however. By 1966 1 Glenview Road had the existing building on site (see Figure 7). Moreover, West Grand Avenue had been built and land to the west of the subject parcel had been cleared – a sign of things to come.



Figure 7: 1966 Aerial

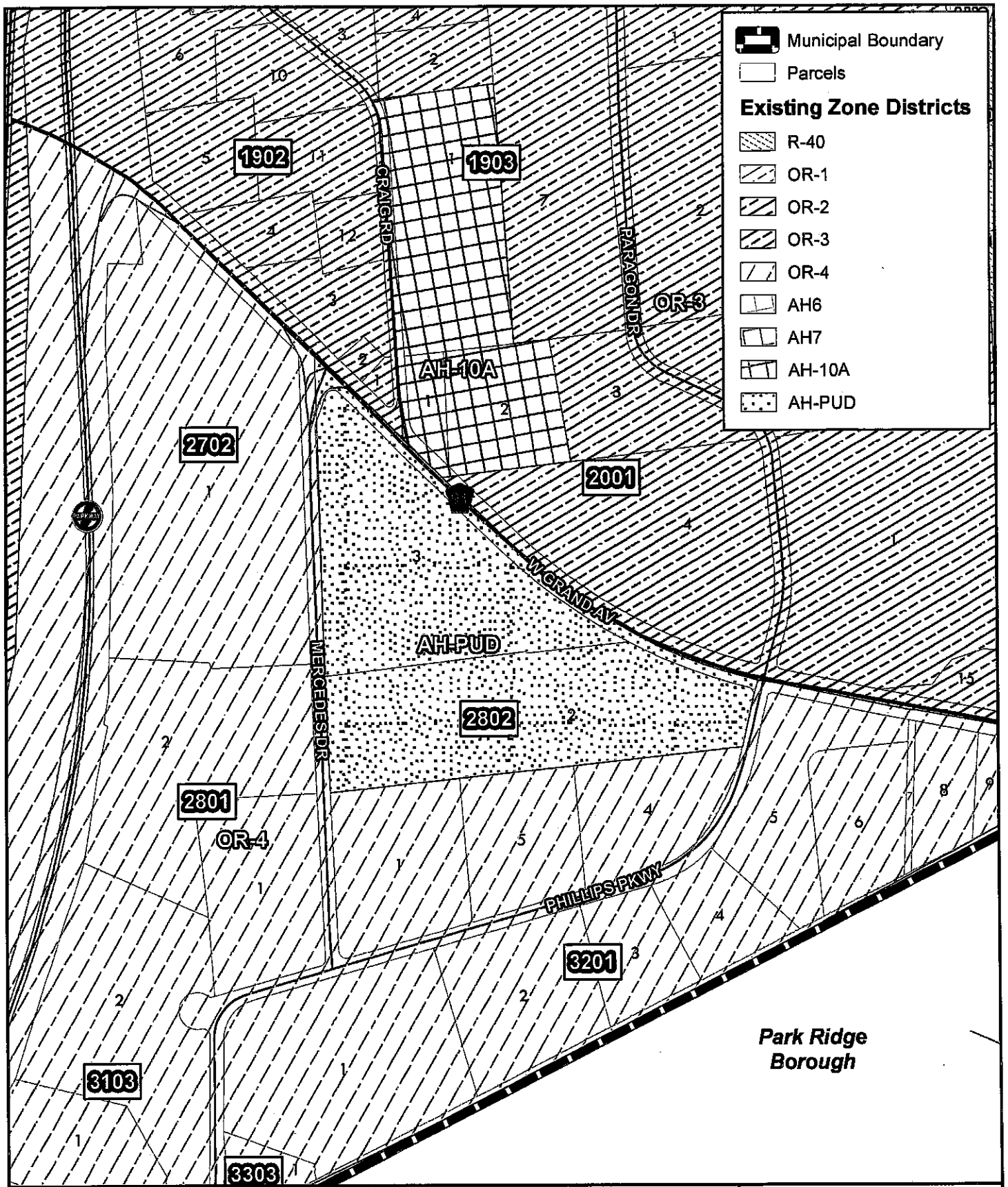
Between 1966 and 1987 (see Figure 8 below) adjacent lots to the west and north were developed.



Figure 8: 1987 Aerial

ZONING & TAX INFORMATION

All three parcels are located in the OR-4 District as shown by the map on page 21. According to the Borough's tax records (2015-2016), the three properties have a total value of over \$42 million.



1 inch = 450 feet

0 225 450 675
Feet

THIS MAP WAS DEVELOPED USING BERGEN COUNTY AND NJDEP DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.



EXISTING ZONING

MONTVALE BOROUGH
BERGEN COUNTY NEW JERSEY



FEBRUARY 2017

As shown in the table below, 1 Mercedes Drive is the largest of the three properties, with over 22 acres. 3 Mercedes Drive contains over ten acres and 1 Glenview Road is the smallest of the three sites with only four acres.

STUDY AREA INFORMATION							
Block	Lot	Street Address	Total Value	Land Value	Improve. Value	Percent Improvement	Acreage
2702	1	1 Mercedes Dr.	\$22,138,400	\$10,000,000	\$12,138,400	55%	22.1
2801	2	3 Mercedes Dr.	\$14,779,300	\$5,295,000	\$9,484,300	64%	10.8
3201	6	1 Glenview Rd.	\$5,110,000	\$2,000,000	\$3,110,000	61%	4.0

Source: Borough Tax Records 2015-2016

To date, Mercedes-Benz USA remains listed as the property owner of record and has paid its taxes and has not asked for any tax relief. However, it is public knowledge that Mercedes held a public offering on the properties as a whole and a private developer is currently proceeding through due diligence to determine the viability of suitable development options for the three lots in question.

The subject properties have been home to Mercedes-Benz USA headquarters for the past four decades. In 2016, Mercedes-Benz USA decided to move its headquarters south and put their campus up for sale.

EXISTING PARCEL CONDITIONS

In an effort to understand existing parcel conditions, lot sizes, floor area ratios, building coverage and lot coverage were analyzed as part of the July 2016 Reexamination. A recently adopted ordinance provides a number of revisions to the OR-4 District to implement the recommendations of the July 2016 Reexamination. Changes to the OR-4 District include increasing the floor to area ratio to 35% and increasing the maximum lot coverage to 50%.

STUDY AREA EXISTING CONDITIONS				
Street Address	Acreage	Floor Area Ratio	Building Coverage	Lot Coverage
1 Mercedes Dr.	22.1	14.7%	5.30%	37.7%
3 Mercedes Dr.	10.8	23.8%	10.80%	39.9%
1 Glenview Rd.	4.0	25.3%	21.60%	74.2%

Source: July 6, 2016 Master Plan Reexamination

ENVIRONMENTAL CONDITIONS

There are a number of environmental constraints that should be taken into consideration on 1 and 3 Mercedes Drive and 1 Glenview Road. Altogether, the three lots comprise 36.8 acres of land in the western portion of the Borough of Montvale. The following natural constraints exist within the Study Area:

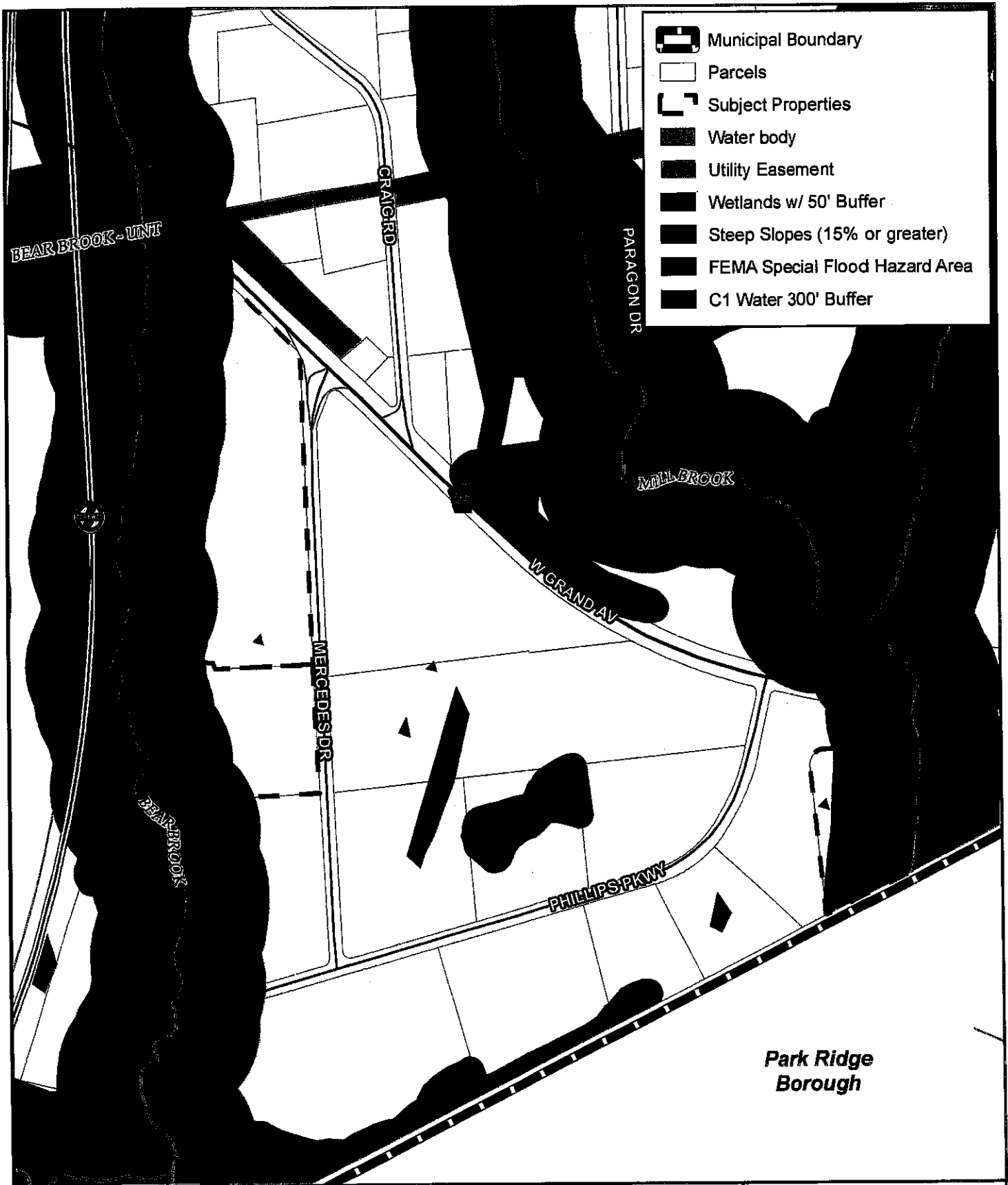
- 0.5 miles of stream in total
- 13.7 acres (37.3% of total area) of wetlands with a 50 foot buffer
- 23.9 acres (64.9%) of Category One ("C1") Waterway with a 300 foot buffer
- 8.2 acres (22.3%) in the FEMA Special Flood Hazard Area ("SFHA") zone
- 0.1 acres (0.2%) of steep slopes

These constraints are further described and examined by property below and are shown on the map on the following page. It should be noted that some of the environmental constraints overlap and that the area of one constraint is not necessarily exclusive of others.

1 Mercedes Drive has a total area of approximately 22 acres, which contains one existing building and parking areas. Approximately 0.3 miles of Bear Brook runs through the western portion of the lot alongside the Garden State Parkway. Wetlands and their buffer, as required by the New Jersey Department of Environmental Protection ("NJDEP") Fresh Water Protection Act, account for over eight acres of the lot, which surround both sides of Bear Brook. Extending further beyond Bear Brook, approximately halfway between the east and west borders of the parcel, is the C1 Waterway buffer, required by the Stormwater Management (N.J.A.C. 7:8) and Flood Hazard Area Control Act rules (N.J.A.C. 7:13), which includes 12.8 acres of the lot. 1 Mercedes also has 2.3 acres located within the FEMA SFHA. Although less significant, there are 0.02 acres of steep slopes (greater than 15%) located in the southeastern portion of property.

3 Mercedes Drive contains approximately 11 acres in total. Approximately 0.19 miles of Bear Brook winds through the western portion of the property and five acres of wetlands and their buffer and 7.7 acres of C1 Waterway buffer surrounds the brook on either side. This area alone covers the majority of the property, with the exception of the eastern portion. 3 Mercedes Drive has the most acreage within the FEMA SFHA with 5.87 acres located within the C1 Waterway Buffer area to the southwest.

1 Glenview Road is noncontiguous with the other two lots and is south of West Grand Avenue and east of Phillips Parkway. It is the smallest of the three lots and has the greatest percentage of its total four acres encumbered by environmental constraints. Only a sliver of the western edge of the lot is unaffected. Although there are no streams running directly through the property, the lot is adjacent to Mill Brook, which has 0.3 acres of wetlands and their associated buffers; 3.4 acres of C1 Waterway buffer; and 0.02 acres of FEMA SFHA extending into the property. There is less than an acre of steep slopes on the parcel.



1 inch = 450 feet

0 225 450 675 Feet

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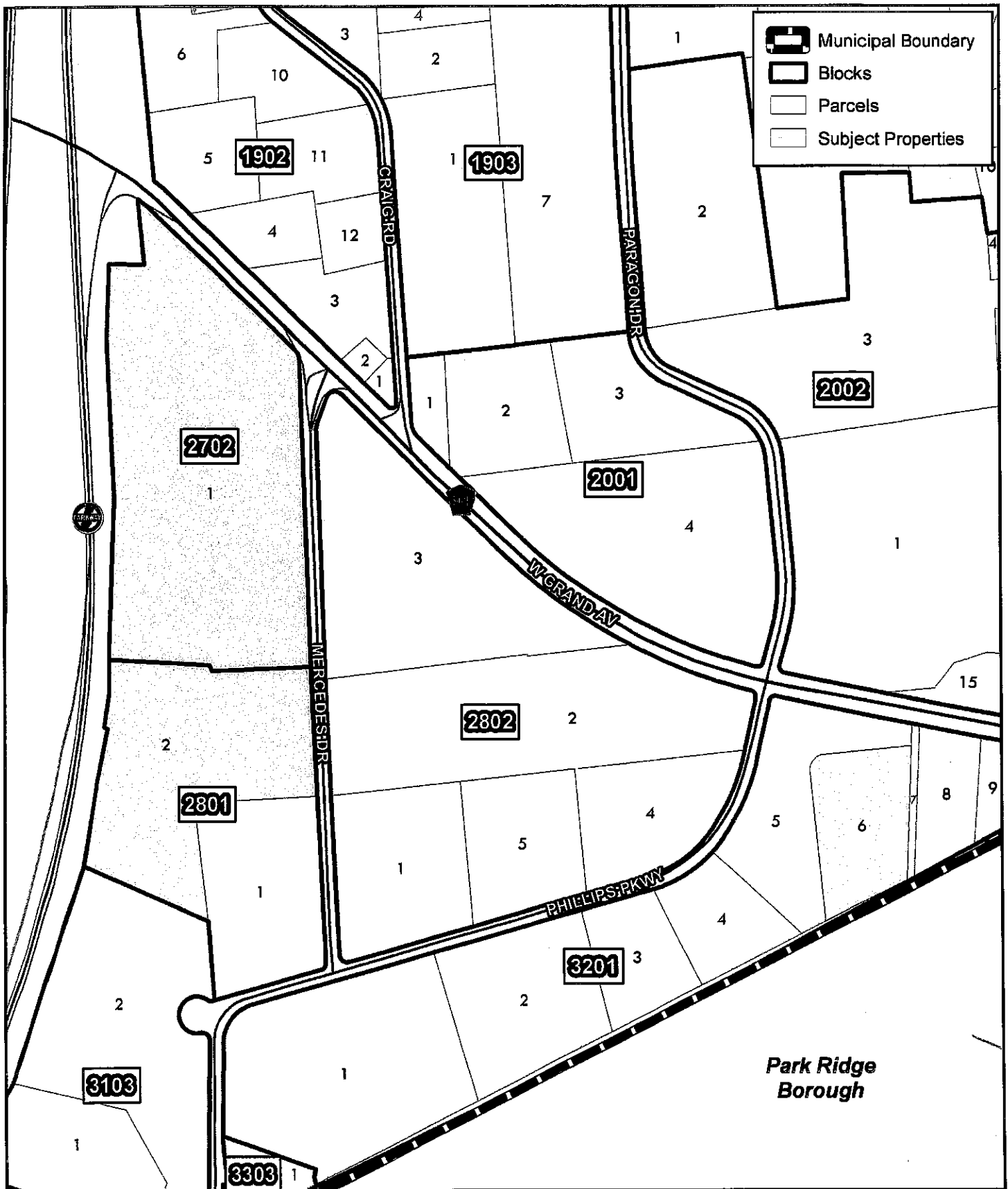
ENVIRONMENTAL CONSTRAINTS

MONTVALE BOROUGH

BERGEN COUNTY NEW JERSEY



FEBRUARY 2017



1 inch = 450 feet

0 225 450 675 Feet

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PROPOSED OVERLAY ZONE PROPERTIES

MONTVALE BOROUGH

BERGEN COUNTY NEW JERSEY



FEBRUARY 2017

RECOMMENDATIONS

The recommended changes for the Master Plan and development regulations are detailed in the sections that follow.

CREATE A MIXED-USE PUD OVERLAY DISTRICT

As noted in the prior sections as well as the July 2016 Reexamination, the Borough has had the good fortune of being home to a number of significant corporate headquarters over the years. Due to a downturn in the economy and relocation incentives being offered by other states, there has been a noted out migration of several of these large companies during the last decade. While the Borough may desire for other large companies to come to town and occupy the office space which is in the process of being vacated, reality is signaling that this may not take place in the near future, if at all. However, the office market may be morphing in other directions. The type of office space that users are seeking in North Jersey seems to be smaller in size, and even includes shared office space with communal resources and equipment. A Cushman and Wakefield realtor noted that companies currently seeking office space in the North Jersey market are looking for locations with added value features including onsite cafes, gyms, retail and more. Class A office space next to hotels, retail and mass transit is occupied much faster than office space which is not located proximate to such facilities.¹

In its evaluation of the subject properties, relevant background documents and current real estate trends, Maser Consulting P.A., as the Planning Consultant to the Borough of Montvale, recommends that the Borough maintain the OR-4 Office Research District as underlying zoning for the properties in question, while creating an Overlay Zone known as the Mixed-Use Planned Unit Development District ("M-PUD") (see map on the previous page). This option allows current and future property owners, as well as the Borough, to continue to market the site for office development, as well as other permitted land uses in the OR-4 District. The proposed changes under Ordinance 2017-1423 to the OR-4 District's bulk regulations will permit additional building height, increased floor space, additional lot coverage and the ability to construct parking garages to accommodate parking.

An M-PUD District Overlay Zone can widely broaden the potential to attract a mixed-use development to the properties while further addressing the Borough's affordable housing obligation. As with the existing AH-PUD located on portions of Block 2802 and Block 1002 in the Borough (former DePiero Farm site), the provision of affordable housing is considered a threshold requirement for any potential development concept associated with the Study Area if the M-PUD Overlay Zone is to be utilized.

Furthermore, a mixed-use development has the ability to complement and enhance the Shoppes at DePiero Farm lifestyle complex, which is under construction. Allowing for the redevelopment of the Mercedes office buildings into a mixed-use development has the ability to create a village destination that offers shopping, dining and entertainment. The overlay zone

¹ Telephone conversation with Thomas Tucci of Cushman and Wakefield, summer 2016.

will also permit a residential development type that only comprises an estimated 12.5% of the Borough's housing stock.²

As with the DePiero Farm properties, it is Montvale's position that a planned unit development approach should be utilized to provide a higher degree of control with respect to development phasing, site layout, site and building design and implementation of any required affordable housing components.

The M-PUD Overlay District should require a minimum of at least three of the following uses:

- Multi-family Residential
- Retail/Personal Service
- Office
- Hotel
- Banks and Financial Institutions

It is recommended that the zoning ordinance and development regulations for the M-PUD Overlay District address the following:

- General
 - Develop design guidelines and a design palette for properties located at 1 and 3 Mercedes Drive which are compatible with the approved Shoppes at DePiero Farm.
 - Seek to create a single village center with 1 and 3 Mercedes Drive and the Shoppes at DePiero Farm by developing a defined point of entry to both developments at Mercedes Drive and West Grand Avenue, with entrances to each project from Mercedes Drive. The main entrance should create a sense of place in terms of coordinated landscaping, lighting, signage, etc.
 - The redevelopment of the properties must be done in a pedestrian-friendly manner that provides pedestrian access between buildings and connects the properties to the surrounding neighborhood.
 - Utilize landscaping to unify both sides of Mercedes Drive. The plant palette from Shoppes at DePiero Farm should be implemented and enhanced within the Study Area.
 - Require a traffic analysis at the time of site plan application to ensure the street network can accommodate the anticipated development.
 - Require a public space, such as a plaza or park. A minimum size should be established in the ordinance.
 - Permit parking garages to be incorporated into the building design, located underground or, up to a two-story free-standing garage subject to Planning Board approval.
- Bulk Parameters
 - The ordinance should establish a minimum lot area for the M-PUD Overlay District.

² 2010 Units in Structure based on 2006-2010 American Community Survey 5-Year Estimates

- Building height should be capped at no more than four stories on 1 and 3 Mercedes Drive.³ However, a maximum of two buildings may contain five stories, but the fifth story shall only be located on the rear portion of the structure (which for purposes of this report shall be considered the Garden State Parkway side of the properties).
 - Building height shall be limited to three stories on 1 Glenview Road.⁴
- **Multi-family Residential**
 - The future redeveloper(s) of the properties are encouraged to offer both for-sale and rental units to broaden opportunities to attain a diversified housing stock within the Borough.
 - Permit a maximum of 275 market-rate multi-family dwelling units on 1 and 3 Mercedes Drive.
 - Include standards in the ordinance that require minimum unit sizes for the market-rate units and prohibit three-bedroom units in excess of 10% of the market-rate units.
 - Require a minimum affordable housing set-aside of 8.3%. This would translate into 25 affordable units if the maximum number of market-rate units were constructed.
 - The affordable housing shall be integrated with the market-rate units. Craft bulk standards in the ordinance that require compliance with all affordable housing regulations.
 - The developer shall donate 1 Glenview Road to the Borough, which will be utilized to provide for municipal facilities, parks and open space and/or affordable housing.
 - **Retail and Personal Services⁵**
 - Limit retail uses to the first floor in mixed-use structures, but prohibit adult stores.
 - Prohibit grocery stores and gas stations. The definitions in the ordinance may need to be enhanced or created for these uses.
 - Permit a dinner movie theater and/or live entertainment venue, which would host performances, musical acts, theatrical acts (including stand-up comedy), plays, or any combination of these, or similar activity performed live by one or more persons, whether or not done for compensation, and whether or not admission is charged. Live entertainment does not include adult entertainment.
 - Allow personal services such as salons and day spas; day care facilities for children and adults; and the like.
 - Permit outdoor dining areas accessory to restaurants.
 - Allow a maximum of two free-standing retail pads. The retail pads shall be integrated into the greater development. Maximum building size shall be 15,000 square feet and location parameters shall be established in the ordinance.
 - Prohibit drive-through facilities for restaurants.

³ It should be noted that the Valley View stacked townhomes, which are north of the Study Area, are four stories tall on the downhill side of the buildings.

⁴ Building height is limited to three stories at 1 Glenview as the property is located in the middle of the OR-4 Zone, which is limited to three stories. The goal is to blend any new development at 1 Glenview with the surrounding scale and massing of the existing surrounding buildings.

⁵ This section only applies to 1 and 3 Mercedes Drive.

- Office⁶
 - Permit professional, medical, educational and general office uses.
 - Allow scientific or research laboratories, provided said use is not noxious, offensive or hazardous.
 - Encourage offices to be located on the upper floors.
- Hotel⁷
 - If a hotel is part of the mix of land uses in the overlay zone, it shall be a full service hotel with conference space.
 - Attract a deluxe/luxury or first class/superior hotel brand to support the expanding medical sector and complement the existing corporate offices within the community.
 - It should be noted that multiple corporate entities within Montvale have requested that conference space be built within the Borough to support their needs for meeting and event space.
- Municipal Facilities
 - Permit municipal buildings, libraries, playgrounds, parks, recreation, open space and essential municipal uses.
 - Consider utilizing a portion of 1 Glenview Road to bolster the Borough's inventory of parks and open space.

ADVANCEMENT OF BOROUGH GOALS AND OBJECTIVES

The aforementioned recommendations have the ability to advance a number of the Borough's Master Plan goals and objectives, including:

Goal 4. Preserving the natural environment and providing access to it for use as passive open space

To protect wetlands, floodplains and stream corridors by adopting measures which:

- *stabilize stream bank erosion*
- *relieve flooding adjacent to streams, particularly on the properties of private landowners*
- *preserve and supplement the existing vegetation throughout the Borough, especially trees, and prevent their unnecessary removal*
- *provide access to environmentally constrained areas so they can be enjoyed as passive open space.*

The M-PUD Overlay District will require that development meet all local, state and federal environmental codes. Further, zoning and development regulations for the M-PUD Overlay District should promote consolidation of open space areas for the enjoyment of the public, walkways and seating near passive open space and natural environment edges and the

⁶ This section only applies to 1 and 3 Mercedes Drive.

⁷ This section only applies to 1 and 3 Mercedes Drive.

preservation of large scale trees to the greatest extent practicable. By transforming the properties from a private office campus to a mixed-use property that is open to the public it will allow the public (subject to the rules and regulations of the property owner) to enjoy and have access to the open space and park/plaza facilities on the properties.

Goal 6. Provide community facilities and services of the highest quality.

To continue to provide the highest-quality facilities and services to meet the needs of residents and employees in Montvale.

The overlay district will require the redevelopment of 1 and 3 Mercedes to include a public space component, which will enhance the Borough of Montvale's park system. This area will be open to the public. The overlay district also contemplates using a portion of 1 Glenview Road for parks and open space. Furthermore, the overlay district provides the opportunity for new shops and services to be built that can serve the shopping and personal service needs of Montvale's residents.

Goal 11. Engender higher-quality design

To add design guidelines and requirements to the land use regulations to maintain consistency in the scale and character of residential and retail development, and to make the built environment as attractive as possible.

Zoning and development regulations for the M-PUD Overlay District will be created to include design guidelines that will lead to a high-quality mixed-use development, while also producing strong visual and physical ties to the Shoppes at DePiero Farm development across the street to create the context of a single village complex.

Goal 15. Implement mandates of the State Plan

To support the principles of smart growth and sustainability in the State Plan and compliance with the requirements of the Fair Housing Act.

Zoning and development regulations for the M-PUD Overlay District have the ability to address the principals of smart growth and sustainability. The Planning Board should work with any potential developer to incorporate green building features into the design of the development, create a walkable community between the subject sites and the Shoppes at DePiero Farm, as well as the nearby municipal services and seek to bring public transit opportunities to the site. The future M-PUD Overlay District will require any developer seeking to construct housing to build affordable housing on-site. Additionally, the developer will be required to donate 1 Glenview Road, a portion of which may be used to construct affordable housing in the future. This shall be subject to approval by the Special Master and the Court. Furthermore, it should be noted that any new non-residential construction within the Study Area will be subject to the State-wide Non-Residential Development Fee Act.

Goal 16. Expand the Borough's medical sector

To support and encourage the growth of the medical sector in light of the opening of Memorial Sloan Kettering Cancer Center by updating the permitted uses and standards in the zoning code.

A mixed-use development, such as the proposed overlay zone, may have the ability to incorporate professional offices and services associated with medical sector including doctor's offices, physical therapy practices, medical testing facilities and more. The overlay zone provides the opportunity to increase the quality and diversity of office stock by providing new space in a village-like setting.

VII. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

This section contains recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) 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 Borough does not have any recommendations for the incorporation of potential redevelopment areas and/or plans at this time.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 127-2017**

Re: Trust Fund Application Municipal Endorsing Resolution

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("County Trust Fund"), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and, **WHEREAS**, the Borough of Montvale desires to further the public interest by obtaining a matching grant of \$116,404.12 from the County Trust Fund to fund the following project: La Trenta Field Complex Clay Infield Removal/Synthetic Turf Replacement; and,

WHEREAS, the governing body/board has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and, **WHEREAS**, as part of the application process, the governing body/board received held the required Public Hearing to receive public comments on the proposed park improvements in the application on June 13, 2017; and, **WHEREAS**, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Montvale Mayor & Council:

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of **June 30, 2017**, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Borough of Montvale Mayor & Council has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Borough of Montvale Mayor & Council is committed to providing a dollar for dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Borough of Montvale Mayor & Council agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Hearing Notice

The Public Hearing was advertised in the May 29, 2017 edition of the Bergen Record, 15 days prior to the meeting date.

Bergen County Municipal Park Improvement Grant Program

The program provides matching grants for the development and redevelopment of municipal parkland. This year's application deadline is Friday, June 30, 2017.

The goals of the program include:

- Increasing and improving outdoor active and passive recreational activities

Project Location

The project is located at the La Trenta Field Complex.

- Located at 158-175 Chestnut Ridge Road;
- Identified as Block 1001, Lot 4; and,
- Owned by the Borough of Montvale.

Project Scope

The proposed project at the La Trenta Field Complex consists of the redevelopment of the existing baseball field.

The proposed project includes:

- Removal of the existing clay infield;
- Installation of a synthetic turf drainage system;
- Installation of a synthetic turf infield, including striping;
- Removal of the existing fencing; and,
- Installation of new fencing and backstop.

The project is needed in order to provide a reliably consistent play surface; the existing clay infield is susceptible to inclement weather and the resultant pooling water. The Borough already owns turf field maintenance equipment, which will be utilized for the care of the new surface.

Grant Request & Project Cost:

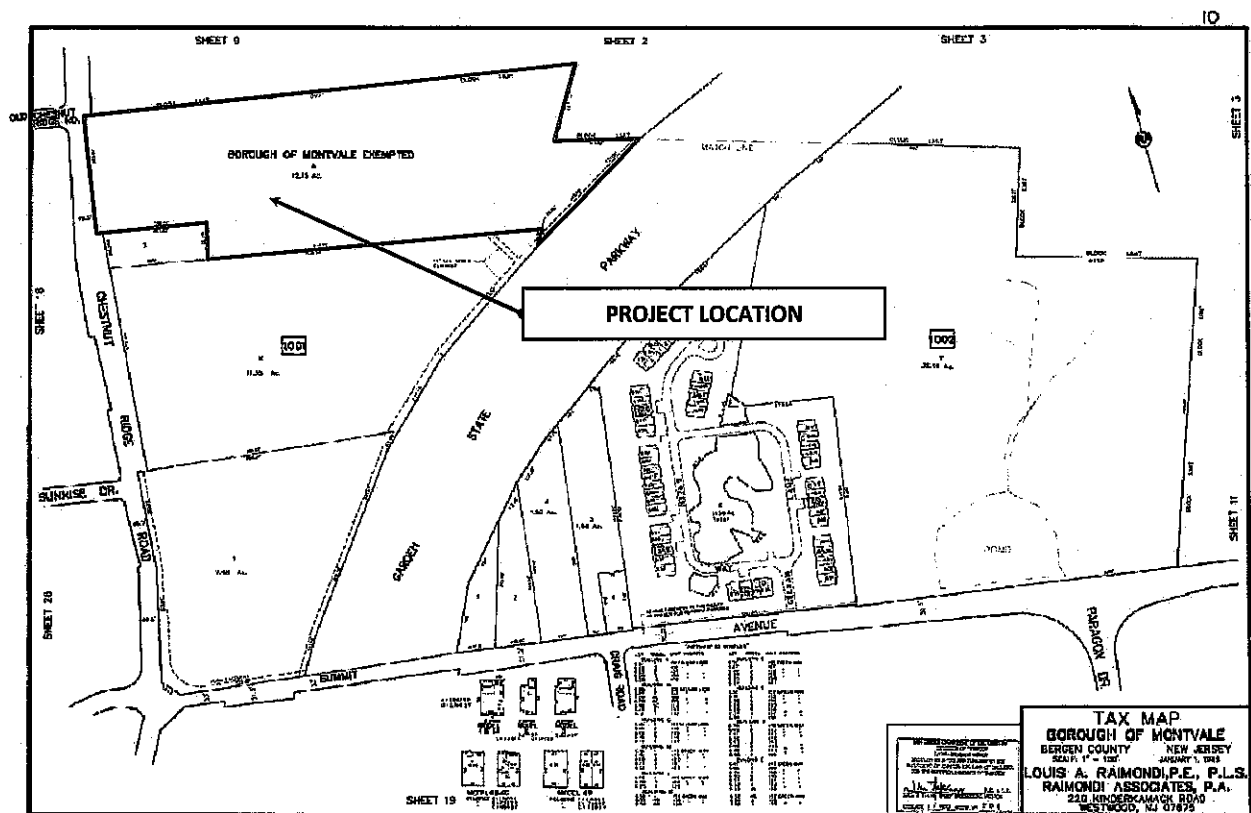
- Total project cost: \$232,808.25
- Grant request (50% of project cost): \$116,404.12
- Required matching funds to be provided by the Borough: \$116,404.13

**Notice of Public Hearing
BOROUGH OF MONTVALE**

NOTICE is hereby given that a Public Hearing will be held for the purpose of receiving comments on a Bergen County Open Space Trust Fund Municipal Program Park Improvement application. The Public Hearing will be held on June 13, 2017 at 7:30 p.m. at the Montvale Municipal Complex, Borough Hall Council Chambers, 12 Mercedes Drive, 2nd Floor, Montvale, NJ at which time all persons who may be interested therein will be given an opportunity to be heard.

The Borough of Montvale desires to obtain funds in order to remove and replace existing fencing, remove the existing clay infield, and install a synthetic turf field at the La Trenta Field Complex, located at 158-175 Chestnut Ridge Road, and identified as Block 1001, Lot 4.

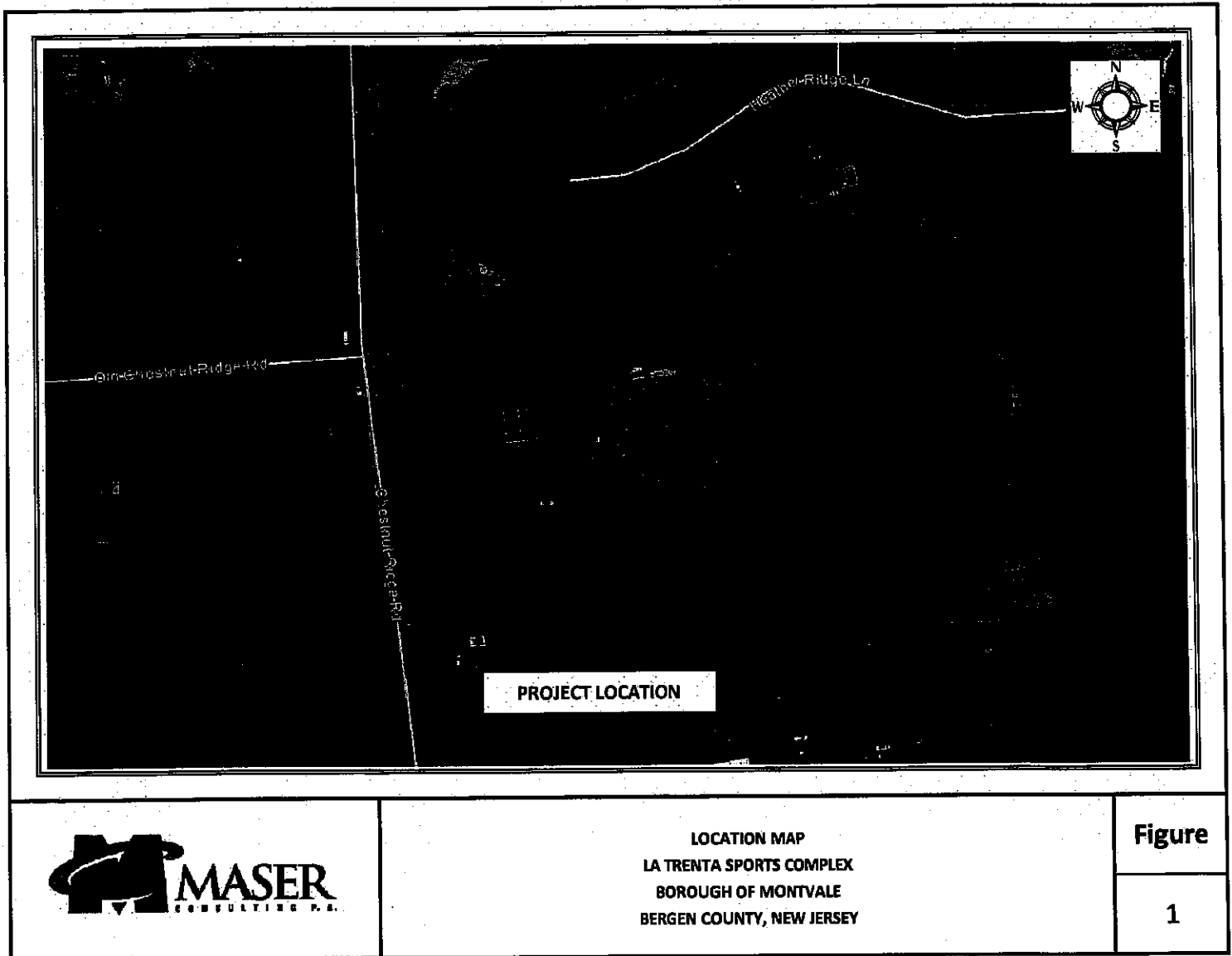
**Maureen Iarossi-Alwan
Administrator/Municipal Clerk**



TAX MAP
LA TRENTA SPORTS COMPLEX
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY

Figure

2



LOCATION MAP
LA TRENTA SPORTS COMPLEX
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY

Figure

1

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:53pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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 Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

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

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2017-1427 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 84 OF THE CODE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, IN ORDER TO REVISE THE TABLE OF ORGANIZATION OF THE POLICE DEPARTMENT TO ADD THE POSITION OF CLASS ONE AND CLASS THREE SPECIAL LAW ENFORCEMENT OFFICER

Ordinance No. **2017-1427** was introduced for second reading by Councilmember Gloeggler; seconded by Councilmember Lane; Clerk read by title only;
Motion to open meeting to the public by Councilmember Koelling; seconded by Councilmember Gloeggler - 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 Koelling; Clerk read by title only ----- A roll call vote was taken --- all ayes

MINUTES:

May 9, 2017

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

RESOLUTIONS:

116-2017 Authorize Hiring / Part Time Temporary Building Inspector / Construction Department / Christopher Gruber

WHEREAS, the Construction Department desires to hire a temporary part-time employee in the Borough of Montvale in the capacity of Building Inspector; and,

WHEREAS, Christopher Gruber 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 Temporary Building Inspector, effective May 22nd, 2017

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

117-2017 Authorize Tax Court Settlement / Block 3002; Lot 3 / HUB Properties Trust / 5 Paragon Drive

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by HUB Properties Trust (hereinafter the "Tax Appeal"), under Docket Numbers 008816-2014; 004823-2015 and 002480-2016, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 5 Paragon Drive, which is otherwise referred to as Block 3002 Lot 3 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"

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

2014 Appeal: \$16,376,643

2015 Appeal: \$14,665,453

2016 Appeal: \$13,994,446

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

118-2017 A Resolution Authorizing Inclusion In The Bergen County Community Development Program For Cooperative Agreement Renewal FY 2018 – 2020

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

WHEREAS, by June 12, 2017, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

WHEREAS, it is in the best interest of the Municipality of The Borough of Montvale and its residents to participate in said Programs.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Municipality of The Borough of Montvale hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program, the HOME Investment Partnership

Program, and the Emergency Solutions Grant Program for the Program Years 2018, 2019, 2020 (July 1, 2018 – June 30, 2021); and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Bergen County Division of Community Development no later than June 12, 2017.

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

119-2017 A Resolution Authorizing Execution Of An Agreement With The County Of Bergen To Supersede The Cooperative Agreement Dated July 1, 2000 And Amendments Thereto Establishing The Bergen County Community Development Program For Cooperative Agreement Renewal FY 2018 – 2020

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

WHEREAS, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

WHEREAS, an Agreement has been proposed under which the Municipality of The Borough of Montvale and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40:8A-1 et seq.; and

WHEREAS, it is in the best interest of the Municipality of The Borough of Montvale to enter into such an Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Municipality of The Borough of Montvale that the Agreement entitled "Three Year Cooperative Agreement" (an Agreement superseding the Cooperative Agreement dated July 1, 2000 – June 30, 2003) to clarify the planning and implementation procedures and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Block Grant Program, the Home Investment Partnership Program, and the Emergency Solutions Grant Program for the Program Years 2018, 2019, and 2020 (July 1, 2018 – June 30, 2021) be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately in accordance with law.

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

120-2017 A Resolution Authorizing a Shared Services Agreement with the County of Bergen for the Sharing of Certain Vehicles and Equipment with the Borough of Montvale

WHEREAS, the County of Bergen owns certain vehicles and equipment (the "Equipment") that it could make available to the local units within Bergen County including the Borough of Montvale, subject to the operational needs of the County; and

WHEREAS, some of the Equipment was acquired by the County's Office of Emergency Management pursuant to State and Federal grants for the express purpose of making same available to municipalities within Bergen County, and is controlled by the County's Office of Emergency Management ("OEM"); and

WHEREAS, other Equipment is controlled by other departments of the County, such as Public Works and Parks; and

WHEREAS, due to emergencies, mechanical breakdown or budgetary restrictions, the need arises occasionally for which the local units do not possess the required equipment; and

WHEREAS, there is often insufficient time to execute formal agreements to enable the sharing of equipment under such circumstances; and

WHEREAS, by entering into written agreements governing the terms for sharing of County owned Equipment in advance of the actual need, the County will be able to facilitate the prompt availability of such Equipment as such time as the local units have a need to utilize same; and

WHEREAS, the Borough is authorized to enter into shared services agreements in accordance with the Uniform Shared Services and Consolidation Act, NJS.A. 40A:65-1, et seq.; and

WHEREAS, the County Counsel has prepared a form of Shared Services Agreement "FOR THE SHARING OF COUNTY-OWNED EMERGENCY AND NON-EMERGENCY EQUIPMENT" ("Shared Services Agreement"), a copy of which is attached to this Resolution; and

WHEREAS, the Shared Services Agreement sets forth the terms under which the County will, subject to availability and the County's operational needs, loan Equipment to the Borough for short term use; and

WHEREAS, the Borough Attorney has reviewed the Shared Services Agreement and has no substantial objections to the form thereof, other than as set forth in the amended version provided to the Mayor and Council; and

WHEREAS, the Mayor and Council is desirous of entering into this Shared Services Agreement as amended.

NOW THEREFORE BE IT RESOLVED by the Mayor and Counsel of the Borough of Montvale as follows:

1. The Recitals set forth above are incorporated as if set forth herein at length.
2. The Mayor and Council will enter into the Shared Services Agreement.
3. The Mayor, Borough Clerk, and all other appropriate officials are hereby authorized and empowered to execute the Shared Services Agreement in substantially the form provided and all other documents necessary to effectuate the purpose of this Resolution, subject to approval as to form by the Borough Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Gloeggler - All ayes
Councilmember Koelling asked for clarification on which vehicles; the borough attorney answered that it's for OEM vehicles;

121-2017 Authorize Tennis Lesson Refunds / Class Cancellation

WHEREAS, a refund is hereby authorize to the following participants due to low participation, therefore the class will be cancelled; and

WHEREAS, Bernadette Munro online payment in the amount \$83.40; Suha Niyas online payment in the amount of \$83.56; and

WHEREAS, an in person refund in the amount of \$80.00 payable to James Dobrow, 5 Serrell Drive, Montvale, NJ 07645

BE IT FUTHER RESOLVED, the Borough Treasurer and Recreation Director shall receive a copy of this resolution for processing.

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

122-2017 Authorize Payment #2/Montvale Borough Hall Emergency Generator Project/Manor II Electric, Inc.

WHEREAS, the Borough of Montvale awarded a contract on January 10, 2017 via Resolution in connection with the Montvale Borough Hall Generator Installation; and

WHEREAS, the original contract amount is \$114,000.00 via Resolution #39-2017; and

WHEREAS, the Borough Engineer in letter dated May 23, 2017 takes no exception to payment #2 in the amount of \$77,826.99 which is attached to the original of this resolution; and

WHEREAS, payment #2 is hereby authorized to be issued to Manor II Electric, 112 Johnson Street, Newark, New Jersey 07105; and

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

Total Contract Amount	\$114,000.00	Resolution # 39-2017
Payment #1	\$ 26,495.28	Resolution #82-2017
Payment #2	\$ 77,826.99	Resolution #122-2017
Less 2% Retainage	(\$2,129.03)	
Total Remaining:	\$7,548.70	

NOW THEREFORE BE IT RESOVED, by the Governing Body of the Borough of Montvale payment #2 in the amount of \$77,826.99 be and is hereby issued.

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

123-2017 Award Lease/Purchase/ Police Interceptor Utility Vehicles 2017/State Contract/ Ford Motor Credit Company/State Contract #88728

WHEREAS, the Mayor and Council approved to replace the Police Chief's existing vehicle; and

WHEREAS, the Borough of Montvale authorized the execution of a Master Lease Purchase Agreement with Ford Motor Credit Company and scheduled 3 annual payments for a total price \$30,909.00; and

WHEREAS, the vehicle will be paid in 3 Annual installments, in the amount of \$10,908.84 as per the attached financing agreement; and

WHEREAS, payment shall be made to Ford Motor Credit Company, Municipal Finance, P.O. Box 1739 -MD 7500, Dearborn, MI 48121-1739

NOW, THEREFORE, BE IT RESOLVED, the Chief Financial Officer has certified that funds are available and certification is attached to the original of this resolution.

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize the Borough Administrator to execute this lease agreement a state contract with the above named vendor to purchase the specified vehicle.

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

124-2017 Authorize Payment No. 11/New Montvale Firehouse/Unimak LLC

WHEREAS, the Borough of Montvale awarded a contract on April 26, 2016 in connection with the New Montvale Firehouse Project; and

WHEREAS, the original contract amount is \$4,449,000.00 via Resolution #82-2016; and

WHEREAS, the Robbie Conley Architect, LLC approved said payment based on the contract as per the documentation transmittal dated May 17, 2017 which is attached to the original of this resolution; and

WHEREAS, Payment #10 is hereby authorized in the amount of \$130,624.90 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 07663 Franklin Avenue, Suite 170 Nutley, NJ 07110-1209; and

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

Total Contract Amount	\$4,449,000.00	Resolution #82-2016
Payment	\$207,230.80	Resolution 138-2016 Payment #1
Payment	\$125,696.76	Resolution 144-2016 Payment #2
Payment	\$188,081.60	Resolution 153-2016 Payment #3
Payment	\$219,199.20	Resolution 171-2016 Payment #4
Payment	\$357,836.56	Resolution 180-2016 Payment #5
Change Order #1	\$0	(26 additional days)

BOROUGH OF MONTVALE**MAY 30, 2017**

Change Order #2	Credit \$23,000.00 (due to reduction heated slab)
Change Order #2 (continued)	Credit #23,000.00 minus \$19,915.15 (Fire Pole)
	Credit amount total \$3,085.00
Balance, Including Retainage	\$3,350,955.08 as of 11/7/16
Balance w/credit Change Order #2	\$3,347,870.08 Reso. 188-2016
Payment	\$273,771.34 Resolution 194-2016 Payment #6
Payment	\$156,559.10 Resolution 53-2017 Payment #7
Payment	\$204,912.37 Resolution 61-2017
Payment	\$56,208.60 Resolution 84-2017
Payment	\$156,514.40 Resolution 106-2017
Payment	\$130,624.90 Resolution 124-2017
Total Remaining Balance	\$2,369,279.37

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

125-2017 Award Professional Service Contract /Environmental Services/NJDEP Air Quality Permitting/HMGP Generator Project/Maser Consulting, LLC

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Environmental Engineer to provide professional services to comply with all NJDEP regulations before reimbursement will be released for the HMGP Generator located at the Municipal Complex, 12 Mercedes Drive, Montvale, NJ ; 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 6, 2017 to provide the engineering services for services which are detailed and 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 environmental 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: NJDEP Air Quality General Permit Application
- 3) The cost not to exceed shall be \$5,000.00. 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 Koelling - All ayes

126-2017 Authorize Release of Escrow/ Release of Cash Bond/Block 402/Lot 2/99 Spring Valley Road/Baldanza

WHEREAS, 99 Spring Valley Road, Block 402/ Lot 2, Montvale, NJ 07645 has requested release in escrow and cash bond; and

WHEREAS, the Borough Engineer in an email dated April 13, 2017 attached to the original of this resolution takes no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$11,912.82 is hereby released to Baldanza Construction, 6 Lexington Lane, Montvale, NJ ; and

BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing

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

BILLS: *Municipal Clerk read the Bill Report*

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

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Report Receipt of Bids/Fieldstone Turf Replacement/Update

Bids were received and total cost was approximately \$939,000; under estimated the cost of the disposal of the turf; need additional monies which can be taken from the Open Space fund approximately \$200,000; will have new amounts for next meeting;

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

Mr. Voytus stated he would like to invite the tax assessor, tax attorney and appraiser to the next closed session to further discuss KPMG tax appeal; also to add to next closed session an update on the DPW litigation case.

UNFINISHED BUSINESS:

Mayor Ghassali has rescheduled "Mayor for the Day" to June 13; He also read a proclamation declaring May 22 – June 4 Click It or Ticket; Mayor also appointed Councilmember Arendacs to the following committees: Historic Preservation, Corporations, DPW, Signage Committee, Youth Guidance and an Alternate COAH and Councilmember Curry to Chamber of Commerce and Seniors

NEW BUSINESS:

a. Report/Akers Avenue Parking/Investigation/Councilmember Koelling

Police Chief Abrams mentioned that the area is patrolled by the police; signs are clearly mark with no parking; possible solution might be to carve out a possible parking by the hill which would add additional parking spots; another suggestion was to issue stickers to residents only; after a lengthy discussion, Chief Abrams will re-visit the area and submit his recommendation to councilmembers.

b. Environmental Commission/Recommendation/Pamphlet Value Of Trees/Distributed With Tree Removal Review Form

Councilmembers approved the pamphlet, 500 copies will be available at borough hall; the pamphlet will also be available on the website.

c. Authorize Listing Montvale Summer Camp Asst. Directors/Counsellors/Art Instructor/Asst. Counsellors/Counsellor In Training

A motion to approve the list by Councilmember Curry; seconded by Councilmember Lane – all ayes

d. Recommendation Hiring/Professional Service Contract/Media Consultants, LLC/Dan Ceccionie/Station Manager/Preparation Of Specifications Equipment/Montvale Cable Access TV

Councilmembers were given information regarding replacement of equipment and training; It was decided to invite these individuals to next work session meeting for further information

e. Appointment to the Environmental Commission - Melinda T. Kelly
Mayor Ghassali appointed Melinda Kelly to the Environmental Commission

f. Digital Sign / Chamber of Commerce

Councilmember Curry mentioned that the Chamber of Commerce would like to purchase a digital sign to replace the existing one in the center of town; more details to follow

Mayor Ghassali mentioned that the Economic Committee will be having a networking event on June 15 and asked for the borough to fund their breakfast; a motion to use \$1,000 from the Planning Board budget by Councilmember Lane; seconded by Councilmember Koelling – all ayes

COMMUNICATION CORRESPONDENCE:

a. Fire Siren West Grand Avenue/Status/Orange & Rockland

The Clerk clarified that Rockland Electric is not selling the property that the siren is currently on; After a brief discussion, it was decided not to move the siren at this time, cost of \$28,000 to be added to the 2018 budget as a capital item and vote on it then.

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 Curry; seconded by Councilmember Lane – all ayes

Chief Miller

An update for the firehouse, there was monies put aside in the range of \$400,000 for optional items; a total of approximately \$31,000 will be used for changing the water system upgrade and the Copula tower;

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

ADJOURNMENT:

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

Meeting adjourned at 9:26pm

The next Meeting of the Mayor and Council will be held June 13, 2017 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

BOROUGH OF MONTVALE

MINUTES OF CLOSED EXECUTIVE SESSION

An Executive Closed Session of the Montvale Mayor and Council was held on the 30th day of May, 2017, at the Montvale Municipal Complex, 12 Mercedes Drive, Montvale, New Jersey.

The meeting was authorized by a Resolution adopted pursuant to N.J.S.A. 10:4-12, which Resolution was passed at a duly-convened public meeting.

The following members of the governing body were present:

X	Mayor Mike Ghassali
X	Councilmember Arendacs
X	Councilmember Curry
X	Councilmember Gloeggler
X	Councilmember Koelling
X	Councilmember Lane
X	Councilmember Weaver

ALSO PRESENT:

X	Borough Attorney from the Law Firm of Boggia & Boggia, LLC
X	Maureen Iarossi-Alwan, Borough Administrator/Clerk
X	Other: John DePinto, Planning Board Chairman (for item 1); Police Chief Jerry Abrams (for item 2); Fran Scordo, Deputy Clerk

Commenced at 6:00 p.m.

The subject matter of this executive closed session was:

Prior to public meeting:

1. Attorney-Client Privilege/ Potential Purchase of Property
2. Personnel – Police Interview
3. Attorney-Client Privilege/ Pending Litigation/ Affordable Housing

After public meeting:

4. Attorney-Client Privilege/ Pending Litigation/ DPW
5. Attorney-Client Privilege/ Pending Litigation/ Affordable Housing

The discussion can be summarized as follows:

1. Chairman DePinto gave update on his conversations with the listing agent for the property at 25 West Grand Avenue. Chairman provided information concerning interest expressed by other potential purchasers, including AvalonBay. Chairman also discussed environmental constraints on the property. The property is included in a pending divorce action in Superior Court, which means the Court will have to approve any sale.

Council discussed appraisal that had been obtained that set value of the property at \$650,000-\$675,000. Council consensus was to offer \$675,000. Attorney would prepare LOI in consultation with the Chairman, based on his conversations with the listing agent.

Council also discussed other parcels that could potentially be purchased. Further investigation would be undertaken to determine the potential cost of same, as well as whether acquisition would be in the best interest of the Borough. Chairman DePinto would report back to the Council as to the results of his investigations.

2. Police Chief gave brief overview of the candidate that the Council would be interviewing. Joseph Werbe had previously been a candidate on the Borough's last hiring process, but barely missed the cut. He was putting himself through the Police Academy and could start as soon as mid-June if hired by the Borough.

Councilmembers asked various questions of the candidate, including concerning prior incident as a 19-year old, why he wanted to be a police officer in Montvale, the "protect v. serve" question, etc. Councilmembers completed questions and candidate left the room. Police Chief came back into the room and answered some procedural questions for the Council. Council consensus was to offer employment and if accepted, to swear candidate in on June 13th. Police Chief would relay offer.

3. Attorney gave update on recent conversations with Frank Banisch and comments and questions from Fair Share Housing Center. Mayor gave update on status of negotiations with Hornrock. There was still no agreement on the specific numbers of a revised proposal. Mayor and councilmembers discussed emails and other correspondence they had been receiving from members of the public. One resident suggested a mediation committee with residents sitting on the committee. Attorney advised that this would be problematic for a number of reasons. Mayor discussed possibility of getting another attorney and/or planner in to speak to the Mayor and Council about these issues. Attorney suggested that Council speak to Bob Regan, who is familiar with Montvale and has been practicing in this area for as long as anyone. Council questioned why Mr. Regan was not advising them to this point. Attorney advised that he is on the COAH Committee and has been a resource during the entire process. Mayor and one other councilmember would try to find another planner and attorney to give a second opinion on affordable-housing related matter.

No further items were discussed at this time.

Concluded at 7:45 p.m.

Closed session after the public meeting commenced at 9:30 p.m.

4. Attorney and Councilmember Lane gave update on the settlement conference held with the former DPW workers. Attorney advised that they had finally lowered their demand to under \$1 million. Due to reluctance from the JIF to put much money on the table, the settlement discussions did not proceed very far. However, the parties did agree to attempt private

mediation with Ret. Judge Doyne or another retired judge acceptable to the JIF. New JIF policies state that they will fund the whole cost of private mediation. Attorney advised that Natalia Angeli, Esq. would likely come back into a closed session before any further mediation to discuss this matter with the Council again.

5. Council renewed discussion of affordable-housing related issues, including how to deal with members of the public who were misinformed on certain matters. Attorney and Mayor would investigate how citizen mediation committees operated in Park Ridge and Woodcliff Lake.

No further items were discussed.

Concluded at 10:00 p.m.

I hereby certify that the foregoing minutes are an accurate record of the events of the closed session meeting referred to above.

These executive closed session minutes were approved at a meeting of the Governing Body of the Borough of Montvale held on the ____ day of _____, 2017.

Maureen Iarossi-Alwan, Administrator/Clerk

ATTORNEY REVIEW:

RELEASE OF MINUTES

It was determined that these minutes can be released:

	Upon completion of litigation and expiration of all appeal periods
	Upon completion of collective bargaining or other contract negotiations
	Upon determination that need for non-disclosure has passed
	At the following time:

It was determined that portions of these minutes cannot be released:

2	Minutes contain personal information that can never be released without possible injury
1,3,4,5	Minutes contain attorney-client privileged information not subject to disclosure
	For the following reason:

Initialed: JWV

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 128-2017**

RE: Authorize Tax Court Settlement / Block 1001; Lot 1 / 135 Chestnut Ridge Road / Mack Cali Properties

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Mack Cali Properties Co. (hereinafter the "Tax Appeal"), under Docket Numbers 003931-2013; 005586-014 005364-2015 and 006231-2016, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 135 Chestnut Ridge Road, which is otherwise referred to as Block 1001 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 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:

2013 Appeal: Withdrawn

2014 Appeal: \$7,550,000

2015 Appeal: \$7,550,000

2016 Appeal: \$7,550,000

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

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 129-2017**

RE: Authorize Payment No. 12/New Montvale Firehouse/Unimak LLC

WHEREAS, the Borough of Montvale awarded a contract on April 26, 2016 in connection with the New Montvale Firehouse Project; and

WHEREAS, the original contract amount is \$4,449,000.00 via Resolution #82-2016; and

WHEREAS, the Robbie Conley Architect, LLC approved said payment based on the contract as per the documentation transmittal dated May 31, 2017 which is attached to the original of this resolution; and

WHEREAS, Payment #12 is hereby authorized in the amount of \$146,617.80 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 07663 Franklin Avenue, Suite 170 Nutley, NJ 07110-1209; and

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

Total Contract Amount	\$4,449,000.00 Resolution #82-2016
Payment	\$207,230.80 Resolution 138-2016 Payment #1
Payment	\$125,696.76 Resolution 144-2016 Payment #2
Payment	\$188,081.60 Resolution 153-2016 Payment #3
Payment	\$219,199.20 Resolution 171-2016 Payment #4
Payment	\$357,836.56 Resolution 180-2016 Payment #5
Change Order #1	\$0 (26 additional days)
Change Order #2	Credit \$23,000.00 (due to reduction heated slab)
Change Order #2 (continued)	Credit #23,000.00 minus \$19,915.15 (Fire Pole)
	Credit amount total \$3,085.00
Balance, Including Retainage	\$3,350,955.08 as of 11/7/16
Balance w/credit Change Order #2	\$3,347,870.08 Reso.188-2016
Payment	\$273,771.34 Resolution 194-2016 Payment #6
Payment	\$156,559.10 Resolution 53-2017 Payment #7
Payment	\$204,912.37 Resolution 61-2017
Payment	\$56,208.60 Resolution 84-2017
Payment	\$156,514.40 Resolution 106-2017
Payment	\$130,624.90 Resolution 124-2017
Payment #12	\$146,617.80 Resolution 129-2017
Change Order #3	\$44,085.25 (6" Water Service)
Change Order #4	\$31,792.00 (Cupola)
Total Remaining Balance	\$2,222,661.57

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 130-2017**

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, 2017 through June 30, 2018.

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 Doug Arendacs
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
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

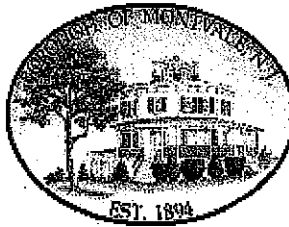
Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 131-2017**

RE: Renewal Liquor License Establishments 2017/2018

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that renewal Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses and Club License be granted to the following, said Licenses to be effective July 1, 2017 and to terminate June 30, 2018.

BE IT RESOLVED, that the State of New Jersey, Department of Treasury, Division of Taxation has provided Tax Clearance Certificates for each establishment for this renewal period.

0236-33-004-008 Paluter, Inc., t/a Aldo & Gianni Restaurant, for premises at 108 Chestnut Ridge Road, Montvale, New Jersey.

0236-33-005-008 The Waterfall, Inc., t/a Hearth & Tap for the premises at 125 Kinderkamack Road, Montvale, New Jersey.

0236-33-006-003 Montvale Recreation, Inc., t/a Montvale Recreation Inc. for premises at 14 West Grand Avenue, Montvale, New Jersey.

0236-33-007-004 TPC, Inc., t/a Davey's Locker, for premises at 5 Park Street, Montvale, New Jersey.

0236-31-009-001 Montvale Engine Co. #1, Inc., t/a Montvale Fire Department, for premises at 35 West Grand Avenue, Montvale, New Jersey.

0023-44-001-006 Mo & Sy Corp. t/a Montvale Wine & Spirits, Inc. for premises at 18 South Kinderkamack Road, Montvale, New Jersey

0236-44-002-010 K & S Wine & Liquor t/a K & S for premises at 20 Chestnut Ridge Road, Montvale, New Jersey

0236-36-012-003 South City Prime Montvale, LLC t/a Fire & Oak for premises at 100 Chestnut Ridge Road, Montvale, New Jersey

BE IT RESOLVED, that the Municipal Clerk be and is hereby directed to issue said licenses.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 132-2017**

RE: Authorize Release of Escrow/ Block 3101/Lot 1, 2 & 3

WHEREAS, The Fresh Market, Inc. Chestnut Ridge Road, NY 07645, Block 3101, Lots 1, 2 & 3 has requested release in escrow; and

WHEREAS, Engineer in a letter dated December 16, 2016 attached to the original of this resolution takes no exception to the release and other Borough professionals also take no exception to the release of escrow; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$35,825.51 is hereby released to The Fresh Market, Inc. 706 Green Valley Rd., Suite 300, Greensboro, NC 27408.

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

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

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	\$2,719,795.17	Bill List Wire 6/13/17
	<u>240,001.50</u>	Wires/Manual Checks
Current TOTAL	2,959,796.67	
Escrow - Trust	18,864.75	Bill List Wire 6/13/17
Engineer Trust	460.00	Bill List Wire 6/13/17
Recreation Trust	390.00	Bill List Wire 6/13/17
Capital Fund	150,667.80	Bill List Wire 6/13/17
Dog Trust	19.80	
	3,130,199.02	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 6/13/17*

Introduced by: _____

Approved: 6/13/17

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
June 13, 2017

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		5/25/17	Payroll Account	148,545.56
WIRE		5/25/17	Salary Account	90,787.59
WIRE		5/25/17	FSA Account	<u>668.35</u>
	Total			<u>240,001.50</u>

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

Vendor # Name		Contract	PO Type	First	Rcvd	Chk/Void	1099				
PO #	PO Date	Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
00036	DE PALMA, FRANK										
17-00644	06/01/17	REIM MONITORS									
		1 MONITORS FOR COMMAND CTR	641.21	7-01-25-747-122	B COMMAND CENTER EQUIPMENT	R	06/01/17	06/08/17		REIMB.MONITORS	N
Vendor Total:			641.21								

00043 NORTH JERSEY MEDIA GROUP									
17-00646 06/02/17 ACCT#1101718 ADV MARCH PARTIAL									
1	ACCT#1101718 ADV MARCH CLERK	233.30	7-01-20-701-021	B ADVERTISING	R	06/02/17	06/08/17	MAR PARTIAL	N
2	ADV MARCH PLANNING	58.00	7-01-21-720-021	B ADVERTISING	R	06/02/17	06/08/17	MAR PARTIAL	N
		291.30							
17-00677 06/07/17 ACCOUNT# 1101718 MAY 2017 ADV									
1	MAY ADV -CLERK	672.52	7-01-20-701-021	B ADVERTISING	R	06/07/17	06/08/17	MAY 2017	N
2	MAY ADV -PLANNING	59.65	7-01-21-720-021	B ADVERTISING	R	06/07/17	06/08/17	MAY 2017	N
		732.17							
Vendor Total:		1,023.47							

00102 MGL PRINTING SOLUTIONS									
17-00500 05/01/17 RAILROAD AVE PARKING PERMITS									
1 RAILROAD AVE PARKING PERMITS	231.00	7-01-20-701-023	B PRINTING & BINDING	R	05/01/17	06/08/17	146379	N	
Vendor Total:	231.00								

MONTVALE BOARD OF EDUCATION									
17-00019	01/04/17	2017	LOCAL SCHOOL TAX	B					
8	2017	LOCAL SCHOOL TAXES/JUNE	1,265,967.00	7-01-55-207-000	B	LOCAL SCHOOL TAXES	R	01/04/17	06/08/17
								JUNE	N
Vendor Total:			1,265,967.00						

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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
00191 FIREWORKS EXTRAVAGANZA												
17-00587 05/16/17 FINAL PYMT FIREWORKS -DITP												
	1		FINAL PYMT FIREWORKS -DITP	4,750.00	7-01-28-797-029	B OTHER CONTRACTUAL ITEMS	R	05/16/17	06/08/17		FINAL PMT	N
Vendor Total:				4,750.00								
00215 TOWNSHIP OF RIVER VALE												
17-00102 01/18/17 PASCACK VALLEY DPW 2017 SERVICE B												
	7		PASCACK VALLEY DPW	128,170.00	7-01-37-850-029	B OTHER CONTRACTUAL - PASCACK VALLEY DPW	R	04/28/17	06/08/17		JUNE 2017	N
Vendor Total:				128,170.00								
00258 ROCKLAND ELECTRIC COMPANY												
17-00664 06/06/17 ROCKLAND ELECTRIC CHARGES/MAY												
	1	8822932014	12 MERCEDES DR	9,763.89	7-01-31-825-078	B ELECTRICITY - 12 MERCEDES	R	06/06/17	06/08/17		MAY	N
	2	2310843006	ALAYNA HOMEOWN ASSO	39.46	7-01-38-854-029	B OTHER CONTRACTUAL ITEMS	R	06/06/17	06/08/17		MAY	N
	3	0674933003	1 MEMORIAL DR SR CT	796.70	7-01-31-825-086	B ELECTRICITY - 1 MEMORIAL	R	06/06/17	06/08/17		MAY	N
	4	9515932009	GRAND OTHR UNMTR	113.64	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	5	0632933003	W GRAND OTHR UNMTR	12.20	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	6	8906935008	E GRAND OTHR UNMTR	21.85	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	7	2413158015	13 W GRAND SGN FIRE	10.71	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	8	0128933004	KINDERKAMACK RD	260.50	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	9	0195092007	GRAND SOPK 87/97	35.75	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	10	0787127002	GRAND SOPK 75/77	28.60	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	11	0653933003	GRAND OTHR MTLBX	26.01	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	12	0563019009	GRAND SOPK 67/62	40.62	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	13	1908079006	MEMORIAL GATE TRFC	12.29	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	14	1451933002	1 MEMORIAL SHED 2	17.74	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	15	1472933002	E GRAND TFLT 1	48.86	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	16	9494934001	W MIDL.SWR LFT STA	605.50	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	17	9767932024	CHESTNUT RDG TFLT	39.65	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	18	0157026009	1 MEMORIAL LT FLD	17.95	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	19	0611933003	MEMORIAL DPW	546.63	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	20	0897137012	3 MEMORIAL LT FLD	125.94	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	21	0758933005	1 MEMORIAL SHED 1	12.53	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	22	0716933005	MEMORIAL TENNIS CRT	50.34	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	23	0357844001	SUMMIT OTHR UNMTR	85.21	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N
	24	9704932006	W GRAND OTHR UNMTR	38.66	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17		MAY	N

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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
00258 ROCKLAND ELECTRIC COMPANY Continued											
17-00664 06/06/17 ROCKLAND ELECTRIC CHARGES/MAY	Continued										
25 9263932000 W GRAND TFLT 2	41.32	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
26 5103845008 CHESTNUT RDG RD	125.36	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
27 4725845003 SUMMIT OTHR UNMTR 1	12.19	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
28 9683932013 W GRAND TFLT 57400	35.67	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
29 0700055009 HUFF TER PUMP 57088	537.10	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
30 5985845006 CHESTNUT RDG MTLBX	45.32	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
31 1619931002 VALLEY VIEW TER	888.02	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
32 5229845000 LA TRENTA FLD LTS	296.81	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
33 5208845000 159 CHESTNUT RDG RD	74.74	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
34 0052060009 30 CHESTNUT RDG RD	29.36	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
35 9534844006 SPRING VALLEY MTLBX	37.74	7-01-31-825-071	B ELECTRICITY	R	06/06/17	06/08/17			MAY		N
	14,874.86										
Vendor Total:	14,874.86										
00315 BOROUGH OF MONTVALE											
17-00634 05/30/17 ESCROW PMT PLANNING BD MEETING											
1 PLANNING BOARD MEETING 5/22/17	135.00	E-08-00-216-02A	B S.Hekemian/Mercedes (2702/1 & 2)	R	05/30/17	06/08/17			5/22/17		N
Vendor Total:	135.00										
00320 NEW JERSEY ELEVATOR INSPECTION											
17-00563 05/10/17 ELEVATOR INSPECTION SVS 2017		B									
2 ELEVATOR INSPECTION SVS 2017	8,626.00	7-01-22-729-029	B OTHER CONTRACTUAL	R	05/10/17	06/08/17			315		N
Vendor Total:	8,626.00										
00329 NJ STATE DEPT. OF HEALTH											
17-00647 06/05/17 MAY DOG STATE LICENSE FEE											
1 MAY DOG STATE LICENSE FEE	19.80	T-12-56-286-001	B RESERVE FOR DOG LICENSE	R	06/05/17	06/08/17			MAY		N
Vendor Total:	19.80										
00402 MUNICIPAL CAPITAL CORPORATION											
17-00210 02/06/17 COPY MACHINE LEASE CONTR.2017		B									
6 COPY MACHINE LEASE CONTR.2017	299.00	7-01-20-701-061	B LEASED EQUIPMENT	R	02/06/17	06/08/17			4975300417/MAY		N

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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
Item Description												Exc1
00402 MUNICIPAL CAPITAL CORPORATION Continued												
17-00296	03/03/17	2017	POLICE DPT.COPY MACHINE		B							
6	2017		POLICE DPT.COPY MACHINE	169.00	7-01-25-745-061	B LEASED EQUIPMENT	R	05/02/17	06/08/17		4975020517/JUNE	N
Vendor Total:				468.00								
00532 ROBBIE CONLEY ARCHITECT, LLC												
15-00538	05/07/15		PROFESSIONAL ARCHITECHTURAL SV		B							
24			PROFESSIONAL ARCHITECHTURAL	3,650.00	C-04-55-405-A00	B CONSTRUCTION OF FIRE HOUSE	R	04/13/17	06/08/17		15003.23	N
Vendor Total:				3,650.00								
00554 BERGEN MUNI.EMPL.BENEFITS FUND												
17-00680	06/08/17		HEALTH BENEFITS -MAY 2017									
1			MEDICAL-MAY 2017	72,407.00	7-01-23-733-096	B OTHER CONTRACTUAL - BMED	R	06/08/17	06/08/17		MAY 2017	N
2			DENTAL-MAY 2017	3,673.00	7-01-23-733-095	B DENTAL	R	06/08/17	06/08/17		MAY 2017	N
3			PRESCRIPTION-MAY 2017	20,164.00	7-01-23-733-097	B PRESCRIPTION	R	06/08/17	06/08/17		MAY 2017	N
				96,244.00								
Vendor Total:				96,244.00								
00730 BOGGIA & BOGGIA, ESQS.												
17-00613	05/22/17		2015 AFFORDABLE HOUSING LITIG.									
1			2015 AFFORDABLE HOUSING LITIG.	578.60	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	05/22/17	06/08/17		27723	N
Vendor Total:				578.60								
00731 MASER CONSULTING P.A.												
17-00592	05/18/17		WALDT/SODERMAN/HIRST									
1			WALDT 801/4	145.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/18/17	06/08/17		407753	N
2			SODERMAN 1103/9	180.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/18/17	06/08/17		407759	N
3			HIRST 901/2	135.00	T-03-56-286-008	B TRUST - RESERVE FOR ENGINEER	R	05/18/17	06/08/17		407768	N
				460.00								
17-00596 05/18/17 ESCROW PAYMENTS												
1			BEAR BAN BLDRS.1301&2204/24/39	362.50	E-08-00-207-23A	B WOODLAND HGHTS 1301/24+-2204/39&40	R	05/18/17	06/08/17		407760	N
2			SLACKMAN 1201/31	2,974.50	E-08-00-217-06A	B Steve's Lawns Inc (1201/31) Slackman	R	05/18/17	06/08/17		407770	N
3			KPMG 2701/2	4,020.00	E-08-00-216-05A	B KPMG (2701/2) (old 3102/1.01)	R	05/18/17	06/08/17		406619	N

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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	Excl	
00960 CHESTNUT RIDGE EXXON										
17-00672 06/07/17 ESCROW REFUND										
1 ESCROW REFUND	162.75	E-08-00-204-04A	B EXXON/MOBILE - 2601/31	R	06/07/17	06/08/17		ESCROW REFUND	N	
2 ESCROW REFUND	7.00	E-08-00-214-16A	B Chestnut Ridge Exxon(Gallagher)(2601/31)	R	06/07/17	06/08/17		ESCROW REFUND	N	
	169.75									
Vendor Total:	169.75									
01063 SUMMIT RIDGE CONDOMINIUM										
16-01364 12/16/16 SNOW REMOVAL&STR. LIGHT. 2016										
1 SNOW REMOVAL @ MAXIMUM 2016	800.00	6-01-38-854-029	B OTHER CONTRACTUAL ITEMS	R	12/16/16	06/08/17		2016 MAXIMUM	N	
2 STREET LIGHTING @ MAXIMUM 2016	1,800.00	6-01-38-854-029	B OTHER CONTRACTUAL ITEMS	R	12/16/16	06/08/17		2016 MAXIMUM	N	
	2,600.00									
Vendor Total:	2,600.00									
01241 RAY'S PIZZA										
17-00638 05/30/17 MAYOR/COUNCIL MEETING										
1 MAYOR/COUNCIL MEETING	71.74	7-01-20-701-041	B MEAL REIMBURSEMENT	R	05/30/17	06/08/17		TICKET #10	N	
17-00666 06/06/17 dinner meeting pb										
1 dinner meeting pb	72.94	7-01-21-720-041	B MEAL REIMBURSEMENT	R	06/06/17	06/08/17		46	N	
2 tip	20.00	7-01-21-720-041	B MEAL REIMBURSEMENT	R	06/06/17	06/08/17		46	N	
	92.94									
Vendor Total:	164.68									
01278 MCNERNEY & ASSOCIATES, INC										
17-00611 05/22/17 REVIEW DISCOVERY										
1 REVIEW DISCOVERY	350.00	7-01-20-710-028	B OTHER PROF/CONSULTANT SERVICES	R	05/22/17	06/08/17		2017-230	N	
Vendor Total:	350.00									
01293 NJ DIV PENSIONS & BENEF./DCRP										
17-00217 02/07/17 DCRP GROUP LIFE & LG TERM DIS.										
10 DCRP GROUP LIFE INSURANCE/MAY	149.45	7-01-36-846-029	B OTHER CONTRACTUAL - DCRP	R	02/07/17	06/08/17		MAY	N	

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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	Invoice	Excl
01550 THE DAVIDSON LEGAL GROUP LLC												
17-00668 06/07/17 TAX COURT REFUND												
1 TAX COURT SETTLEMENT		125,432.61		7-01-55-270-000		B RESERVE TAX APPEALS - PRIOR YEAR	R	06/07/17	06/08/17		TAX CRT.SETTL.	N
Vendor Total:		125,432.61										
01557 RAYMOND BROTHERS LANDSCAPING												
17-00656 06/05/17 LAWN MAINTENANCE 24 LADIK PL.					B							
2 LAWN MAINTENANCE 24 LADIK PL.		250.00		7-01-26-772-029		B OTHER CONTRACTUAL ITEMS	R	06/05/17	06/08/17		186195	N
Vendor Total:		250.00										
01594 GALLS, LLC												
17-00588 05/17/17 MINI LIGHTBAR												
1 MINI LIGHTBAR		131.00		7-01-25-745-103		B POLICE VEHICLE EQUIPMENT	R	05/17/17	06/08/17		BC0422903	N
2 ZAGAJA		8.00		7-01-25-745-254		B ZAGAJA, MACIEJ - CLOTHING	R	06/08/17	06/08/17		BC0410840	N
		139.00										
Vendor Total:		139.00										
01637 HON COMPANY												
17-00116 01/20/17 FILE CABINETS												
1 FILE CABINETS		2,948.45		7-01-44-816-000		B VARIOUS OFFICE IMPROVEMENTS - UCC	R	01/20/17	06/08/17		643910	N
Vendor Total:		2,948.45										
01643 LISA DENT												
17-00650 06/05/17 Fireworks Glasses for DITP												
1 Fireworks Glasses for DITP		79.95		7-01-28-797-029		B OTHER CONTRACTUAL ITEMS	R	06/05/17	06/08/17		REIMB.GLASSES	N
Vendor Total:		79.95										
01684 HOME FIELD ADVANTAGE SPORTING												
17-00626 05/25/17 SEC Shirts												
1 SEC Shirts		264.00		7-01-28-795-065		B RECREATION EQUIPMENT/SUPPLIES	R	05/25/17	06/08/17		5/30/17	N

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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	Excl
01684 HOME FIELD ADVANTAGE SPORTING Continued										
	17-00627 05/25/17 Director Shirts									
	1 Director Shirts		390.00	T-19-56-286-106	B SUMMER CAMP	R	05/25/17	06/08/17	5/30/17	N
	Vendor Total:		654.00							
01688 GRIZZLIES BASEBALL CLUB LLC										
	17-00669 06/07/17 REFUND FIELD FEE									
	1 REFUND FIELD FEE		400.00	C-04-57-226-011	B RESERVE FOR FIELD MAINTENANCE	R	06/07/17	06/08/17	REF.FLD FEE	N
	Vendor Total:		400.00							
01856 MONTVALE FLORIST										
	17-00498 05/01/17 MEMORIAL DAY WREATHS									
	1 POLICE DEPARTMENT		50.00	7-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	05/01/17	06/08/17	000179	N
	2 MAYOR AND COUNCIL		50.00	7-01-20-701-058	B OTHER EQUIPMENT & SUPPLIES	R	05/01/17	06/08/17	000179	N
			100.00							
	Vendor Total:		100.00							
02056 LERCH, VINCI & HIGGINS, LLP										
	17-00609 05/22/17 PREPARATION STATUTORY AN.AUDIT									
	1 PREPARATION OF THE STATUTORY		20,000.00	6-01-20-706-029	B OTHER CONTRACTUAL ITEMS	R	05/22/17	06/08/17	29912	N
	Vendor Total:		20,000.00							
02141 REGAN, ROBERT T., ESQ.										
	17-00170 01/27/17 RETAINER 2017				B					
	3 RETAINER 2017 /2ND QTR.		3,000.00	7-01-21-720-028	B OTHER PROF/CONSULTANT SERVICES	R	01/27/17	06/08/17	14073	N
	17-00635 05/30/17 ESCROW PMT PREM.DEVELOP.									
	1 PREMIER DEVELOPERS 301/2&3		128.00	E-08-00-217-11A	B PREMIER DEV -160 Spring Valley LLC	R	05/30/17	06/08/17	13952	N
	17-00670 06/07/17 ESCROW PAYMENTS									
	1 DAVIS COMPANIES 2002/2		96.00	E-08-00-217-14A	B PD 3 PARAGON, LLC (2002/2)	R	06/07/17	06/08/17	13748	N
	2 MARINI 712/6		528.00	E-08-00-217-12A	B RICHARD MARINI (712/6)	R	06/07/17	06/08/17	14071	N
	3 ULTA 2802/2		672.00	E-08-00-217-17A	B MONTVALE DEV/CLUB PILATES (2802/2/C001A)	R	06/07/17	06/08/17	14070	N
	4 ST.JOSEPH 3004/1		256.00	E-08-00-217-09A	B St Joseph's High School (3004/1)	R	06/07/17	06/08/17	14061	N

Vendor # Name	PO # PO Date Description	Contract Amount Charge Account	PO Type Acct Type Description	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
02559	INS.DESIGN ADMINSTRATORS							
17-00021	01/04/17 BOROUGH VISION PLAN	B						
7	VISION ADMIN. FEES /JUNE	245.00	7-01-20-701-028	B OTHER PROF/CONSULTANT SERVICES	R	04/17/17	06/08/17	398506/JUNE N
	Vendor Total:	245.00						
02757	TYCO ANIMAL CONTROL SERVICES							
17-00167	01/27/17 ANIMAL CONTROL - 2017	B						
9	ANIMAL CONTROL - MAY	825.00	7-01-27-788-029	B OTHER CONTRACTUAL ITEMS	R	05/02/17	06/08/17	MAY N
	Vendor Total:	825.00						
03060	TRI-STATE TECHNICAL SERVICES							
17-00162	01/27/17 2017 COMPUTER MAINTENANCE	B						
6	2017 COMPUTER MAINTENANCE	691.67	7-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	03/31/17	06/08/17	25960/MAY N
17-00163	01/27/17 2017 ACCESS/SPECIAL MICROSOFT	B						
6	2017 ACCESS/SPECIAL MICROSOFT	304.00	7-01-20-701-108	B MAINTENANCE/RENTAL AGREEMENTS	R	03/31/17	06/08/17	24978/MAY N
17-00164	01/27/17 CABLE TV ADOBE SOFTW.LEASE2017	B						
6	CABLE TV ADOBE SOFTW.LEASE2017	21.39	7-01-20-716-061	B LEASED EQUIPMENT & SOFTWARE	R	01/27/17	06/08/17	24810/MAY N
	Vendor Total:	1,017.06						
03215	UNUM LIFE INSURANCE							
17-00091	01/16/17 2017 LIFE INSURANCE	B						
6	2017 LIFE INSURANCE & AD&D/MAY	202.95	7-01-23-735-029	B OTHER CONTRACTUAL ITEMS	R	01/16/17	06/08/17	MAY 2017 N
	Vendor Total:	202.95						
03302	CULLEN, CATHERINE							
17-00649	06/05/17 Cellphone May 2017							
1	Cellphone May 2017	17.40	7-01-42-855-029	B OTHER CONTRACTUAL ITEMS	R	06/05/17	06/08/17	MAY 2017 N
2	Cellphone May 2017	18.85	7-01-41-250-029	B OTHER CONTRACTUAL ITEMS	R	06/05/17	06/08/17	MAY 2017 N
		36.25						
	Vendor Total:	36.25						

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Vendor # Name

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Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date Invoice	Exc1
03615 FRASCIELLO, MARLY									
17-00659 06/06/17 POLICE DEPT PETTY CASH									
1 PD PETTY CASH - MEALS TRAINING	46.96	7-01-25-745-041	B	MEAL REIMBURSEMENT	R	06/06/17	06/08/17	PD PETTY CASH	N
2 PD PETTY CASH - NOTARY OATH	15.00	7-01-20-701-044	B	PROFESSIONAL ASSOCIATION DUES	R	06/06/17	06/08/17	PD PETTY CASH	N
3 PD PETTY CASH - COFFEE	56.38	7-01-25-745-058	B	OTHER EQUIPMENT & SUPPLIES	R	06/06/17	06/08/17	PD PETTY CASH	N
4 PD PETTY CASH - GAS FOR PD UNI	5.00	7-01-31-833-074	B	GASOLINE & DIESEL FUEL	R	06/06/17	06/08/17	PD PETTY CASH	N
5 PD PETTY CASH - CHIEF FOR DAY	72.80	7-01-25-745-104	B	COMMUNITY SERVICES PROGRAM	R	06/06/17	06/08/17	PD PETTY CASH	N
6 PD PETTY CASH - ROBALINO	10.80	7-01-25-745-257	B	ROBALINO, ERIC - CLOTHING	R	06/06/17	06/08/17	PD PETTY CASH	N
7 PD PETTY CASH - TEN BROECK	34.46	7-01-25-745-259	B	TEN BROECK, DAVID - CLOTHING	R	06/06/17	06/08/17	PD PETTY CASH	N
	241.40								
Vendor Total:	241.40								

03727 STAPLES BUSINESS ADVANTAGE

17-00451 04/19/17 office supplies									
1 card stock paper	6.87	7-01-20-704-036	B	OFFICE SUPPLIES	R	04/19/17	06/08/17	3339366756-7-8	N
2 business cards D. Arendacs	24.99	7-01-20-703-126	B	COUNCIL EXPENSES	R	04/19/17	06/08/17	3339366756-7-8	N
3 pens	9.16	7-01-20-703-126	B	COUNCIL EXPENSES	R	04/19/17	06/08/17	3339366756-7-8	N
4 brown envelopes	14.94	7-01-21-720-053	B	OFFICE EQUIPMENT	R	04/19/17	06/08/17	3339366756-7-8	N
5 pens	8.80	7-01-21-720-053	B	OFFICE EQUIPMENT	R	04/19/17	06/08/17	3339366756-7-8	N
6 toner	198.11	7-01-20-701-059	B	COMPUTER EQUIPMENT S/W & SUPPL	R	04/19/17	06/08/17	3339366756-7-8	N
	262.87								
17-00534 05/04/17 office supplies									
1 calculator-C. Manhart	44.99	7-01-20-701-058	B	OTHER EQUIPMENT & SUPPLIES	R	05/04/17	06/08/17	3339926180-81	N
2 laptop sleeve	26.49	7-01-20-701-058	B	OTHER EQUIPMENT & SUPPLIES	R	05/04/17	06/08/17	3339926180-81	N
3 laptop sleeve	29.99	7-01-21-720-059	B	COMPUTER EQUIPMENT S/W & SUPPL	R	05/04/17	06/08/17	3339926180-81	N
	101.47								
Vendor Total:	364.34								

03785 NICOLE REPRODUCTIONS INC

17-00538 05/04/17 COPIES									
1 DIGITAL BONDS	108.00	7-01-21-720-023	B	PRINTING & BINDING	R	05/04/17	06/08/17	114101	N
Vendor Total:	108.00								

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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
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Total Purchase Orders:	69	Total P.O. Line Items:	153	Total List Amount:	2,890,197.52	Total Void Amount:	0.00							
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Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2016 BUDGET	6-01	22,801.00	0.00	22,801.00	0.00	0.00	22,801.00
CURRENT FUND 2017 BUDGET	7-01	2,696,994.17	0.00	2,696,994.17	0.00	0.00	2,696,994.17
CAPITAL FUND	C-04	150,667.80	0.00	150,667.80	0.00	0.00	150,667.80
BOA ESCROW ACCOUNTS	E-08	18,864.75	0.00	18,864.75	0.00	0.00	18,864.75
OTHER TRUST ACCOUNT	T-03	460.00	0.00	460.00	0.00	0.00	460.00
DOG TRUST ACCOUNT	T-12	19.80	0.00	19.80	0.00	0.00	19.80
RECREATION TRUST FUND	T-19	390.00	0.00	390.00	0.00	0.00	390.00
Year Total:		869.80	0.00	869.80	0.00	0.00	869.80
Total of All Funds:		2,890,197.52	0.00	2,890,197.52	0.00	0.00	2,890,197.52

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 133-2017**

RE: A Resolution Awarding a Contract to DLS Contracting for the Montvale 2017 Roadway Improvements Project

Whereas, the Borough of Montvale has a need for services in connection with the Montvale 2017 Roadway Improvements Project; and

Whereas, consistent with the New Jersey *Local Public Contract Law, N.J.S.A. 40A:11-1*, et seq., the Borough of Montvale did publicly solicit bids for said project under the title "2017 Roadway Improvements" with bids due on June 6, 2017; and

Whereas, said solicitation requested bids for a Base Bid plus Alternates "A" and "B"; and

Whereas, in response to said solicitation, six (6) bids were received; and

Whereas, the Mayor and Council, in consultation with the Borough Engineer, have determined that sufficient funds are available to perform the work included in Base Bid plus Alternates "A" and "B"; and

Whereas, the lowest bid for the Base Bid plus Alternates "A" and "B" was submitted by DLS Contracting, in the total amount of \$620,068.50; and

Whereas, said bid was within the funds allocated for this project and within the Engineer's estimate for this work; and

Whereas, the offices of the Borough Engineer and Borough Attorney have reviewed this bid and have deemed it responsive to the bid specifications; 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 by the Mayor and Council of the Borough of Montvale, that a contract for the above-referenced project shall be awarded as follows:

Bidder

DLS Contracting
271 Highway 46 West, Suite D-205
Fairfield, New Jersey 07004

In the amount of:

Base Bid	\$422,841.25
Alternate "A"	\$ 35,447.50
Alternate "B"	\$161,779.75
TOTAL	\$620,068.50

Be It Further Resolved that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

Councilmember	Motion	Second	Yes	No	Absent	Abstain
Arendacs						
Curry						
Gloeggler						
Koelling						
Lane						
Weaver						

Adopted: June 13, 2017

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

BOGGIA & BOGGIA, L.L.C.

COUNSELLORS AT LAW

71 MT. VERNON STREET

RIDGEFIELD PARK, NEW JERSEY 07660

PHILIP N. BOGGIA*

PRISCILLA M. BOGGIA

WILLIAM R. BETESH

JOSEPH W. VOYTUS**

*ALSO MEMBER OF N.Y., FLA., D.C. BAR &

CERTIFIED CIVIL TRIAL ATTORNEY

**ALSO MEMBER OF N.Y. BAR

TEL: (201) 641-0006

FAX: (201) 641-6649

E-MAIL: philip@boggialaw.com

priscilla@boggialaw.com

williambetesh@boggialaw.com

jwvoytus@boggialaw.com

8 June 2017

via email only

Mayor and Council

Borough of Montvale

12 Mercedes Drive

Montvale, New Jersey 07645

**RE: Bid Review and Checklist of Compliance
Montvale 2017 Roadway Improvements**

Dear Mayor and Council,

At the request of the Borough Administrator, we have reviewed the three lowest bids submitted for the Montvale 2017 Roadway Improvements project, which included a Base Bid and Alternates "A" and "B." Based upon the prices submitted, the Borough Engineer has recommended awarding this bid for the Base Bid and both Alternates "A" and "B."

The Borough Engineer determined that the lowest bidder for an award as set forth above is DLS Contracting in the total amount of \$620,068.50. After our review of these bids, as indicated on the attached sheet, it appears that DLS has submitted all required documentation and is therefore eligible for an award of this contract.

We therefore recommend that this bid be awarded to DLS Contracting as the lowest responsible and responsive bidder for the Base Bid plus Alternates "A" and "B," consistent with the recommendation of the Borough Engineer, and subject to the availability of funds. Please do not hesitate to contact me if you have any additional questions.

Very truly yours,


Joseph W. Voytus

Enclosure

cc: Maureen Iarossi-Alwan, Borough Administrator/Clerk (via email, w/ enc.)
Andrew Hipolit, P.E. (via email, w/ enc.)

Borough of Montvale

**Montvale 2017 Roadway Improvements
Bid Review and Checklist of Compliance**

Document	<u>DLS</u>	<u>AJM</u>	<u>4 Clean Up</u>
Bid Proposal	X	X	X
Acknowledged Receipt of Addenda	X	X	X
Consent of Surety	X	X	X
Power of Attorney	X	X	X
Bid Bond	X	X	X
Non-Collusion Affidavit	X	X	X
Ownership Disclosure Statement	X	X	X
Experience Statement	X	X	X
Equipment Questionnaire	X	X	X
Site Visit Acknowledgement	X	X	X
Public Works Certificate	X	X	X
Business Registration Certificate	X	X	X
Notice of Anti-Drug/Alcohol Plan	X	X	X
Subcontractor List	X	X	X
Subcontractor Public Works Certificates	X	X	X
Subcontractor Business Registration Certificates	X	X	X
Affirmative Action Affidavit	X	X	X
ADA Affidavit	X	X	X
Iran Investment Affidavit	X	X	X
Compliant (Yes/No)	YES	YES	YES
Base Bid	\$ 422,841.25	\$ 425,850.50	\$ 420,654.50
Alternate "A"	\$ 35,447.50	\$ 39,363.00	\$ 39,195.75
Alternate "B"	\$ 161,779.75	\$ 164,499.20	\$ 180,213.25
TOTAL PRICE	\$ 620,068.50	\$ 629,712.70	\$ 640,063.50

MC PROJECT NO. MVB-501
2017 ROADWAY IMPROVEMENTS
BOROUGH OF MONTVALE
BERGEN COUNTY, NJ
BIDS RECEIVED - TUESDAY, JUNE 6, 2017 @ 11 A.M.

COMPANY NAME & ADDRESS	BASE BID - MILL & PAVE SELECT ROADWAYS	ALTERNATE BID 'A' - HEARTHSTONE WAY (CHESTNUT RIDGE ROAD TO END OF STREET)	ALTERNATE BID 'B' - OLD CHESTNUT RIDGE ROAD (UPPER SADDLE RIVER ROAD TO HICKORY HILL ROAD)	TOTAL BASE BID + ALTERNATE BID 'A'	TOTAL BASE BID + ALTERNATE BID 'A' + ALTERNATE BID 'B'
Construction Market Data (CMD) 30 Technology Pkwy South, Suite 100 Norcross, GA 30092					
DLR Contracting 271 Highway 46 West, Suite D-205 Fairfield, NJ 07004	422,841.25	35,447.50	161,779.75	458,288.75	620,068.50
JA Alexander, Inc. 150-158 John F. Kennedy Drive N Bloomfield, NJ 07003	449,231.76	50,045.85	187,416.55	499,277.61	686,694.16
Smith Sandy 160 Anderson Avenue Wallington, NJ 07057	487,785.63	45,048.20	163,524.32	532,833.83	696,358.15
AJM Contractors, Inc. 300 Kutter Road Clifton, NJ 07011	425,850.50	39,363.00	164,499.20	465,213.50	629,712.70
4 Clean Up 4501 Dell Avenue North Bergen, NJ 07047	420,654.50	39,195.75	180,213.25	459,850.25	640,063.50
D & L Paving Nutley, NJ	501,132.60	41,773.95	190,311.60	542,906.55	733,218.15