

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:30p.m. 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, Andrew Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Fran Scordo, Deputy Municipal Clerk;

ROLL CALL:

Councilmember Arendacs
Councilmember Curry
Councilmember Gloeggler

Councilmember Koelling
Councilmember Lane - absent
Councilmember Russo-Vogelsang

RECOGNITIONS:

Montvale Snow Angels
Undeclared Girls Fieldstone Soccer Team

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2019-1476 AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF MONTVALE BY ADDING A NEW CHAPTER 102, "SHORT TERM RENTALS," TO PROHIBIT SHORT TERM RENTALS IN THE BOROUGH

(Public Hearing 12-30-19)

Planning Board Recommendation Letter Dated 11-26-2019

A motion to Introduce Ordinance **2019-1476** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Koelling; Clerk read by title only; Councilmember Koelling made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Arendacs - a roll call was taken - all ayes

Councilmember Gloeggler asked for clarification regarding hotels and motels; the borough attorney stated they are excluded, they will be protected.

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

NO PUBLIC COMMENT

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

November 26, 2019

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

MINUTES CLOSED/EXECUTIVE SESSION:

November 26, 2019

A motion to accept the minutes by Councilmember Gloeggler; seconded by Councilmember Koelling
- all ayes

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.

216-2019 Resolution Authorizing Person-To-Person Transfer/Plenary Retail Consumption License/Paulter, Inc./T/A Aldo & Gianni Ristorante To: ERA Hospitality, LLC

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 0236-33-004-008, heretofore issued to Paulter, Inc., currently a Pocket License; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the licensed business and all additional financing obtained in connection with the license business;

NOW, THEREFORE BE IT RESOLVED, that the Borough of Montvale Governing Body does hereby approve, effective December 10, 2019 the transfer of the aforesaid Plenary Retail Consumption License to ERA Hospitality, LLC, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to ERA Hospitality, LLC, effective December 10, 2019."

217-2019 Authorize Execution of Agreement with Alayna Townhome Association / Municipal Service Agreement

WHEREAS, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and

WHEREAS, an agreement has been negotiated between the Borough of Montvale and Alayna Townhome Association to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and

WHEREAS, this agreement shall remain in effect for a five-year period to commence on January 1, 2020 and terminating on December 31, 2024; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

2017-2019

Introduced by Councilmember Koelling; seconded by Councilmember Curry - all ayes

218-2019 Rejecting All Bids & Authorizing Re-Bid For The Installation And Construction Of A Salt Shed

WHEREAS, On December 4, 2019 the Borough of Montvale received bids for the Salt Shed Installation and Construction which the Mayor and Council previously authorized for a Salt Shed to be located at One Memorial Drive for the Pascack Valley DPW; and

WHEREAS, the Municipal Clerk did duly advertise on November 8, 2019; and

WHEREAS, two (2) bids were received; and

WHEREAS, in connection with the two (2) bids Maser Consulting Borough Engineers is recommending that the bids be rejected for the Salt Shed project since the bids exceed the estimate for installation and construction.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the bids received are hereby rejected; and

BE IT FURTHER RESOLVED, the Mayor and Council authorize to re-advertise for the receipt of bids for the Salt Shed for a date to be determined.

Introduced by Councilmember Curry; seconded by Councilmember Koelling - all ayes

The engineer recommended rejecting the bids received because they came in very high; asked for approval to bid again; Councilmembers approved to re-bid.

BILLS: Municipal Clerk read the Bill Report

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

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

COMMITTEE REPORTS:

Councilmember President Gloeggler

TV Access

Shot final My Montvale and Montvale in Motion for 2019; thank Kara Robinson and Robert Hassimi for all their hard work with both shows. December 12 the TV team will be providing training with community leaders on how to use the emergency system including the Police and Schools.

Regional BOE

Winter sports are under way; 8th grade orientation; the fall play, "Under Pressure" , was written and performed by the students

Congratulated the girls scouts for winning the tree competition at Winter Wonderland at Van Saun Park, they made a produce display that wowed the judges.

Councilmember Curry

Board of Health

Rabies clinic will be held January 4 at the DPW garage from 10am-11:30

Seniors

Membership has been increasing

Planning Board

Five new businesses are coming into town using space in existing buildings; Valley View Terrace was approved for a sub-division;

Construction

4 property maintenance violations were issued; new door will be installed at the train station shortly;

Thanked Elizabeth Gloeggler for all the work she has done for the town; looking forward to having more conversations in the near future.

Councilmember Arendacs

DPW

They are prepared for the upcoming snow event; attended the quarterly meeting with RiverVale in regards to the DPW, it went well.

Thanked Elizabeth for working with the community and commended her for all her hard work and efforts.

Councilmember Koelling

Police

Monthly report included in original minutes

Thanked Elizabeth for an amazing job and hope to see her in Public service again, she will be missed

Councilmember Russo-Vogelsang

Special Events

Looking for volunteers, call Lisa Dent; The Holiday House Decorating contest judging will begin December 9 through 13 between 6-8pm; the Menorah lighting will take place on Monday, December 23 at 6pm in the center of town near the train station.

Mirror the sentiments of her colleagues, Elizabeth, you will be missed.

MAYOR

Santa is coming to town on December 24th.

ENGINEER'S REPORT:

Andrew Hipolit

Report/Update

a. Reject Bids for Salt Shed

Will re-bid for better prices.

b. Senior Center Bathroom Renovations

Currently working on the bid specifications, will go out for bid by end of December, hoping to award a contract in January. It will take up to 60 days for completion.

c. LaTrenta Turf field Project

Preparing bid specifications for the installation portion of the turf. Possible installation will be late Spring early summer.

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

Mentioned to councilmembers that he is preparing the trash collection bids; he asked councilmembers if they would like to include an alternate bid for twice a week pickup in the summer months; councilmembers would like to add another alternate for weekly recycle pickup.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Koelling mentioned his neighbors have been receiving the wrong mail, is there something we can do; Councilmember Arendacs mentioned on Fox Hill Road has been receiving wrong mail and packages as well as emergency services because of part of the street is in New York. Can we place a welcome to Montvale Sign to determine the state line.

COMMUNICATION CORRESPONDENCE:

Receive grant for NJDOT \$220,000 for various streets

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 Koelling; seconded by Councilmember Curry
- all ayes

NO PUBLIC COMMENT

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

A motion to go into closed session by Councilmember Koelling; seconded by Councilmember Arendacs

No action was taken, therefore,

ADJOURNMENT

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

Meeting was adjourned at 8:30pm

Budget Meeting will be held Monday, December 30, 2019 at 5:30pm

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

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk