

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:51 PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Vivek Gogineni, an Eagle Scout member 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 Arendacs	Councilmember Koelling
Councilmember Curry	Councilmember Lane
Councilmember Gloeggler	Councilmember Weaver

**EAGLE SCOUT PROJECT:** Vivek Gogineni

Would like to pave an area and have two benches placed in the center of town around the Memorial – Councilmembers all approved his Eagle Scout Project

**ORDINANCES:**

None

**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:**

July 25, 2017

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

**MINUTES CLOSED/EXECUTIVE SESSION:**

July 25, 2017

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

**RESOLUTIONS:**

**156-2017 Special Item Of Revenue And Appropriation - Chapter 159**

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

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

**WHEREAS**, the Borough of Montvale has been awarded \$17,688.67 from the State of New Jersey – Solid Waste Administration and wishes to amend its 2017 Budget to include this amount as a revenue;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$17,688.67 which is now available as a revenue from:

Miscellaneous Revenues:

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

Public and Private Revenues Off-Set with Appropriations:

State of New Jersey – Solid Waste Administration: Clean Communities Program, and

**BE IT FURTHER RESOLVED** that a like sum of \$17,688.67 be and hereby appropriated under the caption of:

General Appropriations

(a)Operations - Excluded from "CAPS" Public and Private Programs Off-Set by Revenues:

State of New Jersey – Solid Waste Administration: Clean Communities Program

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

**157-2017 A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School**

**WHEREAS**, the State of New Jersey has created a new class of Special Police Officers known as Special Police Officer III (SLEOIII) specifically and solely for the purpose of school security as outlined in NJSA 40A:14-146.10, 40A:14-146.11, 40A:14-146.14, and 40A:14-146.16; and

**WHEREAS**, the Borough of Montvale (the "Borough") and the Pascack Valley Regional School District (the "District") Board of Education (the "Board") agree that having security personnel that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at Pascack Hills High School; and

**WHEREAS**, the Borough and the Board agree that school security is of the utmost importance to create a safe learning environment for students; and

**WHEREAS**, the Borough and the Board desire to enter into an agreement concerning the hiring by the Borough and placement of SLEO IIIs in Pascack Hills High School; and

**WHEREAS**, the Borough and the Board have negotiated an agreement concerning same that is acceptable to the Chief of Police, a copy of which is on file with the Borough Clerk.

**NOW, THEREFORE, BE IT RESOLVED** that the agreement entitled "AGREEMENT CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIS IN PASCACK HILLS HIGH SCHOOL BY AND BETWEEN THE BOROUGH OF MONTVALE AND PASCACK VALLEY REGIONAL SCHOOL DISTRICT" is hereby approved, and the Mayor and

Borough Clerk are hereby authorized to execute same in substantially the form negotiated, subject to approval as to form by the Borough Attorney; and **BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk, and all other appropriate officials are hereby authorized and empowered to take all steps necessary and appropriate to effectuate the purposes of this Resolution.

Introduced by: Councilmember Koelling; seconded by Councilmember Curry - a roll call was taken all councilmember voted ayes with the exception of Councilmember Lane voting no Councilmember Weaver asked for clarification, we are approving the positions but the individuals; Mayor Ghassali stated yes.

**158-2017 A Resolution Awarding a Contract to FieldTurf for the Provision of Artificial Turf for Fieldstone Middle School Synthetic Turf Replacement Project Through a Cooperative Purchasing Agreement with the Keystone Purchasing Network**

**WHEREAS**, the Borough of Montvale has a need for goods in the form of Artificial Turf in connection with the Fieldstone Middle School Synthetic Turf Replacement Project; and **WHEREAS**, consistent with P.L. 2011, c.139, and N.J.S.A. 52:34-6.2(b), the Borough is desirous of awarding this contract through a national cooperative purchasing agreement; and **WHEREAS**, the Borough Engineer did solicit a quote from FieldTurf under the Keystone Purchasing Network, which the Borough had previously joined as a member; and **WHEREAS**, FieldTurf submitted a proposal for the provision of FieldTurd Classic with CoolPlay Infill, including the Base Bid plus Alternates A1-A6 in the amount of \$522,306.48, which includes a credit for the reuse of existing turf materials; and **WHEREAS**, it was also determined that FieldTurf had submitted all required documentation for this solicitation; and **WHEREAS**, consistent with P.L. 2011, c.139, the Borough Engineer did conduct a cost savings determination justifying the award of this contract under a national cooperative contract; and **WHEREAS**, FieldTurf will be required to submit to the Borough a copy of its New Jersey Business Registration Certificate, Statement of Corporate Ownership, and Public Contract EEO Compliance, as well as all required political contribution disclosure forms, prior to execution of a contract; and **WHEREAS**, the Borough provided notice to the public and potential bidders of its intention to make this award by way of a Notice of Intent to Award a Contract under a National Cooperative Purchasing Agreement, a copy of which notice is on file with the Borough Clerk, in advance of this award; 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 A1 through A6; and **WHEREAS**, FieldTurf's proposal was within the funds allocated for this project and within the Engineer's revised estimate for this work; 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**

FieldTurf  
7445 Cote-de-Liesse Road  
Montreal, Quebec H4T 1G2

**In the amount of:**

Base Bid: \$572,832.76  
Alt A1: \$ 6,583.62  
Alt A2: - \$104,879.50  
Alt A3: \$ 6,129.65  
Alt A4: \$ 1,522.30  
Alt A5: \$ 37,358.67  
Alt A6: \$ 2,758.98  
**TOTAL: \$522,306.48**

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Curry – a roll call vote was taken - all ayes

Councilmember Weaver asked about the funding for this project; In addition to the bond ordinance, the remainder of the funds \$167,339.87 will be taken out of the Open Space Trust Fund; Councilmember Curry ask if anyone spoke with the school for funding; Mayor Ghassali stated they did reach out and are waiting a response

**159-2017 A Resolution Awarding a Contract to The LandTek Group, Inc. for the Fieldstone School Turf Replacement Project Base Bid Only**

**WHEREAS**, the Borough has the need for services to remove and replace certain synthetic turf at the Fieldstone School field, the materials for which will be provided under a separate contract; and

**WHEREAS**, the Borough did publicly solicit bids for this project pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

**WHEREAS**, in response to said solicitation, two bids were received; and

**WHEREAS**, the Borough Attorney has reviewed these bids for compliance with the bid specifications; and

**WHEREAS**, after review of these bids, it was determined that the lowest responsive and responsible bidder appears to be The LandTek Group, Inc.; and

**WHEREAS**, 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**

The LandTekGroup, Inc.  
235 County Line Road  
Amityville, New York 11701

**In the amount of:**

BASE BID: \$395,033.50

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to execute a contract to effectuate the purpose of this Resolution, subject to approval by the Borough Engineer and Attorney.

Introduced by: Councilmember Lane; seconded by Councilmember Gloeggler - All ayes  
Councilmember Weaver ask when will the install take place; the engineer stated it will start after the season is over

**160-2017 Special Item Of Revenue And Appropriation - Chapter 159 - Wegmans**

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

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

**WHEREAS**, the Borough of Montvale has been awarded \$11,000.00 from Wegmans Food Markets, Inc. and wishes to amend its 2017 Budget to include this amount as a revenue;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of \$11,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public and Private Revenues Off-Set with Appropriations:

Donation: Police – Other Expenses, and

**BE IT FURTHER RESOLVED** that a like sum of \$11,000.00 be and hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS" Public and Private Programs Off-Set by Revenues:

Donation: Police – Other Expenses

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

**161-2017 Granting Tenure / Electrical Sub Code Official / Frank Dyer**

**WHEREAS**, Frank Dyer, completed his first four year appointment as Electrical Sub Code Official with the Borough of Montvale on August 1, 2017; and

**WHEREAS**, his performance has been deemed satisfactory; and

**WHEREAS**, the position of Electrical Sub-Code Official is required to be tenured in the State of New Jersey and is appointed for a term of four years.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that tenure be and is hereby granted to Frank Dyer as Electrical Sub-Code Official for the Borough of Montvale, effective July 25, 2017.

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

**162-2017 Authorize Payment No. 13/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 #13 is hereby authorized in the amount of \$197,738.03 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
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)
Payment #13	\$197,738.03 Resolution 162-2017
Total Remaining Balance	

Introduced by: Councilmember Lane; seconded by Councilmember Curry - All ayes  
 Councilmember Weaver asked when is the anticipated completion date; the engineer stated still on target for October

**163-2017 Authorize Payment #3/Final Payment/Montvale Swim Club Pool Demolition/Caravella Demolition**

**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 July 31, 2017 which is attached to the original of this resolution has monitored this project and recommends Payment #3 Final Payment in the amount of \$13,589.68; and

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

Total Contract Amount	\$ 150,903.79 Resolution 193-2016
Payment #1	\$ (76,712.43) Resolution 63-2017
Change Order #1	\$ 3,293.75 Resolution 104-2017
Change Order #2	\$ (7,843.71)
Payment #2	\$ 56,051.72 Resolution 148-2017
Payment #3 Final	\$ 13,589.68

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Montvale authorize Final Payment #3 in the amount of \$13,589.68 pending a two year Maintenance Bond be posted in the amount of \$21,953.00 to commence on June 9, 2017 prior to the release.

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



**COMMITTEE REPORTS:**

**Council President Curry**

Board of Health

Flu clinic will be held on September 23 from 9-11am at senior center; Animal canvassing has been completed and letters will be mailed to those who need to license their pets

Environmental Commission along with the DPW and Bergen County Mosquito Commission to trim the area around the playground at Huff Park along with adding 1500 minnows to help with the algae and to try and illuminate the mosquitos. Also re-mulching will take place along the playground.

Chamber of Commerce

Will be contributing towards a new digital sign which will be replacing the existing sign on Memorial Drive. Unimak, the contractor building the Firehouse, will be donating the materials to install the sign.

**Councilmember Gloeggler**

Local BOE

Off for the summer

TVAccess

Local resident will help design a logo for the TV station; announcements can now be posted on the channel; working on two shows, one will be focusing on interviewing elected officials and appointed individuals and the other show will be focusing on community events and local organizations in town

**Councilmember Lane**

Firehouse Update

17 fire calls, 2 training drills and 5 extra credits; Still on target for early fall completion date

Finance

Would like to start in September for the 2018 budget to discuss Health Benefits

**Councilmember Arendacs**

Recreation

Upcoming Fall programs will be starting soon; Special events committee met to discuss the Halloween Carnival and Tree Lighting; the carnival will be held on October 27<sup>th</sup> at 7pm at Fieldstone Middle School; the Tree lighting will be held on Friday, December 1 at 7pm; Basketball courts are still closed due to repairs

**Police Commissioner Koelling**

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 45 calls; 42.5 crew hours ; 661 miles

**Councilmember Weaver**

**Planning Board**

6 use permits have been issued which cover about 12,000 square feet across 6 properties; amended signage for “annie sez”; ongoing discussion for a minor sub division on 20 Spring Valley Road

**Regional BOE**

Summer break

**Economic Committee**

Next meeting will be held on August 16

**Mayor**

**Library**

Circulation 11,355; 5,948 patron visits; 36 cards issued; Friends of the Library are looking for gently used books, cds, and dvds for their upcoming book sale to be held September 23 and 24

The Mayors from RiverVale, Park Ridge, Woodcliff Lake, Hillsdale and Montvale met and formed a regional planning committee to share information and resources; the mayor would like to appoint Maggie O’Neill, member of the Planning Board and Councilmember Arendacs to be part of this committee; a resident would like to donate two parcels of land on Pennsylvania Avenue, will follow up; Would like to thank the BC Mosquito Commission and Bob Hanrahan from the Environmental Commission for the clean up of Huff Pond; at the last networking event, some small business owners had concerns about Wegmans and how it will affect their business; met with a representative from the State in regards to large corporations moving into New Jersey. Right now the State’s focus is keeping the corporations from moving out of New Jersey; Electric sub station on Craig Road will be dismantled and moved to a new location on Summit Ave; In the planning stages of the September 11 candlelight ceremony; Name change of Mercedes Drive, Coining Inc., sent a letter to the Mayor pleading not to change the name because it might affect their business;

**ENGINEER’S REPORT:**

Andrew Hipolit

Report/Update

a. **NJDOT FY 2018/State Aid Programs/Municipal Aid/Recommendations**

Recommends three roads to choose from, Paragon Drive, Fairview Ave, and Upper Saddle River Road from Chestnut Ridge Road to the western boarder; the DOT looks at roads that are more through roads, heavy school or business roads or roads that intersect county roads

b. **Intersections / Road Improvement Update**

Intersections are underway. Road program should be complete before school opens

Councilmember Curry asked about Magnolia sink hole issue; the engineer stated that the inlet has failed and it will be repaired as soon as possible.

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

The Court granted Hekemian the right to intervene, a court date has been set for August 18; Immunity runs through the end of August; Draft ordinance for Akers Ave permit program, please send attorney comments and recommendations

**UNFINISHED BUSINESS:**

- a. Tree Removal Ordinances/Comments/Recommendations/Montvale Environmental Commission

Will ask EC Chairman, Bob Hanrahan to attend the next workshop session to further discuss

- b. Memorial Drive/Basketball Courts/Green Acres/Signage/Ordinance/Enforcement

Mayor Ghassali stated there have been numerous complaints about trash left all around, out of town kids using the courts, Montvale residents not having enough court time; The State researched their archives and no records have been found stating if the basketball courts were funded through Green Acres funding. Councilmembers suggested some options like putting up a fence, issuing passes, putting up signs about littering, playing loud music and foul language;

A motion to open the meeting to the public by Councilmember Lane; seconded by Councilmember Curry

A few concerned residents suggested having certain times for out of towners; not allowing out of towners at all; more police patrolling the courts; this problem has been going on for over ten years; signs are good but will it be enforced

A motion to close the meeting to the public by Councilmember Lane; seconded by Councilmember Koelling

Councilmembers agreed to open the courts and patrol the area and report back at the next workshop session

**NEW BUSINESS:**

- a. Request For Street Names/160 Spring Valley Road, LLC

The main street of the development will be named Ackerman Drive, and the three remaining streets will be Brandon Court, Premier Way, and Opus Way – Councilmembers approved all street names

Councilmember Weaver asked for clarification in regards to the Planning Board receiving an application for a D-Variance and to what extent do they have about using discretion; the attorney responded by saying if it is properly presented to the board, the board cannot refuse the application; the board follows the standards dictated in the Municipal Land Use Laws, that is their statutory obligation to analyze the application and render a decision, they are a quasi-judicial board and they have a right to hear the application and make a decision.

Councilmember Weaver continued by saying what, if any, recourse does the governing body have; the attorney stated that the governing body or any other board does not have the right to interfere with the application.

Councilmember Weaver made a motion to authorize the borough attorney to prepare a statement asking the Planning Board that they ensure that they have exercised the appropriate discretion over their jurisdiction for the application; seconded by Councilmember Arendacs – a roll call was taken all nays with the exception of Councilmember Weaver – voting yes --- Motion was denied

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

Ted L'Estrange, Otisville, NY

Spoke in regards to China and their practice of harvesting Organs for profit; gave the governing body literature to read and consider proposing a resolution condemning the practice

Jeremy Dominik, 3 Quail Ridge Road

Mentioned about the ERUV and the notion of anti-Semitism, please keep that in mind when making a decision; in reference to the basketball courts, maybe ask for ID or random checks

Mark Bardes

Don't take a police officer off his beat to go down to the courts and ask for ID; it's a complex issue, think of a solution, don't make a decision tonight; speak to the residents

Fire Chief Clint Miller

Mention about a fire call at 300 Farms Road – found it to be Wegmans; can someone look into the correct address

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT**

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

Meeting was adjourned at 9:52pm

**ADJOURNMENT:**

The next Meeting of the Mayor and Council will be held August 29, 2017 at 7:30 p.m.

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