

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:33PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Girl Scout Troop 5833, 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, Andrew Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Curry  
Councilmember Gloeggler

Councilmember Koelling  
Councilmember Lane  
Councilmember Russo-Vogelsang

**Girl Scout Troop 5833: Bronze Project –**

The Girl Scouts presented their Red Shed proposal which is included with the original minutes. After their presentation councilmembers voted to approved their project. A roll call was taken, all ayes with the exception of Councilmember Gloeggler abstaining

**Erik Gundersen, Superintendent of Schools/Pascack Valley Regional H.S./Annual Update**

Mr. Gundersen started by highlighting a few clubs that are excelling, the wrestling team, dance team, robotics team, pole vault and the entrepreneur club; commended on how significant the intersection improvements have been working with traffic flow; mentioned the school offers mental health awareness and support groups; Internships with local businesses have been popular; Special Law enforcement officers are located in the building; cameras are in all buildings which feed into the Police department; exterior doors are locked; monthly security drills are performed; all students are trained in CPR and first aid; second floor upgrades to HVAC will take place this summer;

Councilmembers commended the Board of Ed; Councilmember Curry mentioned about the parking on Akers Ave. Mr. Gundersen responded by saying the coaches have been relaying to the visiting teams where the buses should drop off as well as where to park. Mrs. Curry asked for clarification about the SLEO's; 2 officers at each school during the day and 1 officer at each school at night.

**Police Chief Sanfilippo:** Discussion Akers Avenue

Last year a new law was in place stating no parking allowed on Akers; residents had to go to borough hall and get a permit for each car. It was agreed to re-visit after a year; Chief Sanfilippo stated that 25 summons were issued, numerous speeding complaints were received; several speed studies were performed; the results on the speed study shows only a few cars going 36-40mph; some of the complaints from residents were, cannot have contractors park on the street and family and friends visiting cannot park on the street as well; Chief Sanfilippo recommended to go back to the way it was.

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

Comments by some residents were:

The overflow of cars are now parking on Ellsworth, Hering and Highland

Oppose to going back to the way it was

When cars are parked there, you have to walk in the middle of the street

Pro parking on the street because right now it de-value our homes, cannot park in front of your home, contractors cannot park on the street, family members cannot park on the street

Now that there is no parking residents can walk and push strollers, track team can run in the street

When cars are parked, it is a very narrow street

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

After hearing residents' comments, it was decided by Councilmembers to keep as is and give direction to the police department to have an exception to contractors and family members visiting by calling and giving license plate numbers, and to further study to limit parking on the adjacent streets and to also research about installing sidewalks. A motion by Councilmember Lane; seconded by Councilmember Koelling – a roll call was taken – all ayes

**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

**Carole Adams**

Suggested to install speeding cameras on Akers Ave; State has given the school district an additional \$160,000 and she wanted to how the BOE allocate the extra funding;

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

February 26, 2019

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

**MINUTES CLOSED/EXECUTIVE SESSION:**

None

**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.

**74-2019 Authorize Contract Heath Awareness Regional Program (HARP) / Hackensack Meridian Health / Hackensack University Medical Center**

**WHEREAS**, the Board of Health of the Borough of Montvale has received and reviewed the proposal

from Hackensack Meridian Health, Hackensack University Medical Center (HARP) on Monday January 7<sup>th</sup>, 2019 at their regular meeting; and

**WHEREAS**, said attached proposal has been reviewed and approved by the Board of Health; and **WHEREAS**, the Board of Health recommends the Health Department Services of Hackensack Meridian Health, Hackensack University Medical Center based upon the services provided by the Agency; and

**WHEREAS**, it is the intention of the Mayor and Council to provide funds in the year 2019 Budget for this contract for public health services, administrative services, health education, public health nursing and other related services as outlined in the attached contract; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that the contract for Health Services for 2019 be and is hereby awarded to Hackensack Meridian Health, Hackensack University Medical, Center, Hackensack, NJ 07601 pursuant to the terms and conditions as outlined in the attached contract effective January 1, 2019, copy of which is attached to this resolution in the amount of \$8,954.00 payment as outlined in the attached proposal.

**75-2019 Appointing Brian Kalafut / Class I Special Police Officer**

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Brian Kalafut be and is hereby appointed as a Special Police Officer Class I with the Borough of Montvale Police Department; and

**BE IT FURTHER RESOLVED**, the effective date of employment is March 12, 2019.

**76-2019 A Resolution Awarding a Contract to Air Systems Maintenance, Inc. for the Montvale HVAC Upgrades and Maintenance Contracts Project**

**WHEREAS**, the Borough of Montvale has a need for services in connection with the Montvale HVAC Upgrades and Maintenance Contracts Project; and

**WHEREAS**, consistent with the New Jersey *Local Public Contract Law, N.J.S.A. 40A:11-1*, et seq., the Borough of Montvale did publicly solicit bids for said project under the title "HVAC Upgrades and Maintenance Contracts" with bids due on February 28, 2019; and

**WHEREAS**, said solicitation requested bids for a Base Bid only; and

**WHEREAS**, in response to said solicitation, one (1) bid was received; and

**WHEREAS**, the lowest bid for the Base Bid was submitted by Air Systems Maintenance, Inc. in the amount of \$386,681.00; and

**WHEREAS**, said bid was within the funds allocated for this project and within the Engineer's general expectation for this work; and

**WHEREAS**, the offices of the Borough Engineer and Borough Attorney have reviewed this bid and have deemed it responsive to the bid specifications; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that a contract for the above-referenced project shall be awarded as follows:

**Bidder**

Air Systems Maintenance, Inc.  
718 Jefferson Avenue  
Kenilworth, New Jersey 07033

**In the amount of:**

Base Bid	\$386,681.00
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**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute all documents and to take all steps reasonably necessary to effectuate the purposes of this Resolution, subject to approval by the Borough Engineer and Attorney.

**77-2019 Authorize Hiring /Fire Prevention Inspector / Christopher Mazzocchi**

**WHEREAS**, the Uniform Fire Safety Act, (P.L. 1983, c.383) was enacted for the purpose of establishing a system for the enforcement of fire safety standards throughout the State of New Jersey; and

**WHEREAS**, the Uniform Fire Safety Act authorizes municipalities to provide for local enforcement and to establish local enforcement agencies for that purpose; and

**WHEREAS**, the Borough of Montvale has opted to have the Uniform Fire Safety Act enforced locally; and

**WHEREAS**, the Fire Inspector shall carry out the duties in accordance with the Uniform Fire Safety Act and the NJ Administrative Code.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that Christopher Mazzocchi is hereby appointed Fire Inspector, effective February 28, 2019

**78-2019 Authorize Hiring /Fire Prevention Senior Inspector / Michael Halzack**

**WHEREAS**, the Uniform Fire Safety Act, (P.L. 1983, c.383) was enacted for the purpose of establishing a system for the enforcement of fire safety standards throughout the State of New Jersey; and

**WHEREAS**, the Uniform Fire Safety Act authorizes municipalities to provide for local enforcement and to establish local enforcement agencies for that purpose; and

**WHEREAS**, the Borough of Montvale has opted to have the Uniform Fire Safety Act enforced locally; and

**WHEREAS**, the Fire Inspector shall carry out the duties in accordance with the Uniform Fire Safety Act and the NJ Administrative Code.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that Michael Halzack is hereby appointed Senior Fire Inspector, effective March 15, 2019

**79-2019 Award Purchase of Police Vehicle / Day Chevrolet /State Contract # A89938**

**WHEREAS**, the Mayor and Council approved to purchase a 2019 Chevrolet Tahoe PPV 4X4 9C1 for the Montvale Police Chief; and

**WHEREAS**, the Borough of Montvale authorized the execution of payment of purchase with Day Chevrolet, 1600 Golden Mile Hwy, Monroeville PA, 15146 in the amount of \$37,163.98; 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.

**NOW THEREFORE, BE IT FURTHER RESOLVED**, the Mayor and Council authorize payment to Day Chevrolet in the amount of \$37,163.98.

**80-2019 Emergency Temporary Appropriations**

**WHEREAS**, an emergent condition has arisen with respect to certain budget appropriations and no adequate provision has been made in the 2019 temporary budget, and N.J.S.A. 40A:4-20 provides for the creation of emergency temporary appropriations for said purpose; and

**WHEREAS**, the total emergency temporary resolutions adopted in the year 2019 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951) including this resolution total:

Current Fund      \$169,500.00

**NOW, THEREFORE, BE IT RESOLVED** (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made in the total amount of:

Current Fund      \$159,500.00

2. That said emergency temporary appropriation (will be) provided in the 2019 budget;
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

**CURRENT FUND**

General Appropriations

Operations – Within “CAPS”

Police:	
Salaries and Wages	\$75,000.00
Emergency Management:	
Salaries and Wages	3,000.00
Uniform Fire Safety Act:	
Salaries and Wages	15,000.00
Public Buildings and Grounds:	
Other Expenses	10,000.00
Maintenance of all Vehicles:	
Other Expenses	10,000.00
Environmental Commission:	
Salaries and Wages	1,500.00
Parks and Playground Maintenance:	
Other Expenses	5,000.00
Construction Code Officials:	
Salaries and Wages	15,000.00
Electricity	<u>10,000.00</u>
	<u>144,500.00</u>
Deferred Charges and Statutory	
Expenditures – Municipal Within “CAPS”	
Statutory Expenditures:	
Social Security System	<u>15,000.00</u>
	\$159,500.00

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

**81-2019 A Resolution Approving a Developer’s Agreement with Richard Queen Concerning Premises Identified as Block 2408, Lot 26 in the Borough of Montvale**

**WHEREAS**, Richard Queen (“Developer”) as contract purchaser of the premises known as Block 2408, Lot 26 (the “Property”), made an application to the Planning Board for site plan approval, together with certain variances and waivers and a major soil movement permit; and

**WHEREAS**, Developer sought approval to construct thirteen (13) residential units on the Property, of which ten (10) would be market-rate units and three (3) would be affordable units (the “Development”); and

**WHEREAS**, the Planning Board approved the Development by resolution dated April 3, 2018; and

**WHEREAS**, pursuant thereto, the Borough, Planning Board and Developer are desirous of executing a Developer’s Agreement setting forth the parties’ respective rights and obligations concerning said approval; and

**WHEREAS**, a Developer’s Agreement has been negotiated by and between the parties and has been executed by the Developer and the Chairman of the Planning Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Developer’s Agreement dated March 8, 2019, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Richard Queen is hereby approved; and

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the Developer’s Agreement with the Developer and to take all other steps reasonably necessary to effectuate the provisions and purposes of this resolution.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - a roll call was taken - all ayes

Councilmember Curry asked where is this property located; 7 Franklin Ave behind Anchor Seafood

**BILLS:** Municipal Clerk read the Bill Report.

Motion to pay bills by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes

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

**COMMITTEE REPORTS:**

**Councilmember Lane**

Former Fire Chief Steve Cassal has passed away, the department will be having a memorial service on March 23<sup>rd</sup> from 3-5pm

**Council President Gloeggler**

Encourage all councilmembers to attend “Unity in the Valley” at Pascack Valley High School on March 19<sup>th</sup> at 7PM

**Councilmember Curry**

April 1 the Board of Health is offering a free CPR class, please call Janet Russo at borough hall

**Councilmember Koelling**

April 13 Montvale Clean Up day

**Councilmember Arendacs**

Commend DPW on the recent storm and the great condition of the streets

**Councilmember Russo-Vogelsang**

Kindergarten parent orientation will be held April 3<sup>rd</sup> at 7pm in the multi-purpose room at Memorial School

**ENGINEER’S REPORT:**

Andrew Hipolit

Report/Update

a. Report Receipt of Bids/HVAC Upgrades

Contract was awarded tonight and will schedule a pre-construction for next week

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

No Report

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

None

**COMMUNICATION CORRESPONDENCE:**

None

**MEETING OPEN TO THE PUBLIC:**

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

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

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

**Carole Adams**

If the school funding formula changed the K-8 would receive \$617,000 as opposed to \$79,000 they currently receive; Montvale Evangelical Church is having an Easter Egg hunt; On May 8<sup>th</sup> the Hoving Home, will be having their annual fundraiser at Florentine Gardens; This will be their 53<sup>rd</sup> anniversary. The Walter Hoving Home, is a home that helps women to rebuild their lives from drug and alcohol abuse, prostitution and incarceration; there are two facilities one is located in Oxford, NJ and the other in Garrison, NY. Spoke to Mr. Gundersen about service hours for the snow angel program, he mentioned at this time no service hours are given; She mentioned about the Montvale song and he will speak to the Music director. Suggested to have some designation of the parks for the 125<sup>th</sup> celebration.

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

**MEETING CLOSED TO THE PUBLIC:****MOTION TO GO INTO CLOSED SESSION**

Motion to go into closed session by Councilmember Lane; seconded by Councilmember Koelling  
- all ayes

**MOTION TO OPEN THE MEETING TO THE PUBLIC:**

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

As a result of the discussion in closed session, Councilmember Lane made a motion to Promote Sergeant Christopher Hawken to Lieutenant; seconded by Councilmember Curry – a roll call vote was taken – all ayes

Motion to close meeting by Councilmember Lane; seconded by Councilmember Koelling – all ayes

**MOTION TO CLOSE THE MEETING TO THE PUBLIC:****ADJOURNMENT:**

Budget Introduction March 26, 2019

Budget Public Hearing: April 30, 2019

The next Meeting of the Mayor and Council will be held March 26, 2019 at 7:30 p.m.

**ADJOURNMENT**

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

Meeting was adjourned at 10:30pm

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