

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:30PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Fire Chief Miller 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, Chris Doer; 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

The Chamber of Commerce presented Fire Chief Miller with a check in the amount of \$3,500 for a bell for the new firehouse.

PROCLAMATION / Pascack Pi-Oneers Team 1676

ECONOMIC DEVELOPMENT COMMITTEE:

Medical/Chemical Hub Initiative

Asking for permission to get quotes for a consultant (site selectors); also mentioned what is the borough's long term vision; Councilmembers granted permission to research a consultant.

ORDINANCE:

INTRODUCTION ORDINANCE NO. 2017-1431 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 121 OF THE BOROUGH CODE TO ESTABLISH A RESIDENT PARKING PERMIT PROGRAM IN DESIGNATED AREAS

(Public Hearing 10-10-2017)

A motion to Introduce Ordinance **2017-1431** for first reading was made by Councilmember Gloeggler; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in the Ridgewood News; seconded by Councilmember Curry - A roll call was taken – all ayes

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 Koelling – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES CLOSED/EXECUTIVE SESSION:

August 23rd, 2017

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

August 29th, 2017

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

RESOLUTIONS:

177-2017 Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the/Paragon Drive/Upper Saddle River Road/Fairview Ave/Edgren Way

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Montvale formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2017-VARIOUS STREETS-00136** to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Montvale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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

178-2017 Revised Resolution 166-2017/Authorize Settlement/Tax Appeal/301 W Grand Avenue LLC Block 1902/Lot 4

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by 301 W. Grand Avenue, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 003807-2016 and 006256-2017, and;

WHEREAS, the aforesaid tax appeal involves a commercial property located at 301 W. Grand Avenue, and is otherwise referred to as Block 1902 Lot 4 on the tax assessment map of the Borough (hereinafter the "subject property"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

WHEREAS, the proposed settlement would set the subject property's assessment at \$1,200,000 for the 2016 tax year, and at \$1,150,000 for 2017, and;

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

WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved and;

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Borough Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

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

179-2017 A Resolution of the Borough of Montvale Awarding a Professional Service Contract to William Koenig, Landscape Architect

WHEREAS, the Borough of Montvale is desirous of engaging the services of a professional landscape architect to provide related services concerning the improvement to the North & South Parks and South Island areas within the Borough of Montvale; and

WHEREAS, such services are exempt from public bidding requirements pursuant to *N.J.S.A. 40A:11-5(a)(ii)* and *N.J.A.C. 5:34-2.1* as “extraordinary unspecifiable services”; and

WHEREAS, the Borough has received a proposal to provide such services from William Koenig, 28 Pascack Road, Park Ridge, NJ 07656; and

WHEREAS, the Council discussed at their regular meeting held on August 29, 2017 and determined the desirous of awarding a contract to William Koenig for the services attached in the proposal dated August 7, 2017 which are attached to the original of this resolution; and

BE IT FURTHER RESOLVED that the pricing for this contract shall be for a total of \$6,750.00 as set forth in the Proposal; and

BE IT FURTHER RESOLVED that pursuant to *N.J.S.A. 40A:11-5(1)(a)(ii)*, a brief notice stating the nature, duration, service and amount of this contract shall be printed once in the official newspaper of Borough of Montvale, and said notice shall also advise the public that a copy of the final contract shall be on file and available for public inspection at the office of the Borough Clerk.

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

180-2017 Awarding Professional Service Contract/Engineering Services/Construction Observation Upper Saddle River Road/Spring Valley Road To GSP/Maser Consulting, LLC

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional engineering services for construction observation and project administration services for Construction Observation of Upper Saddle River Road and Spring Valley Road to the Garden State Parkway; and

WHEREAS, section *N.J.S.A. 40A:11-5* of the Local Public Contracts Law, (*N.J.S.A. 40A:11-1 et seq.*) exempts such professional services from competitive bidding; and

WHEREAS, Maser Consulting, 200 Valley Road, Suite 400, Mt. Arlington, NJ 07856 has submitted a proposal dated August 31, 2017 to provide these services which is attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale as follows:

- 1) That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Maser Consulting.
- 2) That the following be provided: Construction Observation and Project Administration Services.

- 3) The cost not to exceed shall be \$19,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 Mercedes Drive, Montvale, NJ 07645.

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

181-2017 Authorize Change Order #1 /Fieldstone Middle School Synthetic Turf Replacement /LandTek Group

WHEREAS, the Borough of Montvale awarded a contract on August 8, 2017 to The LandTek Group in connection with the Fieldstone Middle School Synthetic Turf Replacement; and **WHEREAS**, contract amount was awarded in the amount of \$395,033.50; and **WHEREAS**, this contract was awarded via Resolution #159-2017; and **WHEREAS**, the Borough Engineer in a letter dated September 1, 2017 recommends Change Order #1 in the amount of \$14,913.75 as an increase to the contract ; and **WHEREAS**, Change Order #1 is hereby authorized to be issued to The LandTek Group in the amount of \$14,913.75; and **WHEREAS**, the Borough’s Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

Total Contract Base Bid Amount	\$395,033.50
Change Order #1	\$14,913.75
Adjusted Contract Amount	\$409,947.25

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

182-2017 Authorize Payment #3/Montvale Intersection Improvements/New Prince Concrete Construction Co., Inc.

WHEREAS, the Borough of Montvale awarded a contract on April 11, 2017 in connection with the Montvale Intersection Improvements Project throughout the Borough of Montvale; and **WHEREAS**, base bid was awarded in the amount of \$2,064,244.05 to the following:
 New Prince Concrete Base Bid \$2,064,244.05
 215 Eileen Terrace
 Hackensack, New Jersey 07601

WHEREAS, this contract was awarded via Resolution #92-2017; and **WHEREAS**, the Borough Engineer in a letter dated recommends Payment #3 in the amount of \$461,290.67 based on the contract ; and **WHEREAS**, Payment #3 of the base bid amount is hereby authorized to be issued to New Prince Concrete Construction Co., Inc. in the amount of \$461,290.67; and **WHEREAS**, the Borough’s Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

Total Contract Base Bid Amount	\$2,064,244.05
Total Amount Due	\$461,290.67

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

183-2017 Authorize Change Orders No. 6/ 7, 11-14 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 change orders based on the contract as per the documentation transmittal dated September 1, 2017 and September 7, 2017 which is attached to the original of this resolution; and

WHEREAS, Change Orders 6, 7, 11-14 is hereby authorized in the amount of \$7,328.75 and \$66,158.32 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
Change Order #3	Credit 3,085.00
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 #4	\$44,085.25 (6" Water Service)
Change Order #5	\$31,792.00 (Cupola)
Payment #13	\$197,738.03 Resolution 162-2017
Payment #14	\$252,873.27
Change Order No.6	\$7,328.75
Change Order No. 7 (11-14)	\$66,158.32

Introduced by: Councilmember Lane; seconded by Councilmember Arendacs - All ayes
 Chief Miller clarified change order #6 was for the fire hydrant and change order #7 was for an access door and steel ceiling

184-2017 Authorize Change Order #1 /Montvale Intersection Improvements/Bergen County Funded Change Order No. 1 Widening of Chestnut Ridge Road/New Prince Concrete Construction Co., Inc.

WHEREAS, the Borough of Montvale awarded a contract on April 11, 2017 in connection with the Montvale Intersection Improvements Project throughout the Borough of Montvale; and

WHEREAS, base bid was awarded in the amount of \$2,064,244.05 to the following:

New Prince Concrete Base Bid \$2,064,244.05
215 Eileen Terrace
Hackensack, New Jersey 07601

WHEREAS, this contract was awarded via Resolution #92-2017; and
WHEREAS, the Borough Engineer in a detailed letter dated September 8, 2017 recommends Change Order #1 in the amount of \$484,445.54 as an increase to the contract paid for by the County of Bergen which said funds have been provided to the Borough of Montvale; and
WHEREAS, Change Order #1 is hereby authorized to be issued to New Prince Concrete Construction Co., Inc. in the amount of \$485,445.54; and
WHEREAS, the Borough’s Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

Total Contract Base Bid Amount \$2,064,244.05
Change Order #1 \$484,445.54
Change Order #2 \$20,000.00

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

185-2017 Amend Resolution 173-2017 Award Purchase/ Three (3) Chevy Tahoes Construction Department/Hertrich Fleet Services / State Contract #A88729

WHEREAS, the Mayor and Council approved the purchase of three (3) 2018 Chevy Tahoes for the Montvale Construction Department; and
WHEREAS, the Borough of Montvale authorized the issuance of purchase order #17-00903 in the amount of \$105,932.40 Resolution #173-2017, some additional items have been removed from original price, the adjusted amount due is \$103,543.20; and
WHEREAS, payments shall be made to Hertrich Fleet Services, Inc. 1427 Bay Road, Milford, DE 19963; and
NOW, THEREFORE, BE IT RESOLVED, the Chief Financial Officer has certified that funds are available and certification is attached to the original of this resolution.

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

BILLS: Municipal Clerk read the Bill Report
Motion to pay bills by Councilmember Lane; seconded by Councilmember Curry - all ayes

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

COMMITTEE REPORTS:
Council President Curry

Seniors
Some updates are being done like replacing 25 chairs and painting restrooms;
Board of Health
Flu clinic will be held on September 23 from 9-11 am;

Councilmember Gloeggler

Local BOE
School started with new staff as well as some new students and new technology classrooms
TVAccess
A schedule is in place of what is going on air; council meetings will be on air by the next day;
Thanked Demarest Farms for their donation to the food bank

Councilmember Lane

Firehouse Update

23 fires; 2 drills; 10 extra credits; two major car fires on the Garden State parkway; firehouse construction moving forward nicely; thanked the Chief for being very involved with every step of the construction

Councilmember Arendacs

Recreation

Upcoming Fall programs will be starting soon; the Halloween Carnival will be held on October 27th at 7pm at Fieldstone Middle School; the Tree lighting will be held on Friday, December 1 at 7pm; the repairs on the basketball courts have been completed

Police Commissioner Koelling

Police

Monthly report included in original minutes

Tri-Boro

Montvale logged: 49 calls; 699 miles; 49 crew hours

Thanks to all volunteers and emergency responders for contributing to the 9/11 ceremony

Councilmember Weaver

Planning Board

20 Spring Valley Road will be heard on Sept 19

Regional BOE

The BOE is appreciative of the new intersections and that the paving of the roads were completed over the summer; major project with the high school field, nice job on the bleachers; softball field and tennis courts should be completed by fall; the board of education administration have settled into their new office space

Mayor

Library

Circulation 11,017; 5,938 patron visits; 34 cards issued; Friends of the Library would like to thank all the patrons who donated items for their upcoming book sale

Collecting items for Hurricane Harvey victims at the senior center, from there, volunteers will drive the items to a collection site in Pennsylvania. Maser Consulting and Benjamin Moore donated funds to ship the items from Pennsylvania to Houston

325 people attended the 9/11 ceremony including the Bergen County Prosecutor, Assemblyman Bob Auth, Freeholder Tom Sullivan, a representative from the Sherriff's department, and the Montvale Police, Fire and Ambulance departments; the steel beam will be mounted permanently for next year's ceremony.

Regional Planning Committee met twice so far; they are looking to hire a regional planner to plan 20 years out and work backwards for the entire region of the 5 towns in the committee; Mayor Ghassali ask the council on their thoughts; Councilmembers all agreed at no cost to the borough it would be worth exploring the options, concentrate on Montvale needs first, reluctant at this time to spend any monies.

ENGINEER'S REPORT:

Chris Doer
Report/Update

Wegmans will open September 24; moving forward with intersections; road program is complete.

Councilmember Curry asked about the grass/weeds growing at the swim club; Councilmember Weaver asked about the watering of the grass at the swim club;

Councilmember Weaver mentioned the walking light by 7-11 is out; who do we contact to get it fixed.

Councilmember Curry mentioned about the tree in front of the library/school #2, what is the update, what are the results of the arborist findings.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

a. Memorial Drive Athletic Field Lighting/Fields 1 & 3/Quotations/AMEC Electric, LLC
This will be further discussed at the next work shop meeting;

NEW BUSINESS:

a. Request For Additional Services/Construction Administration/New Montvale Firehouse/Robbie Conley Architect, LLC

Robbie Conley is requesting approval for additional services totaling \$10,950, a motion to approve by Councilmember Lane; seconded by Councilmember Curry – all ayes

b. Montvale Municipal Buildings/Train Station/Fire Alarm System Upgrades/Proposed Award of Contract/ Budget Buildings & Grounds/Recommendation Fire Prevention/Fire Sub-Code Official/Complete Security System, Inc.

John Wirth, Fire Official, recommends that the borough is in need of alarm system upgrades totaling \$15,940, Councilmembers approved the request

Councilmember Koelling made a motion to accept the recommendations of the Police Chief for promotions of Lieutenant and Sergeant; seconded by Councilmember Lane, all ayes with the exception of Councilmember Weaver abstaining

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 Koelling - all ayes

Persia Barile

Applauded the Economic Committee being volunteers and the time and work that they do; needed clarification regarding their request to hire a consultant; Councilmember Lane explained that the State allows a certain amount on spending and legally the borough cannot go over that amount.

Chief Miller

Thanked the committee for 9/11 ceremony, it was well attended; would like to commend the DPW for grooming the swim club prior to the ceremony;

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT

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

Meeting was adjourned at 8.56pm

ADJOURNMENT:

The next Meeting of the Mayor and Council will be held September 26, 2017 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk