

**MINUTES  
WORK SESSION**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:31pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

Adequate notice of this meeting was provided to The Bergen Record and 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).

**ROLL CALL:**

Councilmember Arendacs - absent	Councilmember Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Joe Voytus; Borough Engineer, Andy Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**NOTICE OF PUBLIC HEARING CONCERNING THE BOROUGH OF MONTVALE'S  
POTENTIAL DESIGNATION OF BLOCK 1606 LOT 6 AS A HISTORIC LANDMARK**

Montvale "School #2"  
11 East Grand Avenue  
Montvale New Jersey 07645  
Block 1606, Lot 6 on the official Tax Map of the Borough of Montvale

The Borough attorney stated that this process was initiated by the Historic Preservation Committee and then presented to the Planning Board. Under our ordinances, the Planning Board has their public hearing and makes their recommendations to the governing body which in turn is having the public hearing this evening. Notice of public hearing was sent to the property owner, this is School #2 – Bergen County United Way.

**MEETING OPEN TO THE PUBLIC:**

A motion to open the meeting to the public by Councilmember Cudequest; seconded by Councilmember Lane – all ayes

**Ree Hopper, Borough Historian**

This is the oldest public building in Montvale; Mrs. Hopper attended this school; it has been wonderfully restored; would recommend the designation of the principle structure.

**MEETING CLOSED TO THE PUBLIC:**

A motion to close the meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

A motion to accept the recommendation to name School #2, the principle building only as a Historic Landmark by Councilmember Lane; seconded by Councilmember Roche – a roll call vote was taken – all ayes

**THE LAND CONSERVANCY OF NJ: Presenter: Barbara Heskins Davis  
Presentation on the Draft Open Space Plan Update**

Hired by the borough for an open space and recreation plans --- Power point included with the original minutes

**MEETING OPEN TO THE PUBLIC:**

A motion to open the meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

Lisa Skogland, EC Committee

On behalf of the Environmental Commission she recommends to the council to consider the plan that was presented tonight.

**MEETING CLOSED TO THE PUBLIC:**

A motion to close the meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

**MILLENNIUM STRATEGIES PRESENTATION:** Grant Writer, Peter Blanos

Power Point - Included in minutes; the Finance committee will set a meeting to further discuss

**ORDINANCES:**

None

**MEETING OPEN TO THE PUBLIC:**

A motion to open the meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

Carolee Adams

Suggested to have the open space meeting video taped;

**MEETING CLOSED TO THE PUBLIC:**

A motion to close the meeting to the public by Councilmember Lane; seconded by Councilmember Roche – all ayes

**MINUTES:**

July 12, 2022

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Roche - all ayes

**CLOSED/EXECUTIVE MINUTES:**

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.

**122-2022 Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Terkuile Road Resurfacing Project**

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Montvale formally approve 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-2023-Terkuile Road Resurfacing - 00666” 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.

**123-2022 Authorizing Hiring McNerney & Associates for Preparation of Appraisal Report / 2 Blauvelt Court**

**WHEREAS**, the Borough of Montvale (hereinafter the “Borough”) is the taxing authority for all properties located within its municipal borders; and,

**WHEREAS**, the owner of real property located at 3 Blauvelt Court and identified as Block 2501 Lot 8.02 has filed a property tax appeal challenging the Borough’s assessment of the property for the 2020, 2021 and 2022 tax years; and,

**WHEREAS**, the Borough is seeking to retain the services of a licensed appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified trial-ready appraisal report that covers the aforementioned tax years; and,

**WHEREAS**, the Borough had received a Proposal, dated July 8, 2022, from McNerney & Associates, Inc. (hereinafter the “Proposal”) to prepare an appraisal report for the total amount of \$2,500.00; and,

**WHEREAS**, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution; and,

**WHEREAS** the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed and authorized to prepare a trial ready appraisal report for the property located at 3 Blauvelt Court, at Block 2501 Lot 8.02 in the Borough of Montvale, in accordance with the terms set forth in the July 8, 2022 Proposal attached herein.

**124-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Police Department Speed Signs / All Traffic Solutions Inc.**

**WHEREAS**, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and

**NOW THEREFORE, BE IT RESOLVED** by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

<b>PURCHASE OF Speed Signs</b>	<b>STATE CONTRACT NJ-17-FLEET-00776</b>
All Traffic Solutions Inc.	Total \$11,104.50

14201 Sullyfield Circle  
Suite 300  
Chantilly, VA 20151

**WHEREAS**, attached is a detailed description of the purchase of Speed Signs Quote Q-69316 dated July 8, 2022 which is attached to the original of this resolution.

**125-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Police Department Server**

**WHEREAS**, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and **NOW THEREFORE, BE IT RESOLVED** by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

**PURCHASE OF Power Edge R450 Server STATE CONTRACT NJ-19-TELE-00656**  
Dell Technologies Total \$6,865.03

**WHEREAS**, attached is a detailed description of the purchase of Power Edge R450 Server in the Police Department Quote 3000126217365.1 dated July 12, 2022 which is attached to the original of this resolution

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

**126-2022 A Resolution Awarding a Contract to Robert W. Wogisch Landscape Contractor, Inc. for the Memorial Baseball/Softball Fields Improvements Program in the Borough of Montvale (Amending Resolution No. 97-2022 to Revise Name of Contractor)**

**WHEREAS**, the Borough of Montvale has a need to procure construction services for the Memorial Baseball/Softball Fields Improvements Program in the Borough; and

**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the Memorial Baseball/Softball Fields Improvements Program; and

**WHEREAS**, three (3) bids were received on May 12, 2022; and

**WHEREAS**, after receipt and review of the three (3) bids received, the Borough of Montvale has determined that Robert W. Wogisch Landscape Contractor, Inc. is the lowest responsible bidder for this contract; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded as follows:

<b>Contractor</b>	<b>Contract Amount</b>
Robert W. Wogisch Landscape Contractor, Inc. 169 Lakeview Avenue Ringwood, New Jersey 07456	Base: \$41,000.00

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to form by the Borough Attorney.

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

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

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

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

LaTrenta field improvements are now completed; suggested to open the field on Monday; Memorial field improvements will begin in the next week; Craig Road paving will start in the next week or so. O & R has a project near Hearth & Tap on Kinderkamack Road, PSE&G should pave up until that point.

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

a. Discussion Draft Ordinance Establishing a New Chapter "Site Plans" and to also establish waivers from the Borough's site plan requirements

There was a discussion months ago in regards to certain waivers for the use permit process for small tenants; the Planning Board has seen a number of issues with tenants moving into buildings without approvals; this ordinance includes no exemptions for small tenants; Mayor Ghassali stated that certified letters will be mailed to all owners of commercial buildings stating the process for tenants, the letter will also include a meeting date to further discuss the process; Councilmember Lane stated that there should be consequences for not following the process.

**UNFINISHED BUSINESS:**

a. Proposed New Community/Recreation Center / List of committee names

List included with original minutes; will have first meeting on August 9<sup>th</sup> at 6:30pm

b. Update on Veterans Committee

Councilmember Koelling stated a meeting is scheduled on September 6<sup>th</sup> at 6:30 at borough hall

**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.

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Roche – all ayes

Carolee Adams

Notice that no planes have been flying over like before; mentioned that it is important for the Planning Board to tape their meetings because there is so much going on this way the public can see the process; asked for an email address to send comments and questions regarding the new community center; mentioned to correct the minutes regarding how many were in attendance at last meeting, Ms. Adams stated there were 40; mentioned about the open space and the C1 waterways should be a concern for the new community center; suggested to have the community center go to on a referendum.

Ree Hopper

Asked for a update on Magnolia bridge; Mr. Hipolit stated during July and August you cannot work in the stream; work will begin next week; what are the plans for the Octagon House, Mayor Ghassali stated the borough ordered furniture to have meetings there. Mrs. Hopper stated the Historic Commission would like to get the building on the State and National Historic listing, the application process is very extensive, wanted to know if there are grants available.

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

**ADJOURNMENT:**

Motion to adjourn by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

Meeting adjourned at 8:47pm

The next Regular Meeting of the Mayor & Council will be held on August 9, 2022 at 7:30 p.m. in person.

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