

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:36PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling, 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 Fran Scordo, Deputy Municipal Clerk;

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Curry  
Councilmember Gloeggler

Councilmember Koelling  
Councilmember Lane  
Councilmember Russo-Vogelsang - absent

**Presentation: Waypoint Residential, James Driscoll – Summit Ave**

Powerpoint presentation included with original minutes

**ORDINANCES:**

**INTRODUCTION ORDINANCE NO. 2019-1472** AN ORDINANCE OF THE BOROUGH OF MONTVALE COUNTY OF BERGEN, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 44, "FLOOD DAMAGE PREVENTION," OF THE BOROUGH CODE TO COMPLY WITH THE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
(Public Hearing 6-25-19)

A motion to Introduce Ordinance **2019-1472** for first reading was made by Councilmember Gloeggler; seconded by Councilmember Koelling; 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 Koelling – all ayes

NO PUBLIC COMMENT

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

May 14, 2019

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Curry – all ayes  
Except for Councilmembers Curry and Lane abstaining

**MINUTES CLOSED/EXECUTIVE SESSION:****May 28, 2019**

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Gloeggler – all ayes with the exception of Councilmember Arendacs abstaining

**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.

**128-2019 A Resolution Awarding a Contract to Sport Tech Acrylics/ Tennis Court Repair/LaTrenta/Chestnut Ridge Road Complex**

**WHEREAS**, the Borough of Montvale has a need for the provision of repair for the Tennis Courts located at LaTrenta Complex the Borough of Montvale; and

**WHEREAS**, the Recreation Director solicited quotes from three (3) vendors, with three (3) of these vendors providing price quotes; and

**WHEREAS**, after review of these proposals, it was determined that the lowest priced proposal that was responsive with the Borough's requirements which was submitted by Sports Tech in the amount of \$29,875.00; and

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

**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**

Sport Tech  
410 Route 22  
Brewster, NY 10509

**In the amount of:**

**TOTAL:** \$29,875.00

**129-2019 Award Contract/East Coast Emergency Lighting/Upfitting To Police Vehicles/Quad & Construction Vehicle State Contract #81338**

**WHEREAS**, the Mayor and Council approved the purchase of 3 new police vehicles, 1 new Construction Department vehicle and accepted a ATV donated to the Borough of Montvale's Police Department; and

**WHEREAS**, the Borough of Montvale deemed in necessary to upfit this vehicles for the purposes intended; and

**WHEREAS**, East Cost Emergency Lighting, Inc. 200 Mecco Drive, Millstone Township, NJ 08535 is the State Contract vendor selected to do said upfitting to these vehicles; and

**NOW THEREFORE, BE IT FURTHER RESOLVED**, the Mayor and Council authorize the Borough to award the State Contract #81338 to East Coast Emergency for a not to exceed amount of \$50,000.00 for the upfitting of these vehicles; 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.

**130-2019 Refund Tax Lien Overpayment / Block 2504, Lot 24 / 18 Maple Ave**

**WHEREAS**, a resolution authorizing the Borough of Montvale to refund an overpayment of tax lien for the property located at 18 Maple Ave, also known as Block 2504, Lot 24;

**WHEREAS**, a duplicate payment was made by U.S. Bank as Custodian for Actlien Holding Inc. with offices located at 50 S 16<sup>th</sup> Street, Suite 2050, Philadelphia, PA 19102

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund U.S. Bank as Custodian for Actlien Holding Inc. in the amount of \$612.23.

**131-2019 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 \$18,886.90 from the State of New Jersey – Solid Waste Administration and wishes to amend its 2019 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 2019 in the sum of \$18,886.90 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 \$18,886.90 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

**132-2019 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 \$21,690.63 from The S. Hekemian Group and wishes to amend its 2019 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 2019 in the sum of \$21,690.63 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 \$21,690.63 be and hereby appropriated under the caption of:

General Appropriations

(a)Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:

**133-2019 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 \$207,000.00 from the State of New Jersey Department of Transportation and wishes to amend its 2019 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 2019 in the sum of \$207,000.00 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:  
New Jersey Transportation Trust Fund Authority Act:  
State of New Jersey Department of Transportation –  
Division of Local Aid and Economic Development:  
Municipal Aid Program – Various Streets Project, and

**BE IT FURTHER RESOLVED** that a like sum of \$207,000.00 be and hereby appropriated under the caption of:

General Appropriations

(a)Capital Improvements - Excluded from "CAPS"

Public and Private Programs Off-Set by Revenues:  
New Jersey Transportation Trust Fund Authority Act:  
State of New Jersey Department of Transportation –  
Division of Local Aid and Economic Development:  
Municipal Aid Program – Various Streets Project

**134-2019 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 \$65,000.00 from the County of Bergen and wishes to amend its 2019 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 2019 in the sum of \$65,000.00 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:

**BOROUGH OF MONTVALE****JUNE 11, 2019**

Public and Private Revenues Off-Set with Appropriations:  
County of Bergen – Open Space Trust Fund:  
Park Improvement Project, and

**BE IT FURTHER RESOLVED** that a like sum of \$65,000.00 be and hereby appropriated under the caption of:

General Appropriations  
(a) Operations Excluded from "CAPS"  
Public and Private Programs Off-Set by Revenues:  
County of Bergen – Open Space Trust Fund:  
Park Improvement Project

**135-2019 Authorize Montvale Borough Hall HVAC/Upgrades Change Order #2/Air Systems Maintenance, Inc.**

**WHEREAS**, the Borough of Montvale awarded a contract on March 12, 2019 to Air Systems Maintenance, Inc. in connection with the Montvale HVAC Upgrades and Maintenance Contracts Project; and

**WHEREAS**, base bid was awarded in the amount of \$386,681.00 to the following:

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

**WHEREAS**, this contract was awarded via Resolution #76-2019; and

**WHEREAS**, the Borough Engineer in a detailed letter dated May 31, 2019 recommends Change Order #2 in the amount of \$8,700.00 as an increase to the contract as indicated in the letter attached hereto for VAV boxes, connecting ductwork, controls, programming and balancing; and

**WHEREAS**, Change Order #2 is hereby authorized to be issued to Air Systems Maintenance, Inc. in the amount of \$8,700.00; 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	\$	386,681.00
Change Order #1 Reso. #108-2019	\$	19,760.00
Change Order #2	\$	8,700.00
New Project Total	\$	415,141.00

Introduced by Councilmember Lane; seconded by Councilmember Koelling - a roll call vote was taken - 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 – May

**COMMITTEE REPORTS:**

**Council President Gloeggler**

**Regional Board of Ed**

Congratulations to the Hills baseball team, State champions for second year in a row; held student recognition night, it was amazing to see all the students and what they are doing from raising money for cancer to taking a box of stuff and making it into something that performs heart surgery; thanked Michael Freeman of Hills for being the student liaison on the Board of Ed for this year.

**TV Access**

Filmed memorial parade; coming soon, residents will be able to stream the station on their phones, computers and tablets.

**Councilmember Curry****Chamber of Commerce**

Approximately 20,000 people attended the Street Fair; Thank you to the Chamber for all of their volunteer efforts for the town of Montvale;

**Construction**

Increased in fees collected; 33 property maintenance violations were issued

**Seniors**

Will be closing out the year with a luncheon on June 21<sup>st</sup> at Seasons; thanked all the seniors who volunteer for town special events; They will resume in September;

**Councilmember Lane****Fire Department**

24 fire calls; 2 drills; 1 chief call and 7 extra credits; always looking for volunteers

**Finance**

Currently, we are in a strong financial position

**Councilmember Arendacs****DPW**

Replacing faded signs, cleaning catch basins, and helped with town events; will start repairing pot holes in the municipal parking lot; reminder – no plastic bags at recycle center;

**Councilmember Koelling****Police**

Monthly report included in original minutes; Captain McDowell is working on police department donation bins which will be installed at the recycle center;

**Environmental Commission**

300 flathead minnows were released in Huff pond to control the mosquitos; reminder to empty flower pots, wheel barrels, etc. that have standing water where mosquitos can breed; planning on dredging the pond; looking for volunteers to be on the committee; will be collecting plastic bags to receive a new park bench;

**Mayor's Report**

Thanked the Chamber of Commerce for the Street Fair; Pastor Ed Haas from St. Paul has retired; Trying to set up a public meeting with Orange/Rockland in regards to rate increases as well as some infrastructure repairs

**ENGINEER'S REPORT:**

Chris Doer

Report/Update

HVAC update, finished on the administration side, will start with Library and then finish by the Police department; met with the County for an update on the Magnolia bridge construction, will start in 2020 and the road will be closed for a year; also the county is aware of the request for a temporary light on Woodland and Grand; also a flashing light at Hillcrest and Grand;

**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 Lane; seconded by Councilmember Koelling  
- all ayes

**Jarret Schumacher**

Mentioned about the water fountains not working at Memorial; Mayor will contact Suez; would you consider having the Street Fair in October;

**Carolee Adams**

Happy Fathers Day; thanked Councilmember Lane for a wonderful job on the budget; suggested members of the council to speak into the microphones; suggested to have a time schedule of what is being shown on TVAccess; suggested to Mayor Ghassali to discuss with other mayors in regards to Orange/Rockland and their proposed legislation regarding a 9% price increase; mentioned about proposed legislation Patient Protection Act which most of the legislators are opposed to; this bill will make it difficult for patients to be transferred to different hospitals at the cost to the patient.

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

**ADJOURNMENT**

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

Meeting was adjourned at 8:44pm

The next Meeting of the Mayor and Council will be held June 25, 2019 at 7:30 p.m.

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