

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
February 28, 2017
Final Budget Meeting 6:00 P.M
Meeting to Commence 7:30 P.M.

ROLL CALL:

Councilmember Curry
Councilmember Gloeggler
Councilmember Koelling

Councilmember LaMonica
Councilmember Lane
Councilmember Weaver

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2017-1423 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO AMEND CERTAIN ZONING REGULATIONS FOR THE OFFICE-RESEARCH (OR) DISTRICTS IN THE BOROUGH TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON JULY 19, 2016

Attending: Darlene Green, Municipal Planner/John DePinto, Planning Board Chairman

MINUTES:

February 14, 2017

MINUTES CLOSED/EXECUTIVE SESSION:

February 14, 2017

RESOLUTIONS:

63-2017 Authorize Payment #1/Caravella Demolition, Inc. for the Montvale Swim Club Building/Pool Demolition Site Restoration Project

64-2017 Authorize Release of Maintenance Bond/Remaining Cash Escrow/Block 1601/Lot 21 Nottingham Court/Regan Development/Montvale Commons

65-2017 Setting Forth Recreational Program Fees Year 2017

66-2017 Authorize Cancellation of Uncollectable Taxes for Block 2411; Lots 7 & 8

RESOLUTIONS: (CONSENT AGENDA*)

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

None.

BILLS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

- a. Siren Re-location/Cell Tower/12 Mercedes Drive/Proposal Wireless Edge
- b. Discussion 2017 Road Improvement Program/List of Potential Road/Funding

ATTORNEY REPORT:

Philip Boggia, Esq.

Report/Update

- a. Twice Per Week Solid Waste Collection/June/July & Aug./Waste Management/Additional Funding Cost

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Montvale Evangelical Free Church/Donation To Borough of Montvale/Discuss Municipal Use of Donation
- b. Review/Tree Removal Form/Montvale Building Department
- c. Review 2016 Field Scheduling & Fees For Use of Fields In 2017/Resident/Non-Resident/Arsenal Soccer Club
- d. Appointment/Deputy OEM Coordinator/G. March
- e. Request To Fill Vacancy/Sergeant/Montvale Police Department/Promotional Process
- f. Montvale Access Cable TV Studio – Inventory/Equipment Upgrades

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 March 14, 2017 at 7:30 p.m.

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

All M & C Meeting Are Subject To Additions, Deletions and Amendments –
Resolution No.11-2017

**BOROUGH OF MONTVALE
ORDINANCE NO. 2017-1423**

PLEASE TAKE NOTICE that at the January 31, 2017 meeting of the Mayor and Council of the Borough of Montvale, County of Bergen, the following Ordinance No. 2017-1423 was introduced and passed upon first reading:

Title: AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO AMEND CERTAIN ZONING REGULATIONS FOR THE OFFICE-RESEARCH (OR) DISTRICTS IN THE BOROUGH TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON JULY 19, 2016

Purpose:

This Ordinance is intended to implement certain recommendations contained in the Master Plan Reexamination Report, prepared by Darlene A. Green, P.P., AICP, and adopted by the Montvale Planning Board on July 19, 2016. This Reexamination Report was prepared in order to determine whether the regulations pertaining to the OR districts needed to be updated to advance the goals of the Master Plan in light of any changed goals or assumptions regarding same. The Reexamination Report made a number of recommendations concerning the Office and Research (OR) districts, including new and amended definitions and bulk requirements. These changes are consistent with the Housing Element and Fair Share Plan and the Land Use Element of the Borough of Montvale Master Plan.

Explanation:

The Ordinance makes a number of changes to the zoning regulations for the OR districts in Chapter 128 of the Borough Code, including the addition of Assisted Living Residences as conditional uses in the OR-3 and OR-4 districts, as that term is defined in the Ordinance. The Ordinance sets forth specific requirements as to location, lot size, set-backs, FAR, density, building height, parking, and other on-site infrastructure applicable to Assisted Living Residences, and sets a requirement that at least ten percent (10%) of the units qualify as "affordable units" for the purposes of the Borough of Montvale's Housing Element and Fair Share Plan.

The Ordinance also amends Borough zoning regulations to permit multi-level parking garages as an accessory use in all OR districts, which were previously only permitted in the OR-4 zone. The Ordinance limits multi-level garages to one garage per lot, except that a second garage may be located on a lot that is greater than fifteen acres in size, subject to the garages complying with the other requirements of the Ordinance. The Ordinance also sets standards for height in the case of a garage that is built into a slope, to allow for a maximum of three levels above grade on the downhill side, provided that there is compliance with the limitation of two levels above grade on the uphill side. The Ordinance also clarifies that relief from the requirements related to parking garages shall be deemed a "c" variance pursuant to N.J.S.A. 40:55D-70(c).

The Ordinance also updates certain requirements applicable to the OR districts, including allowing for increased impervious coverage and amended standards concerning the use of porous paving systems. The above changes and other amendments to the OR district regulations are fully set forth in Ordinance No. 2017-1423, which also includes a revised Limiting Schedule, which is on file with the Borough Clerk and available for public inspection. The updated Limiting Schedule also fixes clerical errors in the existing Limiting Schedule and contains other amendments intended to ensure consistency with the existing zoning regulations and the amended regulations contained in the Ordinance.

Notice of Public Hearing:

The public hearing for the above Ordinance shall be held at a meeting of the Mayor and Council of the Borough of Montvale on Tuesday, February 28, 2017, at 7:30 p.m. or shortly thereafter. A copy of the Ordinance may be obtained without cost by any member of the general public at the Borough of Montvale Municipal Building, 12 Mercedes Drive, Montvale, New Jersey. The Ordinance is intended to be effective upon final adoption and publication as provided by law.

Maureen Iarossi Alwan
Municipal Clerk/Administrator
Borough of Montvale



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Perryville III Corporate Park
53 Frontage Road, Suite 110
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MEMORANDUM

To: Montvale Mayor and Council

From: Darlene A. Green, P.P., AICP

Date: February 13, 2017

**Re: Limiting Schedule Changes Summary
MC Project No. MPP-040A**

The following table summarizes the standards being changed in the Limiting Schedule under Ordinance #2017-1423. These changes are only occurring in the OR-1, OR-2, OR-3 and OR-4 Districts.

	Current Requirement	Proposed Requirement
Stories	2	3
Height	35	45
Floor area ratio	25%	35%
Maximum lot coverage	45%	50%

General changes to the Limiting Schedule include the following:

1. Changed all floor area numbers to percentages as the definition indicates floor area is a percentage.
2. Removed the duplicative line for RI-40B.
3. Removed footnotes that were blank, that were not referenced in the chart, etc.

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BOROUGH OF MONTVALE

ORDINANCE NO. 2017-1423

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 31st day of January 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 28th day of February 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

ORDINANCE NO. 2017-1423

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO AMEND CERTAIN ZONING REGULATIONS FOR THE OFFICE-RESEARCH (OR) DISTRICTS IN THE BOROUGH TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON JULY 19, 2016

WHEREAS, the Borough of Montvale recognizes that in order to stay competitive with the corporate market and in order to encourage reinvestment in Montvale's existing office complexes, it is necessary to re-examine the zoning ordinances applicable to the Borough's Office and Research (OR) districts; and

WHEREAS, in furtherance thereof, the Borough of Montvale Planning Board did undertake a Reexamination of the Borough of Montvale's Master Plan in order to specifically analyze how to guide the development and redevelopment of properties located in the OR districts, and to determine whether the regulations pertaining to such uses needed to be updated to advance the goals of the Master Plan in light of any changed goals or assumptions regarding such uses; and

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

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

WHEREAS, after complying with the statutory requirements pertaining to the adoption of a Master Plan Reexamination under the *Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.*, the Reexamination Report was adopted by the Borough of Montvale Planning Board on July 19, 2016; and

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

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

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

ASSISTED LIVING RESIDENCE

A residential health-care facility which is licensed by the State of New Jersey Department of Health 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.

NURSING HOME or CONVALESCENT HOME

Any home, house or other place conducted or maintained by any person or entity which is advertised or held out by such person or entity as a rest home, hospital, or sanitarium where one or more persons are cared for or attended during a convalescent period or the attending of the aged. This term shall not include an Assisted Living Residence as that term is defined herein.

Section 2. Chapter 128 of the Code of the Borough of Montvale, Section 128-5.4, is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text, as follows:

§ 128-5.4 Office and Research OR-1, OR-2, OR-3 or OR-4 Districts.

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

- A. Office buildings, including buildings housing professional offices.
- B. Scientific or research laboratories, testing, experimental or computation centers, provided that there shall be no use thereof that is noxious, offensive or hazardous by reason of emission of odor, dust, smoke, noise or electric, magnetic or radioactive waves.
- C. Medical center buildings, hospitals, medical and dental offices, clinics and offices for the practice of veterinary medicine. Nursing homes are specifically prohibited.
- D. Public and private schools (subject to the provisions of § 128-9.5.1 et seq.).
- E. Municipal buildings, libraries, playgrounds, parks, recreation and essential municipal uses.
- F. Conditional uses.

- (1) Fitness centers and hotels shall be permitted only in the OR-4 District, provided such uses are located on lots of at least five acres in size and with a minimum lot width of 300 feet. Additionally, fitness centers and hotels shall also adhere to the requirements of § 128-7.5.1. Relief from the requirements of § 128-7.5.1 shall be treated as "c" variances pursuant to N.J.S.A. 40:55D-70(c).
- (2) Public utility building or structure other than an electricity generating plant, gas manufacturing plant or gasometer, subject to the conditional use standards of § 128-9.10.2.
- (3) Assisted Living Residences shall be permitted in the OR-3 or OR-4 District provided that a minimum of 10% of the units are reserved for Medicaid-eligible persons such that the units will qualify as affordable units for the purposes of the Borough of Montvale's Housing Element and Fair Share Plan and that the following requirements are met:
 - (a) Primary access shall be achieved from a road under the jurisdiction of Bergen County.
 - (b) Minimum lot size: ten (10) acres.
 - (c) Minimum lot width: two hundred (200) feet.
 - (d) Minimum front yard setback: seventy-five (75) feet.
 - (e) Minimum side yard setback: fifty (50) feet. Aggregate minimum side yard setback (both sides): one hundred (100) feet.
 - (f) Minimum rear yard setback: fifty (50) feet.
 - (g) Maximum lot coverage: as regulated in the underlying zone.
 - (h) Maximum FAR: 0.35.
 - (i) Maximum building height: fifty (50) feet and three stories.
 - (j) Parking: 0.5 parking spaces per residential unit.
 - (k) Building exteriors shall have vertical and/or horizontal offsets and variations of construction materials to create visual breaks on the exterior.
 - (l) There shall be provided a safe and convenient system of sidewalks, accessible to all occupants. Due consideration should be given in planning walks, paths, and ramps to prevent slipping or stumbling. Handrails and ample space for rest shall be provided. All walks, paths and risers shall be designed according to the requirements of the Americans with Disabilities Act (ADA).

(m) A buffer area as defined in §128-3.1, which shall be no less than 15 feet in width from all external property lines of the site.

(n) Sign regulations: as regulated in the underlying zone.

(o) Maximum 25 units per acre.

G. Accessory uses. Within the OR-1, OR-2, OR-3 and OR-4 Districts, the following accessory uses shall be permitted:

- (1) Storage of materials or supplies incidental to the principal uses permitted in this district, provided that the materials or supplies are stored within an enclosed building.
- (2) Only within the principal building itself and not as freestanding uses, banks and financial institutions and other service establishments where no products are manufactured, processed or sold, such as the offices of a real estate broker, insurance broker and travel agency.
- (3) Heliports, helistops and related facilities intended for the takeoff and landing of helicopters and other forms of aircraft are specifically prohibited as an accessory use within the districts.
- (4) Uses customary and incidental to the principal use.
- (5) [In the OR-4 District only, m]Multilevel parking garages, provided the lot is more than five acres in size and subject to the provisions of § 128-7.5E.

H. (Reserved)

I. (Reserved)

J. Access to apartment, condominium, or townhouse development in the RCO District.

- (1) A roadway or driveway through land in the OR-2 Office and Research District shall be permitted by conditional use to apartment, condominium, or townhouse development in the RCO-Retirement Community Overlay District, meeting the following requirements:
 - (a) The roadway or driveway shall meet minimum standards as required by the residential site improvement standards.
 - (b) The roadway or driveway shall be reviewed and approved by the Montvale Fire and Police Departments for purposes of assuring safe access for emergency vehicles.

Section 3. Chapter 128 of the Code of the Borough of Montvale, Section 128-7.5, is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text, as follows:

§ 128-7.5 Off-street parking in the OR-1, OR-2, OR-3 and OR-4 Districts.

- A. [A.] Except for fitness centers and hotels, as pursuant to § 128-7.5.1, and for Assisted Living Residences pursuant to § 128-5.4(F)(3), all uses in the OR-1, OR-2, OR-3 and OR-4 Office and Research Districts shall provide a minimum of one parking space for each 300 square feet of building floor area and a maximum of one parking space for every 200 square feet of building floor area.
- B. Except as provided for in § 128-7.5.1C:
- (1) No more than 15% of the total number of parking spaces provided on the lot shall be permitted in the front yard, and shall be utilized primarily for visitors parking, and no more than 15% of the maximum permitted lot or impervious surface coverage shall be devoted to parking areas in the front yard inclusive of parking spaces, aisles and driveways; and
 - (2) No front yard parking areas or access drives shall be located closer than 75 feet to the front property line.
- C. Notwithstanding anything herein to the contrary, no on-surface parking, driveways or access-ways shall be located less than 50 feet from a boundary line of a residential district except where such boundary line lies in the bed of a mapped street. The location of multilevel parking garages [in the OR-4 District], in relation to property lines and adjacent uses and zones, shall meet the minimum requirements of § 128-7.5E.
- D. On sites designated as corner lots, parking shall be permitted in the front yard where such yard does not lie adjacent or opposite to the main entrance to the building, provided that at least one front yard is designated and to the extent that such parking does not extend beyond the building wall associated with such remaining front yard in accordance with the setback requirements established in this article; provided, however, that the setback from the front property line as defined in this ordinance shall not be less than 50 feet.
- E. Multilevel parking garages shall be permitted [in the OR-4 District] subject to the following requirements.
- (1) No multilevel parking garage shall be permitted on a lot that is smaller than five acres in size.
 - (2) For the purposes of calculating floor area ratio (FAR), the floor area of multilevel parking garages shall not be counted towards the maximum permitted FAR within the district.
 - (3) The aggregate floor area of all levels of such multilevel parking garages, excluding that level at or nearest the finished grade, shall not exceed 20% of the total lot area.

- (4) The maximum permitted lot coverage shall be reduced by one percentage point, or proportion thereof, for each five percentage points calculated in § 128-7.5E(3) above.
- (5) No more than one multilevel parking garage structure shall be permitted per lot, except that a second multilevel parking garage shall be permitted on a lot that exceeds fifteen acres in size.
- (6) No multilevel parking garage shall exceed two levels above grade surface parking. The height of the multilevel parking garage shall be at least five feet lower than the height of the principal building on the lot. Nothing contained in this Subsection E(6) is intended to limit the number of cellar levels of a multilevel parking garage. Notwithstanding the foregoing, a multilevel parking garage that is built into a slope may have a maximum of three levels above grade surface parking on the downhill side; provided, however, that the uphill side of the garage shall remain limited to two levels above grade, and the highest point of the downhill side shall not exceed the highest point of the uphill side.
- (7) A roof shall not be required to cover the top level of the multilevel parking garage, provided that a parapet or similar structure is provided around the entire perimeter of the top level. Such parapet or similar structure shall be sufficiently tall to screen all permanently fixed structures, such as stairways or mechanical space, as well as parked vehicles which are to be located on the top level, when viewed from the front, side or rear lot lines.
- (8) The minimum required setbacks for multilevel parking garages, which may be attached or detached from the principal building, shall be the same as that required for a principal building in that district. However, if the lot on which the multilevel parking garage is to be built adjoins a residential district, the setback from the property line adjoining the residential district shall be increased by an additional 50 feet.
- (9) A multilevel parking garage may be attached to a principal building or may be connected to the principal building by roofed bridges or other similar covered walkways. The floor area of such bridges or walkways shall be excluded from the calculation of maximum permitted floor area ratio and the required yard setbacks in the zone, provided such roofed bridges or walkways are no closer than 25 feet to a property line.
- (10) No detached multilevel parking garage shall be located more than 100 feet from the principal building.
- (11) A multilevel parking garage shall be architecturally consistent or compatible with the principal building, and all exposed exterior walls and appurtenances shall be faced with finished materials such as brick or masonry and the like. No more than 50% of any exterior facade shall be open, and a solid wall of not less than 3 1/2 feet in height above each floor level along the exterior of each level of the multilevel garage shall be provided.

- (12) A solid screen vegetated buffer of at least 15 feet in width shall be provided and maintained between the multilevel parking garage and any rear or side lot line.
- (13) On the top level of any above-grade multilevel parking garage, no light stanchion shall be located within 40 feet of the façade wall of the multilevel parking garage. Lighting for that portion of the top level of the multilevel parking garage in which light stanchions are not permitted may be provided by fixtures mounted below the top of the parapet wall. All light fixtures shall be so arranged and shielded so as to reflect light downward and away from all adjoining properties, residential districts and streets. Illumination levels on the top level of a multilevel parking garage shall be reduced to code minimum egress levels 1/2 hour before the use it serves is closed and no earlier than 1/2 hour before it opens, but in no event shall it exceed code minimum levels between 11:00 p.m. and 5:30 a.m. Light fixtures used to provide code minimum egress lighting after hours shall not be mounted above the top of the parapet wall.
- (14) Section § 128-7.1, Subsections B and K shall not apply to multilevel parking garages.
- (15) Landscaping or berming or a combination thereof shall be provided around the perimeter of a multilevel parking garage, except for those portions of perimeter walls that face a principal building or those portions of the multilevel parking garage which are used for access to the parking garage. The height of such landscaping and berming shall be a minimum of eight feet and may consist of existing and new plant material.
- (16) No above-grade multilevel parking garages shall be permitted above or below habitable space of the principal building. No parking levels of cellar parking garages located below habitable space of the principal building shall be visible above the finished grade of the lot upon which it is situated.
- (17) Relief from the requirements of this subsection 128-7.5E shall be treated as a "c" variance pursuant to N.J.S.A. 40:55D-70(c).

Section 4. Chapter 128 of the Code of the Borough of Montvale, Section 128-7.5.1, is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text, as follows:

§ 128-7.5.1 Supplementary requirements for fitness centers and hotels.

- A. Fitness centers in the OR-4 District shall provide a minimum of one parking space for each 250 square feet of gross floor area and a maximum of one parking space for each 150 square feet of gross floor area.
- B. Hotels in the OR-4 District shall provide a minimum of one parking space per hotel room or 0.75 spaces per hotel room, plus one space per three seats for any restaurant, conference or meeting room within the hotel, whichever is greater.

- C. Parking in the front yard shall be permitted, but shall be limited to visitors only, and shall not be located closer than 25 feet to the front of the property line.
- D. The maximum impervious lot coverage shall be 50[45]% utilizing standard impervious parking techniques for all paved surfaces. However, alternative porous paving systems may be used to attain a total lot coverage of 70%, with no more than 50[45]% of the lot coverage being impervious surface and up to 20[25] additional percent of the lot coverage being pervious paving surfaces.
- E. The following paving types shall be counted as alternative porous paving systems:
 - (1) Pavers, over a pervious base or turf blocks, both of which are suitable for pedestrian-only surfaces, or overflow parking areas and emergency-only accessways; and
 - (2) Porous pavement, suitable for more general and heavier-use vehicular surface applications. Upon approval, an approved, bonded maintenance plan incorporating best management practices shall be required for all pervious surface areas, to minimize siltation of porous paving areas.
- F. In the OR-4 zone the maximum height of fitness centers shall be three stories and 45 feet, whichever is less, and the maximum height for hotels shall be four stories and 60 feet, whichever is less. The maximum height of accessory structures for these uses, such as water slides, umbrellas, lifeguard stations, playground equipment and similar installations, shall be 20 feet.

Section 5. Chapter 128, Schedule A, "Limiting Schedule," shall be amended and supplemented by replacing the existing Limiting Schedule with the revised version attached hereto. The revised Limiting Schedule adds a new footnote with reference to standards for assisted living residences, and adds or removes footnotes from various locations on the schedule. The Limiting Schedule has been further amended to implement the various zoning amendments set forth in Sections 1 through 4 of this Ordinance and to correct clerical errors in the existing Limiting Schedule.

Section 6. Planning Board review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Montvale, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40:55D-26*.

Section 7. Severability.

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

Section 8. Effective date.

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

Section 9. Repeal of inconsistent ordinances.

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

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSE-ALWAN, RMC
Borough Clerk

INTRODUCED: January 31, 2017

ADOPTED:

APPROVED:

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:47PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Police Chief Abrams led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and/or The Ridgewood News, informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

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

ROLL CALL:

Councilmember Curry

Councilmember LaMonica – left 8:30 due to illness

Councilmember Gloeggler

Councilmember Lane

Councilmember Koelling

Councilmember Weaver

Chris Tully from Congressman Josh Gottheimer introduced himself to councilmembers and stated he will be available to speak to residents as well as councilmembers

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2017-1422 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

Police Chief Abrams – Overview of Police Department documentation provided with original minutes

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

Section 1. Chapter 84 of the Code of the Borough of Montvale is hereby amended and supplemented by adding the underlined text and deleting the [bracketed] text in §84-1, as follows:

§ 84-1. Creation and composition.

- A. Pursuant to the authority granted by N.J.S.A. 40A:14-118, the Borough of Montvale hereby establishes a Police Department in and for the Borough of Montvale, New Jersey, to consist of the following positions, and the maximum number of individuals assigned to each respective rank, as follows:

(1) Chief of Police: 1

(2) Captain: 1

(3) Lieutenant: 3 [2]

(4) Sergeant: 5

- (5) Patrol Officers: 17. [15.] See Subsection C. below.
- (6) Auxiliary police officers who may from time to time be appointed and who shall serve at the pleasure of the governing body for a term not to exceed one year, which officers shall not be members of the regular police force but shall nevertheless be under the control and supervision of the Chief of Police: As necessary
- B. This Section shall not be construed as establishing any right on the part of any member or members of the Police Department to appointment to any position within the Department, nor shall it be construed as terminating or interrupting any period of service or tenure of any member of the Montvale Police Department. The existence and continuance of any of the above-specified offices and the number of appointees to each such office shall be determined by the governing body as it may, from time to time, in its sole discretion, deem reasonably necessary for the efficient and effective operation of the Department.
- C. In the event that there is an unfilled vacancy in any of the superior officer positions, the maximum number of patrol officers shall be increased by the number of such vacancies. However, in no event shall the maximum number of officers in the Police Department, including the Chief, Captain, Lieutenants, Sergeants and Patrol Officers, but excluding Auxiliary Police Officers, exceed 26 [23] members.
- D. The Mayor and Council of the Borough of Montvale shall be deemed to be the "appropriate authority" for purposes of the Borough Code and N.J.S.A. 40A:14-118.

Section 2. Ratification of Prior Actions; No Interruption in Service.

The Borough does hereby ratify and reconfirm all prior actions concerning hiring and promotion in the Police Department taken prior to the adoption of this Ordinance. Nothing in this Ordinance shall be construed as terminating or interrupting any period of service or tenure of any member of the Montvale Police Department.

Section 3. Repeal of Inconsistent Ordinances.

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

Section 4. Savings Clause.

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

Section 5. Severability.

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

Section 6. Effective Date.

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

Ordinance No. **2017-1422** 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 Lane; seconded by Councilmember Curry - all ayes

Carole Adams

Ask for clarification regarding the School Resource Officer; Chief Abrams responded stating the SRO is there to provide instruction to the students, to be a mentor and as security; due to staffing issues, the SRO is not located in the school at this time; control of the SRO is done by the police department; Ms. Adams asked if the other towns can contribute towards the salary.

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

Motion to adopt on Second and Final Reading in Ridgewood News by Councilmember Lane; seconded by Councilmember Curry; Clerk read by title only -----

Chief Abrams stated 25 officers would be sufficient for the next 10-15 years; Councilmember Weaver stated that the SRO approximately costs Montvale \$120,000, mentioned each town should contribute towards the SRO;

A roll call vote was taken --- all ayes with the exception of Councilmember Weaver voting No

Chief Abrams briefly mentioned about a burglary in progress when a homeowner came home; the suspect was arrested shortly thereafter.

PVDPW Superintendent, Rich Campanelli / Update

Spoke in regards to snow removal process from start to finish

ORDINANCE NO. 2017-1423 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO AMEND CERTAIN ZONING REGULATIONS FOR THE OFFICE-RESEARCH (OR) DISTRICTS IN THE BOROUGH TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON JULY 19, 2016

(Public Hearing 2/28/17)

Darlene Green, Municipal Planner, Explanation/Overview prior to public hearing of 2-28-17

Ms. Green explained, this ordinance would permit uses such as assisted living residences; parking garages and to increase the number of stories from 2 to 3 in certain OR zones;

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

NO PUBLIC COMMENT

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

January 31, 2017

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

MINUTES CLOSED/EXECUTIVE SESSION:

January 31, 2017

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

RESOLUTIONS:**60-2017 A Resolution Authorizing the Execution of a Site Access Agreement with the Pascack Valley Regional High School District Board of Education**

WHEREAS, the Pascack Valley Regional High School District Board of Education (the "Board") owns and operates a public school located at 225 W. Grand Avenue, Montvale, New Jersey (the "Property"); and

WHEREAS, the Borough of Montvale (the "Borough") is undertaking a project to make certain roadway and intersection improvements at various locations in the Borough including at Spring Valley Road and Grand Avenue (the "Project"), which will require access to the Board's Property; and

WHEREAS, by Resolution adopted on January 23, 2017, the Board granted to the Borough the necessary access to the Board's Property for the sole purpose of undertaking and completing the Project, subject to the approval and execution of a Site Access Agreement by and between the Board and the Borough concerning same; and

WHEREAS, counsel for the Board has provided to the Borough a Site Access Agreement (the "Agreement") in a form acceptable to the Board, a copy of which is attached hereto; and

WHEREAS, the Borough has reviewed the proposed Agreement, finds it acceptable, and wishes to authorize the execution of same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Mayor, Borough Clerk, and all other appropriate officials are authorized to execute the Agreement in substantially the form attached hereto subject to approval as to form by the Borough Attorney, and to take all other actions necessary to effectuate the purposes of this Resolution.

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

61-2017 Authorize Payment No. 8/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 January 31, 2017 which is attached to the original of this resolution; and

WHEREAS, Payment #8 is hereby authorized in the amount of \$204,912.37 to be issued to Unimak, LLC, 82 Midland Avenue, Saddle Brook, NJ 076633 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
Total Remaining Balance	\$2,712,627.27

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

62-2017 A Resolution Amending Resolution No. 46-2017 Authorizing & Memorializing Additional Offerings Of Alternative Health Benefit Plans To The Employee Health Benefits Program

WHEREAS, the Borough provides medical benefits to its eligible employees and dependents through its membership in the Bergen Municipal Employee Benefits Fund, hereinafter, the HIF; and

WHEREAS, under the legislative requirements set forth by P.L. 2011 c. 78 (commonly known as Chapter 78), municipalities are encouraged to offer alternate health benefit plans that provide choice to employees afforded such benefits in accordance with the cost contribution requirements set forth by the legislation; and

WHEREAS, the Borough's Health Benefits Consultant performed due diligence and obtained pricing on several alternate plan designs developed in conjunction with the HIF that provide alternative methods of benefit delivery at lower cost than the existing PBA plan of the Borough; and

WHEREAS, more specifically, the Health Benefits Consultant met with both Borough Officials and Union Representatives to review the alternate plan designs that include:

Aetna PPO Core-Aetna Open Access POSII

PPO 20/35 Plan- Aetna Health Network Option

EPO 15/25-Aetna Health Network Only

EPO 20/35 Plan – Aetna Health Network Only

HDHP 3000 High Deductible (HSA) Plan-Aetna Open Access POSII

that collectively, provide cost-effective alternative plan designs for consideration by employees looking to contain/reduce their contributions, based upon their personal and family needs

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby endorses and authorizes the offering of the alternate plans for eligible employees to consider in determining the health plan best suited for their needs; and

BE IT FURTHER RESOLVED, the Borough Benefits Consultant and Borough Administration are hereby authorized to coordinate and memorialize these offerings as a part of the Borough's Employee Health Benefits Program and will request a Special Open Enrollment period within the month of February, 2017 for an effective date of May 1, 2017 or as soon as administratively practical; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be forwarded to the Borough CFO, Auditor and PIA Security Programs, Inc., 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ Benefits Consultant to the Borough.

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

BILLS: Municipal Clerk read the Bill Report.

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

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

COMMITTEE REPORTS:

Council President Curry

Board of Health

CPR class is scheduled for February 16 at the senior center from 6-9pm;

Recreation

All winter programs are up and running and registration is ongoing; Special Events committee are planning for the egg hunt and coloring in April; Tennis badges will be available March 1; Summer Camp counsellor applications are now available; Day in the Park is June 17;

Councilmember Gloeggler

Local BOE

Kindergarten registration has begun with 90 children enrolled; MEF held a fundraiser with the Harlem Wizards; Summer Institute will offer a wide variety of classes.

Councilmember Lane

Fire Department

14 calls;

Firehouse Update

Roof steel was delivered and hopefully will be in place soon

Finance

Next budget meeting will be February 28 at 6pm at borough hall and encourages residents to attend; significant expenditures to consider;

Police Commissioner Koelling

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 50 calls; 766 miles; 49 hours; 34.2 crew hours

Environmental Commission

A new tree removal form was issued; April 29 will be Montvale Clean-Up day starting at 8:30am; Community Outreach meeting is scheduled on Thursday, February 16 at 5:15pm at borough hall.

Councilmember Weaver

Regional High School Board

Pass the policy on video taping meetings;

Economic Retention

Will be hosting a breakfast on March 2 with several corporations; had a meeting with NJ Transit to move train station, NJT stated the amount of riders does not warrant a multi-million dollar cost to move the station

Planning Board

Use permit issued for 25 Phillips Parkway; Exxon will be changing their signage from "On The Run" to "TigerMart"; conversation regarding the new tree removal form was mentioned with some concerns,

Councilmember Koelling mentioned that the Environmental Commission would like to change some of the wording to the form; it was decided to review the form and make changes, then submit it to council for further review.

MAYOR

Library

Circulation 9,956; 5,236 patron visits; 32 cards issued; Montvale Library ranked 4th in 2016;

Report

Met with several Mayors in Trenton regarding COAH; Wegmans will be hiring 550 employees, already hired 200 employees which are in training; target opening will be in September; Traffic and Road improvement meeting will be held on Thursday, February 16 at 7pm; Sunday, February 19th, the Montvale Free Evangelical Church will be presenting Montvale with a check to be spent by the council to help the community;

Fire Chief Miller and Fire Commissioner Jim Nicol was part of a committee which received a 4 foot steel beam from the World Trade Center; a ceremony committee between Fire, Police and Tri-Boro has been formed to start preparing for 9/11 ceremonies; Mayor Ghassali asked Councilmember Koelling to be part of the ceremony committee.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Request Of Residents Bayberry Drive, Dogwood Lane and Bramble Way /Roadway Conditions / Request Consideration Inclusion in the 2017 Road Improvement Program

A resident of Bramble spoke regarding much needed paving, live there for 25 years

b. Fieldstone Field/Turf/Possible Replacement Cost

Majority of the field is 13 years old should budget \$750,000 for replacement; Councilmember Lane suggest possible bonding;

c. Project Updates

Pool demolition is now completed; Woodland Road guardrail, Orange and Rockland agreed to remove the utility poles; generator project has begun.

Councilmember Weaver asked if trees were removed at the pool demolition; will the fence be replaced;

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Weaver mentioned that the State will be releasing the amounts for State Aid which might be less;

COMMUNICATION CORRESPONDENCE:

a. Continuation Of Municipal Budget Meeting Schedule

MEETING OPEN TO THE PUBLIC:

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

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

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

Carole Adams

Mentioned that the police department covers the Garden State Parkway service area; Wegmans will be influx of people and the police will be needed; In speaking about snow removal, Ms. Adams told a story of her son at a young age began to shovel his neighbor's property to earn extra money; that teens today should be encourage to do the same plus they can earn a few dollars as well; encouraged councilmembers to get involve with the school funding formula; asked for an update regarding the deer issues, the Mayor responded by saying at this time there is nothing that can be done to eliminate the deer population.

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

MEETING CLOSED TO THE PUBLIC:

MOTION TO GO INTO CLOSED EXECUTIVE SESSION:

Motion to go into Closed Session by Councilmember Lane; seconded by Councilmember Koelling - all ayes

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:
PBA Negotiations

1. PBA Negotiations

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.

ADJOURNMENT

Motion to adjourn Public Meeting by Councilmember Lane; seconded by Councilmember Curry
- all ayes

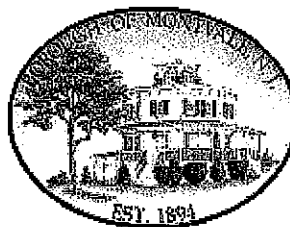
Meeting was adjourned at 9:50pm

ADJOURNMENT The next Meeting of the Mayor and Council will be held February 28, 2017 at 7:30 p.m.

SPECIAL MEETING: County Road Improvements/Road Widening/February 16th, 2017 at 7:00 p.m.

FINAL BUDGET MEETING: February 28th 6:00 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 63-2017**

RE: Authorize Payment #1/Caravella Demolition, Inc. for the Montvale Swim Club Building and Pool Demolition and Site Restoration Project

WHEREAS, the Borough of Montvale awarded a contract on December 13, 2016 to Caravella Demolition, Inc. 40 Deforest Avenue, East Hanover, New Jersey 07936 for the Montvale Swim Club Building and Pool Demolition and Site Restoration Project; and

WHEREAS, the original contract amount is \$150,903.79 via Resolution #193-2016; and

WHEREAS, the Borough Engineer in a letter dated February 22, 2017 which is attached to the original of this resolution has been monitoring the project and recommends payment in the amount of \$76,712.43; 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 Governing Body of the Borough of Montvale Payment #1 in the amount of \$76,712.43 shall be issued to Caravella Demolition, Inc.

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

Adopted: February 28, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

February 22, 2017

VIA E-MAIL

Maureen Iarossi-Alwan
Borough Clerk/Borough Administrator
Borough of Montvale
12 Mercedes Drive
Montvale, NJ 07643

Re: Montvale Swim Club Pool Demolition
Progress Payment #1
Borough of Montvale, Bergen County, NJ
MC Project No. MVB-472

Dear Ms. Iarossi-Alwan:

Caravella Demolition, Inc., Contractor for the above referenced project, has requested Progress Payment No. 1 for the work related to the Montvale Swim Club Pool Demolition. Our office has been monitoring the project and as-built quantities for contract items completed through February 2017.

Enclosed please find the following documents:

- Progress Payment No. 1, dated 2/21/2017, prepared by Maser Consulting P.A., consisting of one (1) page;
- AIA Application for Payment, dated 2/3/17, prepared by Caravella Demolition, Inc., certified by Maser Consulting on February 21, 2017, consisting of two (2) pages; and
- Certified Payroll Certificates, prepared by Caravella Demolition, Inc., consisting of six (6) pages.

The payment breakdown is as follows:

<u>Original Contract Amount (Base Bid)</u>	<u>\$150,903.79</u>
Amount Completed To Date	\$78,277.99
Less 2% Retainage	(\$1,565.56)
<u>Less Previous Payment</u>	<u>(\$0.00)</u>
Amount Due Progress Payment No. 1	\$76,712.43



Maureen Iarossi-Alwan
MC Project No. MVB-472
February 22, 2017
Page 2 of 2

Based upon our review, we recommend the processing of the attached Progress Payment No. 1 in the amount of \$76,712.43 to Caravella Demolition, Inc.

Thank you for your kind attention to this matter. Please contact me if you have any questions.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to be 'A. Hipolit'.

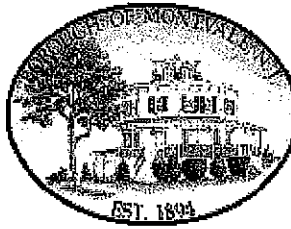
Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/tva

Enclosures

cc: Mayor and Council (via Clerk/Administrator)
Rich Campanelli, Public Works Superintendent

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**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 64-2017**

RE: Authorize Release of Maintenance Bond/Remaining Cash Escrow/Block 1601/Lot 21/Nottingham Court/Regan Development/Montvale Commons

WHEREAS, Regan Development Corp./Sphere Construction Group, LLC Montvale Commons, LLC is requesting a release in their Maintenance Bond No. 35298 The Service Insurance Company, Inc. in the amount of \$36,629.55; and

WHEREAS, an inspection of the site has been conducted by Borough Engineer, which recommends said release of the above referenced in letter dated February 10, 2017 which is attached to the original of this resolution; and

WHEREAS, the Borough Engineer recommends the cash escrow in the amount of \$660.00 be held until such time as site improvements are repaired as stated in the attached letter and a final inspection is conducted; and

WHEREAS, by the Borough of Montvale hereby releases the two year Maintenance Bond #35298 in the amount of \$36,629.55; and

NOW THEREFORE BE IT FUTHER RESOLVED, The Borough Treasurer shall receive a copy.

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

Adopted: February 28, 2017

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

February 10, 2017

VIA EMAIL

Maureen Iarossi-Alwan
Borough Clerk/Borough Administrator
12 Mercedes Drive, 2nd Floor
Montvale, NJ 07645

Re: Bond Release
150 Nottingham Court
Block 1601, Lot 21
Borough of Montvale, Bergen County, NJ
MC Project No. MVP-033

Dear Ms. Iarossi-Alwan:

We are in receipt of a request from Kenneth Regan, Managing Member for Montvale Commons to release the Maintenance Bond for the referenced project. To verify the completeness of the site improvements, we have also conducted a final site inspection of the above-referenced project. This office finds that the following site improvements require repair:

1. Near the handicap ramp - sidewalk section is cracked and needs repair/replacement;
2. Replacement of landscaping, including a tree and shrub.

We understand that there are no other outstanding items from other departments. Therefore, this office takes no exception to the Borough releasing the Bond, but recommends that the Borough retain the \$660.00 cash escrow until such time as these improvements are completed.

Maintenance Bond	<u>\$36,629.55</u>
Balance	\$36,629.55

Thank you for your kind attention to this matter. Please do not hesitate to contact me should you have any questions.

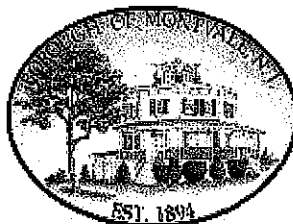
Very truly yours,

MASER CONSULTING P.A.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/cd

cc: Carl Bello, Borough Treasurer (via email)
Jeffrey Fette, Construction Code Official (via email)
Lorraine Hutter, Land Use Administrator (via email)
Cynthia Peterson, Technical Assistant (via email)
Ken Regan, Regan Development (via e-mail) ken@reganddevelopment.com
P:\MVP\MVP033B\Letters\170210_arh_hutter_MontvaleCommons_MVP-033B_MaintenanceBondRelease.docx



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 65-2017**

RE: Setting Forth Recreational Programs Fees Year 2017

WHEREAS, The Recreation Department hereby establishes the programs, times and fees for various programs; and

WHEREAS, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

TIME SCHEDULE FOR SKATING RINK:

8:00 a.m.	Until	10:00 a.m.	Roller/street Hockey
10:00 a.m.	Until	12:00 p.m.	Free Skate
12:00 p.m.	Until	2:00 p.m.	Roller/street Hockey
2:00 p.m.	Until	4:00 p.m.	Free Skate
4:00 p.m.	Until	6:00 p.m.	Roller/street Hockey
6:00 p.m.	Until	Dusk	Free Skate

PROGRAMS:

Basketball - 18+
Basketball - 30+
Sewing
Summer Camp

RESIDENT

NON-RESIDENT

\$50

\$75

\$75

\$95

\$80

\$100

\$200/CHILD

\$650/FAMILY MAXIMUM

Non-resident

\$250/CHILD

\$800 FAMILY MAXIMUM

\$25 late charge for every 15 minutes a child is left under care after dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale.

Tae Kwon-Do

Tae Kwon-Do - Youth

\$120

*\$180

(*space permitting)

Tae Kwon-Do - Adult

\$80

\$100

Tennis Lessons

Tennis Lessons adult/child

\$80 resident

per session (6 weeks)

\$120 per session for non-residents

Tennis**Resident***(Green Acres/Approval Required)*

\$30 Adult

\$10 Child/Student 13-18 yrs.

\$50 Family max.

Free Seniors 62+

Non-resident

\$60 Adult

\$20 Child/Student 13-18 yrs.

\$100 Family max.

\$10 Seniors 62+

\$10 Fee for Replacement Card

*Students registering alone must register as an adult

Volleyball - Adult

\$50 \$75

Volleyball- Girls

\$80 \$100

Yoga

\$80 \$100

Yoga – mini

\$40 \$50

Special Needs Program

\$80 \$100

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

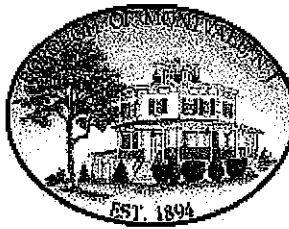
Adopted: February 28, 2017

ATTEST:

APPROVED:

 Maureen Iarossi-Alwan
 Municipal Clerk

 Michael Ghassali
 Mayor



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 66-2017**

RE: Authorize Cancellation of Uncollectable Taxes for Block 2411; Lots 7 & 8

WHEREAS, the two lots listed above were sub-divided in July 2016; these lots no longer exist; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, State of New Jersey, that the tax collector is hereby authorized to cancel the following current year taxes:

Block 2411; Lot 7 in the amount of \$819.00 – 21 Hillside Terrace

Block 2411; Lot 8 in the amount of \$5,739.82 – 19 Hillside Terrace

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

Adopted: February 28, 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	\$308,986.34	Bill List Wire 2/28/17
	<u>225,425.56</u>	Wires/Manual Checks
Current TOTAL	534,411.90	
Montvale POAA	98.00	
Park Ridge POAA	121.04	Bill List Wire 2/28/17
Woodcliff Lake POAA	64.08	Bill List Wire 2/28/17
Dog Trust	250.00	Bill List Wire 2/28/17
Capital Fund	3,691.36	Bill List Wire 2/28/17

This resolution was adopted by the Mayor and Council of Montvale at a meeting held on 2/28/17

Introduced by: _____

Approved: 2/28/17

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
February 28, 2017

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		2/13/17	Payroll Account	137,403.89
WIRE		2/13/17	Salary Account	87,353.32
WIRE		2/13/17	FSA Account	<u>668.35</u>
	Total			<u>225,425.56</u>

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

[illegible]

February 23, 2017
11:36 AM

Borough of Montvale
Bill List By Vendor Name

Page No: 2

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	chk/void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
03410 CAPALBO'S Continued											
17-00198 02/03/17 HIPOLIT SYMPATHY BASKET											
1 HIPOLIT SYMPATHY BASKET	65.95	7-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES			R	02/03/17	02/23/17		304656A	N
SYMPATHY BASKET											
ANDY HIPOLIT'S FATHER											
	\$65.95										
Vendor Total:	125.90										
01640 CARPET WORLD FLOORING CENTER											
17-00159 01/27/17 CARPET INSTALLATION											
1 CARPET INSTALLATION	3,425.00	7-01-44-816-000	B VARIOUS IMPROVEMENTS - UCC			R	01/27/17	02/23/17		29773	N
DEPOSIT OF \$3425.00											
TOTAL PRICE \$6850.00											
*BOROUGH OF MONTVALE											
*TAX EXEMPT #22-6002101											
Vendor Total:	3,425.00										
01501 COHEN-GRADY, TRACY											
16-01211 11/09/16 VET FEE FOR 2017 RABIES CLINIC											
1 VET FEE FOR 2017 RABIES CLINIC	250.00	T-12-56-286-001	B RESERVE FOR DOG LICENSE			R	11/09/16	02/23/17		RABIES CLINIC	N
Vendor Total:	250.00										
00114 CORBI PRINTING CO. INC.											
17-00187 01/31/17 ATS Mailers											
1 ATS Mailers	98.00	T-03-56-286-005	B TRUST - RESERVE FOR POAA(MONTVALE)			R	01/31/17	02/23/17		170050	N
2 ATS Mailers	72.88	7-01-42-855-023	B PRINTING & BINDING			R	01/31/17	02/23/17		170050	N
3 ATS Mailers	121.04	T-03-56-286-024	B TRUST - RESERVE FOR POAA(PARK RIDGE)			R	01/31/17	02/23/17		170050	N

February 23, 2017
11:36 AM

Borough of Montvale
Bill List By Vendor Name

Page No: 3

Vendor # Name		PO # PO Date Description		Contract	PO Type	First Rcvd		Chk/Void	1099	
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
00114	CORBI PRINTING CO. INC.	Continued								
17-00187	01/31/17 ATS Mailers		Continued							
4	ATS Mailers	64.08	T-03-56-286-025	B TRUST - RESERVE FOR POAA(WOODCLIFF LAKE) R		01/31/17	02/23/17		170050	N
		356.00								
Vendor Total:		356.00								
00896	GIAMMARINO, MICHAEL									
17-00074	01/11/17 INTERPRETER SERVICES 2017		B							
5	INTERPRETER SERVICES 2017	72.00	7-01-42-855-028	B OTHER PROF/CONSULTANT SERVICES R		01/11/17	02/23/17		2/8/17	N
6	INTERPRETER SERVICES 2017	78.00	7-01-41-250-028	B OTHER PROFESSIONAL/CONSULTING SERVICES R		01/11/17	02/23/17		2/8/17	N
		150.00								
Vendor Total:		150.00								
01895	INSTITUTE FOR PROFESSIONAL									
17-00229	02/10/17 SEMINAR - MARCH 17, 2017									
1	SEMINAR - MARCH 17	99.00	7-01-20-704-042	B EDUCATION/TRAINING/SEMINARS R		02/10/17	02/23/17		MAR 17 SEMINARS	N
	PENSION WORKSHOP - ATTENDED BY MAUREEN IAROSSEI-ALWAN MARCH 17, 2017									
2	SEMINAR - MARCH 17, 2017	99.00	7-01-20-708-042	B EDUCATION/TRAINING/SEMINARS R		02/10/17	02/23/17		MAR 17 SEMINARS	N
	TAX APPEALS SEMINAR - MARCH 17, 2017 ATTENDED BY FRAN SCORDO									
		198.00								
Vendor Total:		198.00								
00327	INTERNATIONAL ASSOCIATION									
17-00080	01/13/17 2017 CHIEF'S DUES									
1	2017 CHIEF'S DUES	150.00	7-01-25-745-044	B PROFESSIONAL ASSOCIATION DUES R		01/13/17	02/23/17		1001235609	N
	CHIEF JEREMY ABRAMS ACTIVE MEMBERS DUES 1/1/2017 TO 12/31/2017	\$150.00								
	MEMBER #1696332									
Vendor Total:		150.00								

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	Exc
03925 KALAFUT, CHRISTINE										
17-00235 02/14/17 REIMBURSE FOR DEPOSIT SLIPS										
1 REIMBURSE FOR DEPOSIT SLIPS	128.85	7-01-20-701-023	B PRINTING & BINDING	R	02/14/17	02/23/17			REIMB DEP.SLIPS N	
COSTCO deposit slips:										
1000 3-part CURRENT ACCOUNT										
400 3-part RECREATION ACCOUNT										
400 2-part CLAIMS ACCOUNT										
400 2-part TRUST ACCOUNT										
400 2-part POLICE OUTSIDE DETAIL										
Vendor Total:	128.85									
03852 LEPOSKY, MICHAEL										
17-00231 02/10/17 MILEAGE REIMBURSEMENT 2016										
1 MILEAGE REIMBURSEMENT 2016	278.04	6-01-20-710-045	B TRAVEL	R	02/10/17	02/23/17			2016 MILEAGE	N
Vendor Total:	278.04									
01517 LUDWIG, DAVID										
17-00264 02/21/17 MILEAGE REIMB -JAN 2017										
1 MILEAGE REIMB -JAN 2017	64.47	7-01-22-725-045	B TRAVEL	R	02/21/17	02/23/17			JAN 2017	N
Vendor Total:	64.47									
00247 MONTVALE FREE PUBLIC LIBRARY										
17-00258 02/21/17 LIBRARY PAYMENTS - 2017			B							
2 LIBRARY PAYMENTS - 2017	40,237.00	7-01-29-800-029	B OTHER CONTRACTUAL ITEMS	R	02/21/17	02/23/17			1ST QTR 2017	N
Vendor Total:	40,237.00									
00019 MUNICIPAL CAPITAL CORPORATION										
17-00211 02/06/17 SHREDDER LEASE 2017			B							
2 SHREDDER LEASE 2017	69.00	7-01-20-701-061	B LEASED EQUIPMENT	R	02/06/17	02/23/17			4975310117/JAN	N
INVOICE #4975310117/JANUARY										
Vendor Total:	69.00									

February 23, 2017
11:36 AM

Borough of Montvale
Bill List By Vendor Name

Page No: 5.

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
01167 MUNICIPAL CLKS ASSOC OF NJ										
17-00241 02/14/17 2017 MCANJ EDUCATION CONFERENC										
1 2017 MCANJ	310.00	7-01-20-704-042	B EDUCATION/TRAINING/SEMINARS	R		02/14/17	02/23/17		2017 MCANJ CONF N	
EDUCATION CONFERENCE.										
APRIL 25-27,2017										
ATTNEDED BY: MAUREEN IAROSSEI-ALWAN										
Vendor Total:	310.00									
01241 RAY'S PIZZA										
17-00240 02/14/17 BUDGET MEETING										
1 FOOD FOR BUDGET MEETING	63.69	7-01-20-701-041	B MEAL REIMBURSEMENT	R		02/14/17	02/23/17		35985	N
FOR FEBRUARY 14										
17-00256 02/16/17 COAH Meeting										
1 COAH MEETING	105.74	7-01-20-701-041	B MEAL REIMBURSEMENT	R		02/16/17	02/23/17		36178	N
2 tip	15.00	7-01-20-701-041	B MEAL REIMBURSEMENT	R		02/16/17	02/23/17		ORDER 36178	N
	120.74									
Vendor Total:	184.43									
00532 ROBBIE CONLEY ARCHITECT, LLC										
15-00538 05/07/15 PROFESSIONAL ARCHITECHTURAL SV			B							
19 NEW MONTVALE FIREHOUSE	3,691.36	C-04-56-090-000	B PROFESSIONAL SERVICES - FIRE HOUSE	R		05/07/15	02/23/17		15003.18	N
CONSTRUCTION.										
INVOICE #15003.18										
Vendor Total:	3,691.36									
00258 ROCKLAND ELECTRIC										
17-00260 02/21/17 ROCKLAND ELECTRIC CHARGES/JAN										
1 0897137012 3 MEMORIAL LT FIELD	11.29	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
2 0052060009 30 CHESTN.RDG RD	29.22	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
3 5208845000 159 CHESTNUT RDG RD	97.51	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
4 5229845000 LA TRENTA FLD LITES	31.62	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
5 9534844006 SPRING VALLEY MTLBX	44.51	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
6 9683932013 GRAND TFLT 57400	40.26	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N
7 0357844001 SUMMIT OTHR UNMTR	91.49	7-01-31-825-071	B ELECTRICITY	R		02/21/17	02/23/17		JANUARY	N

11:36 AM

Bill List By Vendor Name

Page No: 6

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/Void	1099		
Item Description	Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
00258 ROCKLAND ELECTRIC Continued											
17-00260 02/21/17 ROCKLAND ELECTRIC CHARGES/JAN Continued											
8 5103845008 CHESTNUT RDG RD	135.13	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
9 4725845003 SUMMIT OTHR UNMTR 1	12.10	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
10 9263932000 GRAND TFLT 2	44.67	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
11 9704932006 W GRAND OTHR MTLBX	41.71	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
12 1619931002 VALLEY VIEW SWR LFT	786.02	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
13 5985845006 CHESTNUT RDG MTLBX	48.34	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
14 1472933002 GRAND TFLT 1	56.36	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
15 2413158015 13W GRAND FIRE SGN	10.49	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
16 0632933003 W GRAND OTHR UNMTR	12.09	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
17 0128933004 KINDERKAMCK RD	362.23	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
18 0157026009 1 MEMORIAL LT FLD	21.62	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
19 9767932024 CHESTNUT RDG TFLT	43.51	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
20 0611933003 MEMORIAL DPW	1,121.73	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
21 0653933003 GRAND OTHR MTLBX	87.69	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
22 0716933005 MEMORIAL TENNIS CRT	41.87	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
23 0758933005 1 MEMORIAL SHED 1	12.26	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
24 1451933002 1 MEMORIAL SHED 2	420.48	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
25 9494934001 S MIDLTL SEWER LIFT	458.26	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
26 0897137012 3 MEMORIAL LT FLD	23.13	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
27 0195092007 GRAND SOPK 87/97	34.05	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
28 0563019009 GRAND LT SOPK 67/62	42.99	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
29 0787127002 GRAND LT SOPK 75/77	29.93	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
30 0700055009 HUFF TER PUMP 57088	332.20	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
31 9515932009 GRAND OTHR UNMTR	122.15	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
32 8906935008 E GRAND OTHR UNMTR	22.55	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
33 1908079006 MEMORIAL GATE TRFC	12.00	7-01-31-825-071	B ELECTRICITY	R	02/21/17	02/23/17	JANUARY	N			
34 2310843006 ALAYNA HOMEOWN ASSO	53.99	7-01-38-854-029	B OTHER CONTRACTUAL ITEMS	R	02/21/17	02/23/17	JANUARY	N			
35 0674933003 1 MEMORIAL DR SR CT	907.33	7-01-31-825-086	B ELECTRICITY - 1 MEMORIAL	R	02/21/17	02/23/17	JANUARY	N			
36 8822932014 12 MERCEDES DR	9,234.67	7-01-31-825-078	B ELECTRICITY - 12 MERCEDES	R	02/21/17	02/23/17	JANUARY	N			
37 9555848004 BORO STREET LITES	9,628.79	7-01-31-825-078	B ELECTRICITY - 12 MERCEDES	R	02/21/17	02/23/17	FEBRUARY	N			
	24,506.24										
Vendor Total:	24,506.24										

February 23, 2017
11:36 AM

Borough of Montvale
Bill List By Vendor Name

Page No: 7

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
03173 SPOK, INC.	17-00134	01/24/17	OEM GUASCONI PAGER	6.85	7-01-31-827-076	B TELEPHONE CHARGES	R	01/24/17	02/23/17		A2418310M	N
	1		OEM GUASCONI PAGER									
			OEM PAGER TED GUASCONI INVOICE A2418310M ACCOUNT 2418310-5	\$6.83								
Vendor Total:				6.85								
03727 STAPLES BUSINESS ADVANTAGE	17-00037	01/06/17	OFFICE SUPPLIES									
	1		CALENDAR	20.73	7-01-20-701-036	B OFFICE SUPPLIES	R	01/06/17	02/23/17		3326571050+	N
	2		POCKET FILES	30.26	7-01-20-701-036	B OFFICE SUPPLIES	R	01/06/17	02/23/17		3326571050+	N
	3		PAPER CLIPS	0.81	7-01-20-701-036	B OFFICE SUPPLIES	R	01/06/17	02/23/17		3326571050+	N
	4		BUSINESS CARD HANRAHAN	24.99	7-01-20-718-036	B OFFICE SUPPLIES	R	01/06/17	02/23/17		3326571050+	N
				76.79								
17-00048	01/10/17	PD	OFFICE SUPPLIES									
	1		PD OFFICE SUPPLIES	999.47	7-01-25-745-036	B OFFICE SUPPLIES	R	01/10/17	02/23/17		3327164884	N
			POLICE DEPARTMENT OFFICE SUPPLIES TO INCLUDE:									
			HP TONER CARTRIDGES FOR DB \$364.04									
			HO TONER CARTRIDGES FOR CAPT \$296.95									
			COFFEE POT FOR BREAKROOM TO REPLACE INOPERABLE \$149.41									
			MISC OFFICE SUPPLIES	\$								

February 23, 2017
11:36 AM

Borough of Montvale
Bill List By Vendor Name

Page No: 8

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
03727 STAPLES BUSINESS ADVANTAGE Continued											
17-00048 01/10/17 PD OFFICE SUPPLIES		Continued									
40.10											
			TOTAL								
\$850.50											
17-00073 01/10/17 OFFICE SUPPLIES											
1 PERSONNEL FILE FOLDERS	279.84	7-01-20-701-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
2 RUBBER BANDS	4.72	7-01-21-720-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
3 RUBBER BANDS	7.08	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
4 CORRECTION TAPE	5.09	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
5 FILE PCKET JACKETS	49.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
6 LARGE BINDER CLIPS	5.58	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
7 BINDER CLIPS MEDIUM	22.74	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
8 SCOTH TAPE	23.98	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
9 MESSAGE PADS	36.24	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
10 RECEIPT BOOKS	44.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
11 PENCILS	1.36	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
12 STAPLERS	10.62	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
13 MESH CUP HOLDERS	3.66	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
14 WOOD DESK RULERS	2.52	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
15 SHARPIES	12.34	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
16 RETRACTABLE SHARPERS	34.98	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
17 POST ITS	17.70	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
18 POSTITS	25.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
19 FILE FOLDER LABELS	2.77	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
20 POST ITS	25.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
21 POST ITS YELLOW	25.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
22 POST ITS RED	25.16	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
23 POST ITS PURPLE	20.22	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
24 MAINLA FILE JACKETS	14.37	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
25 MAINLA FILE REINFORCED LETTER	24.90	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
26 FILE JACKETS LEGAL	33.08	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
27 FILE JACKETS LEGAL FLAT	41.04	7-01-22-725-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
28 INTER OFFICE CONF. ENV.	17.48	7-01-20-701-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	
29 CANON CALCULATOR	34.99	7-01-20-701-036	B OFFICE SUPPLIES			R	01/10/17	02/23/17		3327164885-6-7 N	

Borough of Montvale
Bill List By Vendor Name

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
03727 STAPLES BUSINESS ADVANTAGE	Continued							
17-00073 01/10/17 OFFICE SUPPLIES	Continued							
30 BINDERS HEAVY DUTY	60.80	7-01-20-701-036	B OFFICE SUPPLIES	R	01/10/17	02/23/17	3327164885-6-7	N
	912.06							
17-00095 01/17/17 PD OFFICE SUPPLIES								
1 PD OFFICE SUPPLIES	179.67	7-01-25-745-036	B OFFICE SUPPLIES	R	01/17/17	02/23/17	3327807408-10-1	N
BOX BOTTLE HANGING FILE FOLDERS								
DB RECORDS								
POP UP NOTES								
17-00158 01/27/17 TONER, CLIPS, P.TOWELS,MEDS								
1 TONER -CONSTRUCTION	79.86	7-01-22-725-036	B OFFICE SUPPLIES	R	01/27/17	02/23/17	3328706430	N
2 OFFICE SUPPLIES	68.44	7-01-20-701-036	B OFFICE SUPPLIES	R	01/27/17	02/23/17	3328706430	N
	148.30							
Vendor Total:	2,316.29							
00959 TROPHY KING								
16-01259 11/22/16 SAL TALARICO PLAQUE								
1 SAL TALARICO PLAQUE	158.00	6-01-25-745-058	B OTHER EQUIPMENT & SUPPLIES	R	11/22/16	02/23/17	11231	N
PLAQUE FOR SAL TALARICO								
Vendor Total:	158.00							
03448 UNIVERSAL UNIFORM SALE CO. INC								
17-00218 02/07/17 FOLEY UNIFORMS								
1 FOLEY UNIFORMS	118.50	6-01-25-745-268	B FOLEY, ALISHA R - CLOTHING	R	02/07/17	02/23/17	295619-01	N
SGT. ALISHA FOLEY UNIFORMS	\$118.50							
Vendor Total:	118.50							

Vendor # Name	PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void	1099	
Item Description	Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc
00745 WASTE MANAGEMENT OF NEW JERSEY											
17-00123 01/23/17 GARBAGE COLLECTION 2017				B							
3 GARBAGE COLLECTION /JANUARY	45,360.24	7-01-26	770-029	B	OTHER CONTRACTUAL ITEMS	R	01/23/17	02/23/17		2530122-1374-5	N
4 RECYCLING TAX /JANUARY	623.76	7-01-26	771-029	B	RECYCLING TAX - OTHER CONTRACTUAL	R	01/23/17	02/23/17		2530122-1374-5	N
INVOICE #2530122-1374-5/ JANUARY											
	45,984.00										
Vendor Total:	45,984.00										
01552 WISS & BOUREGY, P.C.											
16-00714 06/20/16 SPECIAL LABOR COUNSEL				B							
8 SPECIAL LABOR COUNSEL	350.00	6-01-20	712-028	B	OTHER PROF/CONSULTANT SERVICES	R	06/20/16	02/23/17		14727	N
INVOICE #14727											
Vendor Total:	350.00										
Total Purchase Orders: 31 Total P.O. Line Items: 112 Total List Amount: 313,210.82 Total Void Amount: 0.00											

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2016 BUDGET	6-01	1,123.43	0.00	1,123.43	0.00	0.00	1,123.43
CURRENT FUND 2017 BUDGET	7-01	307,862.91	0.00	307,862.91	0.00	0.00	307,862.91
CAPITAL FUND	C-04	3,691.36	0.00	3,691.36	0.00	0.00	3,691.36
OTHER TRUST ACCOUNT	T-03	283.12	0.00	283.12	0.00	0.00	283.12
DOG TRUST ACCOUNT	T-12	250.00	0.00	250.00	0.00	0.00	250.00
Year Total:		533.12	0.00	533.12	0.00	0.00	533.12
Total of All Funds:		313,210.82	0.00	313,210.82	0.00	0.00	313,210.82



2017 Road Improvement Project

List of Potential Roads

- Lexington Lane
- Mulberry Lane
- Upper Saddle River Road
- Fairview Avenue
- Old Chestnut Ridge Road
- Bayberry Drive
- Dogwood Lane
- Meadow Lane
- Ihnen Court
- Heather Ridge Lane
- Williams Road
- Hearthstone Way
- Bramble Way
- Cottage Avenue
- Edgren Way
- Eagle Ridge Road
- Hope Street

BOGGIA & BOGGIA, L.L.C.

COUNSELLORS AT LAW

71 MT. VERNON STREET

RIDGEFIELD PARK, NEW JERSEY 07660

PHILIP N. BOGGIA*

FRISCILLA 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

6 August 2015

via email only
Mayor and Council
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

RE: **Montvale Solid Waste and Recyclable Materials
Collection and Disposal Contract - 2015
Review of Bids and Recommendation of Award**

Dear Mayor and Council,

At the request of the Borough Administrator, I have reviewed the one (1) bid received from Waste Management for the 2015 Montvale Solid Waste and Recyclable Materials Collection and Disposal Contract. Waste Management is the incumbent contractor.

As you know, this bid provided for a 3-year contract, with two (2) optional extensions, for a Base Bid and an Alternate that adds twice-per-week solid waste collection during June, July and August. Waste Management's calculated bids (using estimated recycling quantities) are as follows:

	<u>Base Bid</u>	<u>With Alternate "A"</u>
Year 1	\$558,036.00	\$613,824.00
Year 2	\$568,918.00	\$625,822.00
Year 3	\$580,016.00	\$638,060.00
3-Year Total	\$1,706,970.00	\$1,877,706.00

558.036.00+
Current 463.234.00- ←
000
Increase 94.802.00*

Contract expires
8/31/18 w/ optional
extensions

After review of Waste Management's bid, it appears that WM has submitted all required documentation and is therefore eligible for an award of this contract. A spreadsheet documenting compliance is attached. The Governing Body may award either the Base Bid, or the Base Bid plus Alternate "A," subject to the availability of funds. The additional cost of adding twice-per-week collection during June, July and August under Alternate "A" is roughly \$57,000.00 per year.

Please do not hesitate to contact me if you have any questions or wish to discuss this matter further.

Very truly yours,


Joseph W. Voytus

Enclosure

cc: Maureen Iarussi-Alwan, Borough Administrator/Clerk (via email only)
Paul Nichoff, P.E. (via email only)
Rich Campanelli (via email only)

New Business
2/28

Montvale Bid Results - 8/5/15

Waste Management

AWARDED		Curbside Collection	VEG Disp. /Yd.	Street Sweepings/ Ton	Start	End	Annual Increase	% Increase	Mo. Price Increase
Base Bid	#1	\$ 540,996.00	\$ 20.00	\$ 72.00	9/1/2015	8/31/2016			
	#2	\$ 551,808.00	\$ 20.00	\$ 73.00	9/1/2016	8/31/2017	\$ 10,812.00	2.00%	\$ 901.00
	#3	\$ 562,836.00	\$ 20.00	\$ 74.00	9/1/2017	8/31/2018	\$ 11,028.00	2.00%	\$ 919.00
Alt. A	#1	\$ 596,784.00	Seasonal 2X service for MSW - 3 mos. - June, July, August		9/1/2015	8/31/2016			
	#2	\$ 608,712.00			9/1/2016	8/31/2017	\$ 11,928.00	2.00%	\$ 994.00
	#3	\$ 620,880.00			9/1/2017	8/31/2018	\$ 12,168.00	2.00%	\$ 1,014.00
Per Unit - additional units	Base	\$ 18.50							
	Alt. A	\$ 21.25	Seasonal 2X service for MSW - 3 mos. - June,						

	ANNUAL TOTAL additional charge for 2X	per mo. for 3 mos.	cost per week
additional amount for 2X for June, July, August, 2017	\$ 56,904.00	\$ 18,968.00	\$ 4,377.23
additional amount for 2X for June, July, August, 2018	\$ 58,044.00	\$ 19,348.00	\$ 4,464.92

JEFFREY FETTE
Construction Official
Zoning Official



Cynthia Petersen
Technical Assistant

Sagrario J. Mena
Technical Assistant

Office: (201) 391-5732
Fax: (201) 391-1312

BOROUGH OF MONTVALE
Building Department - Code Enforcement
12 Mercedes Drive, Montvale, NJ 07645
www.montvale.org

TREE REMOVAL REVIEW

This application is **NOT** a tree removal permit and does not require a fee. This application is filed in conjunction with any plan to remove any number of trees, new residential construction application, addition or alterations to a residential property that may impact trees on the site. The completed form is to be returned to the Building Department.

Homeowner _____ Block _____ Lot _____

Address _____ Montvale, NJ 07645

Phone # _____ Email: _____

Reason for tree(s) removal: ☐ New Construction ☐ Addition ☐ General Site Clean Up ☐ Other _____

Number of tree(s) to be removed: _____ Stump(s): ☐ Removed ☐ Grinded

Location of tree(s) on site:

(Please check appropriate box)

<input type="checkbox"/> Front Yard	# of Trees _____	Size _____	(diameter of tree 4' high above grade)
<input type="checkbox"/> Rear Yard	# of Trees _____	Size _____	(diameter of tree 4' high above grade)
<input type="checkbox"/> Side Yard	# of Trees _____	Size _____	(diameter of tree 4' high above grade)
<input type="checkbox"/> Other _____	# of Trees _____	Size _____	(diameter of tree 4' high above grade)

Will any tree(s) be planted: ☐ Yes (Please furnish additional information) ☐ No

Location

<input type="checkbox"/> Front Yard	# of Trees _____	Size _____	Specie _____
<input type="checkbox"/> Rear Yard	# of Trees _____	Size _____	Specie _____
<input type="checkbox"/> Side Yard	# of Trees _____	Size _____	Specie _____
<input type="checkbox"/> Other _____	# of Trees _____	Size _____	Specie _____

IMPORTANT TO NOTE: The removal of trees of significant size can create additional, unforeseen expenses to the homeowner. Extensive tree removal can alter the drainage of the site negatively impacting neighboring properties and can result in extensive soil movement on the site when large stumps are removed. Both of these situations lead to the property owner incurring expensive engineering fees, county soil conservation permits, construction delays, and soil movement permits. I have read and understand the need for this review. I have tagged all trees with ribbons to designate those to be removed.

Signature of Homeowner

Date

OFFICE USE:

Site Visit Date: ____/____/____

Tree Count Verified: _____

Additional Permits Required: ☐ Bergen County Soil ☐ Minor Soil Movement ☐ Major Soil Movement



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 68-2016**

RE: A RESOLUTION REVISING THE BOROUGH OF MONTVALE FIELDS SCHEDULING AND FEES FOR FIELD USE EFFECTIVE 2016

WHEREAS, Borough Owned Recreational Fields shall be scheduled by the Borough of Montvale Field Coordinator; and

WHEREAS, Montvale Athletic League ("MAL") shall have first priority field scheduling use and shall be provide a schedule to the Field Coordinator no later than March 1st.

WHEREAS, MAL and churches are exempt from payment of fees relating to field use.

FIELD USE: 2016

Field Use- Chestnut Ridge complex	\$ 200	Resident team
	\$ 400	Non-Resident team
Field Use-Memorial and FMS fields	\$ 200	Resident team
	\$ 500	Non-Resident team
	**Add 15% if lights are requested	
Resident Corporation One Day Field Use	\$ 200	(1 scheduled day plus 2 rain dates)
Non-Resident One Day Field Use	\$ 400	(1 scheduled day plus 2 rain dates)

Resident Corporation: Any company that owns or leases commercial within the borough.

Non-Resident Corporation: Any company that does not own or lease commercial space within the borough.

Residential Team: Any athletic team comprised of at least 75% of its roster with Montvale residents.

Non-Residential Team: Any team not having at least 75% of its roster filled with Montvale residents.

Time Slot: An uninterrupted 2 hour time period, or any part thereof, that a field is being used by an approved team.

Corporate Fees: Corporate fees paid to the borough for field use, whether Resident Corporation or Non-Resident Corporation, will entitle the user to 1 field reservation time slot and up to 2 additional time slots that are designated as "rain dates".

Season: Spring season will begin March 1 and end July 31. Fall season will begin August 1 and end December 31.

No credit for unused Field Time Slots

All organizational (i.e. club team) play will be considered a non-resident teams.

Payment is required prior to use on all fields or no field use will be granted.

✓ **WHEREAS**, Arsenal Soccer Club Team shall pay the Borough of Montvale the amount of \$5,000 for the Spring/Summer and \$5,000 Fall Program 10 days prior to the commencement that specific season; and

WHEREAS, it is the Borough of Montvale's intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

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

Adopted: April 12, 2016

ATTEST:

Maureen Iarossi-Alwan
Municipal Clerk

APPROVED:

Michael Ghassali
Mayor

Maureen Iarossi

From: Jeremy Abrams
Sent: Wednesday, February 22, 2017 2:16 PM
To: Mike Ghassali; Dieter Koelling; Maureen Iarossi
Subject: Police Promotions

MONTVALE POLICE DEPARTMENT



CHIEF JEREMY ABRAMS

February 22, 2017

Mayor Michael Ghassali
Borough of Montvale
12 Mercedes Drive
Montvale, New Jersey 07645

Dear Mayor Ghassali,

We currently have and a Sergeant on Terminal Leave who will fully retire on July 1, 2017. His retirement will create an opening at the rank of Sergeant.

To fill that vacancy we need to start our promotion process. The promotion process will begin with a written examination conducted by the New Jersey Association of Chiefs of Police (NJSACOP), followed by an oral interview and an evaluation of performance. Points are also awarded for education level and seniority. The governing body will be presented the final rankings and will make the final determination of any of the top three (3) candidates.

I have contacted the NJSACOP and have reserved a test date of May 22, 2017 upon approval by the governing body to move forward.

Pursuant to Borough Ordinance and Montvale Police Department Policy I am requesting permission from the Mayor and Borough Council for authorization to begin the Promotion Process for the position of Sergeant with an anticipated promotion date of July 11, 2017.

Thank you for your consideration.

Sincerely,

Chief Jeremy Abrams