

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
August 10, 2021
Meeting to Commence 7:30 P.M.
(No Closed Executive Session)**

ROLL CALL:

Councilmember Arendacs	Councilmember Lane
Councilmember Curry	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

PROCLAMATION – Vivaan Bagga

Top students recognized for academic excellence by the John Hopkins Center for Talented Youth

ORDINANCES:

PUBLIC HEARING ORDINANCE NO. 2021-1509 AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1492, ORDINANCE 2021-1498, ORDINANCE NO. 2021-1504 AND ORDINANCE NO 2021-1508 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

INTRODUCTION OF ORDINANCE NO. 2021-1510 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 400 ENTITLED "ZONING," OF THE BOROUGH CODE TO REGULATE OUTDOOR LIGHTING IN THE BOROUGH OF MONTVALE
(public hearing 9-14-21)

INTRODUCTION OF ORDINANCE NO. 2021-1511 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING THE BOROUGH CODE TO ADD A NEW CHAPTER 250 ENTITLED "LIGHTING" TO REGULATE OUTDOOR LIGHTING IN THE BOROUGH OF MONTVALE
(public hearing 9-14-21)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

July 27, 2021

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.

- 130-2021 A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services
- 131-2021 Appointment Jr. Member / Montvale Fire Department / Charles Hutchison
- 132-2021 A Resolution approving for E-Ticket Renewal Agreement with Gold Type Business Machine, Inc. ("GTBM") for the Montvale Police Department

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Honoring Former MAL Coach D. Ligasan/Renaming Kinderpath/Memorial School
- b. Presentation Eagle Scout Project/D. Catalfumo
- c. Discussion Proposed Draft Resolution Establishing an "Exchange Zone" for Private Transactions".

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.

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Please be advised the Workshop Session in the month of August has been cancelled for the summer
No meeting will be held.

Next Meeting of the Mayor & Council will be on September 14th, 2021 at 7:30pm in person and on Zoom

ZOOM information is as follows:

Topic: M&C Meeting

<https://us02web.zoom.us/j/88491084325?pwd=L2U5RVpYMGIMeFdaNzdGcFFWUTd3UT09>

Passcode: 222775

By phone

1 929 436 2866

Webinar ID: 884 9108 4325

Passcode: 222775

*******Disclaimer***** Subject to Additions /Or Deletions**

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2021-1509**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the day of July 27, 2021 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 10th day of August 2021 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1492, ORDINANCE 2021-1498, ORDINANCE NO. 2021-1504 AND ORDINANCE NO 2021-1508 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

BE IT ORDAINED BY the Mayor and Council of the Borough of Montvale as follows:

SECTION 1. Each of the offices and positions of employment hereinafter named that are not established or created by virtue of any statutes or of any ordinance, resolution, or other lawful authority heretofore exercised by the Borough of Montvale, is hereby established, created, ratified and confirmed.

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment.

Title		2021 Salary Range
1.	Part-Time Code Enforcement Official/Property Maintenance	\$20,000 - \$25,000
2.	Part-Time Building Inspector	\$30,000 - \$35,000

SECTION 5. The Borough Treasurer shall present semi-monthly or as established by Resolution to the Governing Body for approval warrants drawn to the order of the Borough of Montvale Payroll Account and the Borough of Montvale Salary Account.

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom. Any employee hired under the terms of a Special Library Grants, salary will be determined by the Authority making such grant.

The Mayor and Borough Council may by adoption of a resolution and by approved payroll advice, increase compensation (base wage adjustment or one-time merit/bonus increase) of any salaried employee in the above schedule, who has reached their maximum, up to 10% above the pay range maximum.

At each regular meeting of the Governing Body of the Borough of Montvale, the Treasurer shall submit for the approval or ratification as the case may be, the necessary payroll amounts due to the several officers and employees for compensation.

Such officers as may be determined by the Governing Body, as established by resolution, shall be authorized to sign warrants drawn in favor of the Payroll Account, upon due notice that the payrolls have been approved by the proper certifying authorities.

SECTION 6. This ordinance shall become effective upon publication as required by law, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

SECTION 7. All other ordinances and parts of ordinances inconsistent herewith are hereby appealed.

SECTION 8. This ordinance shall take effect immediately upon publication in the manner provided by Law.

MICHAEL GHASSALI, Mayor

ATTEST:

MAUREEN IAROSSO-ALWAN, RMC
Municipal Clerk

INTRODUCED: 7-27-2021

Councilmember	Yes	No
Arendacs - absent		
Curry - absent		
Koelling	<input checked="" type="checkbox"/>	
Lane	<input checked="" type="checkbox"/>	
Roche - absent		
Russo-Vogelsang	<input checked="" type="checkbox"/>	

ADOPTED: 8-10-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2021-1510**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 10th day of August 2021 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 14th day of September 2021 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 400 ENTITLED "ZONING," OF THE BOROUGH CODE TO REGULATE OUTDOOR LIGHTING IN THE BOROUGH OF MONTVALE

Whereas, the governing body of the Borough of Montvale does herein find that regulation of outdoor lighting, street lighting and private lighting in the Borough is necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow; and

Whereas, such regulation is also necessary to protect and maintain the residential character of our neighborhoods and to ensure that Montvale residents are not disturbed by the presence of offensive or nuisance-causing lighting that is injurious to the health, safety and welfare of the public; and

Whereas, such regulation is also necessary to discourage the waste of electricity and to ensure an appropriate level of lighting throughout the Borough for the benefit of all residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. Chapter 400, "Zoning," Section 109, "Formal site development plan filing procedure," of the Borough of Montvale Code is hereby amended and supplemented by adding the underlined text, as follows:

§400-109 Formal site development plan filing procedure.

The applicant shall, simultaneously with the filing of the application herein provided for or at any time thereafter, proceed to file a detailed site plan and with respect thereto shall proceed as follows:

D. The applicant shall cause the site development plan to be prepared by a licensed professional engineer or land surveyor. Site development plan elements shall include those listed below, which are appropriate to the proposed development or use:

(5) Proposed development.

(e) Lighting plans, including location, type, wattage, height, direction, power, time of use, construction details, isolux lines, and location of security lighting, if proposed. Lighting plans shall comply with Chapter 250, "Lighting," Sections -3, -4, -5, -6, -7 and -8, and a failure to comply with said sections shall be deemed to require a variance. All plans shall include the following:

- i. Description of outdoor light fixtures including component specifications such as lamps, reflectors, optics, angle of cutoff, supports, poles and include manufacturers catalog cuts.
- ii. Locations and description of every outdoor light fixture and hours of operation.
- iii. Maintained horizontal illuminance shown as footcandles (after depreciation).
 - a. Maximum
 - b. Minimum
 - c. Average, during operating and non-operating hours.
 - d. Average to minimum uniformity ratio.
- iv. Computer generated photometric grid showing footcandle readings every ten (10) feet and the average footcandles.
- v. Foundation details for light poles.
- vi. When not using IESNA recommendations for lighting types not enumerated in Chapter 250, submit reasons and supply supporting documentation.

Section 2. Upon adoption of this Ordinance on first reading, it shall be referred to the Montvale Planning Board for comment and recommendation.

Section 3. Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 5. This ordinance shall take effect immediately upon its passage and publication as required by law.

ATTEST:

MICHAEL GHASSALI, Mayor

MAUREEN IAROSSO-ALWAN, RMC
Municipal Clerk

INTRODUCED: 8-10-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 9-14-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2021-1511**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 10th day of August 2021 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 14th day of September 2021 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING THE BOROUGH CODE TO ADD A NEW CHAPTER 250 ENTITLED "LIGHTING" TO REGULATE OUTDOOR LIGHTING IN THE BOROUGH OF MONTVALE

Whereas, the governing body of the Borough of Montvale does herein find that regulation of outdoor lighting, street lighting and private lighting in the Borough is necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow; and

Whereas, such regulation is also necessary to protect and maintain the residential character of our neighborhoods and to ensure that Montvale residents are not disturbed by the presence of offensive or nuisance-causing lighting that is injurious to the health, safety and welfare of the public; and

Whereas, such regulation is also necessary to discourage the waste of electricity and to ensure an appropriate level of lighting throughout the Borough for the benefit of all residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. The Borough of Montvale Code is hereby amended and supplemented by adding a new Chapter 250, entitled "Lighting," as follows:

CHAPTER 250 – LIGHTING

Article I

New and Replacement Lighting

§250-1	Definitions.
§250-2	Purpose.
§250-3	Outdoor lighting.
§250-4	Light Trespass; Nuisance Light.
§250-5	Illuminance and luminance requirements.
§250-6	Electric Utility Floodlights.

§250-7	Schedule A.
§250-8	Prohibitions.
§250-9	Violations and enforcement.
§250-10	[RESERVED]
§250-11	[RESERVED]

Article II Existing Lighting – Glare Nuisance

§250-12	Applicability.
§250-13	Declaration of Findings and Policy.
§250-14	Standards for existing lighting.
§250-15	Violations and enforcement.

Article I New and Replacement Lighting

§250-1 Definitions.

For purposes of this Chapter, the following terms shall have the meanings indicated:

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort or loss in visual performance and visibility.

IESNA: Illuminating Engineering Society of North America. An organization that recommends standards for the lighting industry.

Light Trespass: Any form of artificial illuminance emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance, as specified in Section 4 - Light Trespass; Nuisance Light, of this Chapter.

Objectionable Direct Glare Source: Glare resulting from excessive levels of illumination or insufficiently shielded light sources emanating from light fixtures in the field of view where the lens, lamp or reflector is offensively visible above a height of five (5) feet at a property line or a public roadway.

Outdoor Light Fixture: An electrically powered illuminating device containing a total light source of more than 1800 initial lumens per fixture or any spot or flood luminaire with a reflector contained in the lamp component such as a parabolic aluminized reflector (PAR) lamp, of more than 900 initial lumens, which is permanently installed outdoors, including but not limited to, devices used to illuminate any site, architectural structure, or sign.

Shielded Light Fixture: A light fixture with cutoff optics that allows no direct light emissions above a vertical cutoff angle of 90 degrees above nadir (straight down at perfect vertical), through the light fixture's lowest light emitting part. Any structural part of the light fixture providing this cutoff angle must be permanently affixed.

Special Code Enforcement Officer: Shall be the Construction Official and/or Property Maintenance Official, who shall be empowered to enforce all aspects of this Chapter including those involving glare nuisance.

§250-2 Purpose.

The governing body of the Borough of Montvale does herein find that regulation of outdoor lighting in the Borough is necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow; and also that such regulation is necessary to discourage the waste of electricity and to improve or maintain nighttime public safety, utility and security.

§250-3 Outdoor Lighting.

All outdoor light fixtures installed and thereafter maintained, other than those serving one- and two-family dwellings, shall comply with the requirements as specified below:

- A. When fifty percent or more of existing outdoor light fixtures are being replaced or modified, then all existing and new lighting must be made to conform to the provisions of this lighting ordinance. Under such circumstances, Site Plan approval shall be required.
- B. Where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used to restrict the maximum apex angle of the cone of illumination to 150°.
- C. Where used for commercial and industrial purposes such as in merchandise display areas, work areas, platforms, signs, architectural, landscape or sports or recreational facilities, all light fixtures shall be equipped with automatic timing devices and comply with the following:
 - 1. Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 - 2. Other upward directed architectural, landscape or decorative direct light emissions shall have at least ninety (90) percent of their total distribution pattern within the profile of the illuminated structure.
 - 3. Recreational and sports facility lighting shall be shielded whenever possible. Such lighting shall have directional and glare control devices, when necessary, to comply with Section 4.
 - 4. All other outdoor lighting shall use shielded light fixtures.
- D. All floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.
- E. Foundations supporting lighting poles not installed four (4) feet behind the curb, shall not be less than 24 inches above ground.

- F. All lights shall be 3,500Kelvin (3,500K) CCT (correlated color temperature) or less.
- G. The style of the light and light standard shall be consistent with the architectural style of the principal building.
- H. The maximum height of freestanding lights shall be the same as the principal building, but not exceeding 25 feet.
- I. Where lights along property lines would be visible to adjacent residents, the lights shall be appropriately shielded. Such shieldings may include berming, landscape material, decorative fencing and, in the case of buildings in excess of two stories, interior window shades or other appropriate treatment that restricts exterior light passage. Site lighting, other than that needed for security purposes, shall be set on a timer system that shuts off all but security lighting of the site by 11:00 p.m.
- J. Spotlight-type fixtures attached to buildings and visible to the public shall be prohibited.
- K. Freestanding lights shall be so located and protected to avoid being easily damaged by vehicles.
- L. Lighting shall be located along streets, parking areas, at intersections and where various types of circulation systems merge, intersect or split.
- M. Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards or shielded fixtures creating a similar lighting effect.
- N. Stairways and sloping or rising paths, building entrances and exits require illumination.
- O. Lighting shall be provided where buildings are set back or offset, if access is provided at such points.
- P. All outdoor lighting not necessary for security purposes shall be reduced, activated by motion sensor devices or turned off during non-operating hours. Illuminated signs are excluded from this requirement.
- Q. All lighting shall be designed to prevent misdirected or excessive artificial light and to maximize energy efficiency.

§250-4 Light Trespass; Nuisance Light.

All light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass, as specified in A and B below.

- A. At a height of five (5) feet above the property line of subject property, illuminations from light fixtures shall not exceed 0.1 footcandles in a vertical plane on residentially-zoned property.

- B. Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.

Note: Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

§250-5 Illuminance and luminance requirements.

Illuminance and luminance requirements shall be as set forth in Section 7 – Schedule A, of this Chapter.

§250-6 Electric Utility Floodlights.

No electric utility floodlight intended for property illumination shall be located within the public right-of-way, on any public roadway or on any property unless:

- A. The luminaire is sufficiently shielded and aimed so that no objectionable direct glare source is visible at any point on the roadway where the viewing height is five feet or greater and when the distance from the mounting pole is seventy feet or greater.
- B. The property being illuminated does not exceed the maximum maintained illuminance levels to perform the lighting task prescribed in Section 7 – Schedule A, of this Chapter.
- C. All electric utility floodlights shall be subject to the requirements in Section 4 - Light Trespass; Nuisance Light, of this Chapter.
- D. The light shall not be inconsistent with or in violation of any previously-approved lighting plan.
- E. The placement of said floodlight has been approved by resolution of the Governing Body.
- F. All such lights shall be independently-metered unless the Borough has agreed to assume financial responsibility for said floodlight.

§250-7 Schedule A.

SCHEDULE A

- A. The following intensity in footcandles shall be provided:
 - 1. Parking lots: a minimum average of 0.5 footcandles throughout.
 - 2. Intersections: 3.0 footcandles.
 - 3. Maximum at property lines: 0.5 footcandles at the property line in residential zones or where the property abuts a residential zone; otherwise, 1.0 footcandles.
 - 4. In residential areas: 0.5 footcandles.

- B. For typical conditions. During periods of non-use, the illuminance of certain parking facilities should be turned off or-reduced to conserve energy. If reduced lighting is to be used only for the purpose of property security, it is desirable that the minimum (low Point) not be less than 0.1 fc in susceptible areas of the property. Reductions should not be applied to facilities subject to intermittent night use, such as apartments, hospitals and active transportation areas.
- C. If personal security or vandalism is a likely and/or severe problem, an increase above the Basic level may be appropriate.
- D. High vehicular traffic locations should generally require the Enhanced Level of illumination. Exits, entrances, internal connecting roadways and such would be some examples.
- E. Increasing the above illuminance is not likely to increase safety and security. Requests for higher levels will generally be for "retail" reasons and should not be granted unless shown to be necessary and at an average illuminance not to exceed 3.6 fc.

§250-8 Prohibitions.

Searchlights or flashing or animated signs are prohibited.

§250-9 Violations and enforcement.

- A. Violation of any provision of this Article shall be cause for a violation to be issued to the violator by the Special Code Enforcement Officer, Police Officer, or such other official or enforcing agency designated by the Mayor and Council. The recipient of an enforcement document shall be entitled to a hearing in Municipal Court having jurisdiction to contest such action.
- B. Any person who violates any provision of this Article shall be subject to the penalties set forth in Chapter 1, Article 1, General Penalty. If the violation is of a continuing nature, each day during which it occurs shall constitute an additional, separate and distinct offense.
- C. No provision of this chapter shall be construed to impair any common law, statutory or regulatory cause of action or legal remedy there from, or any personal injury or damage arising from any violation of this chapter or from other law.
- D. Any violation of a Lighting Plan that was submitted to the Planning Board in connection with a Site Plan, Subdivision, or other application, may be enforced by the Borough as a violation of the conditions of approval.

§250-10 [RESERVED]

§250-11 [RESERVED]

Article II
Existing Lighting – Glare Nuisance

§250-12 Applicability.

This Chapter as it applies to glare nuisance shall be applicable to the following property categories:

- A. Industrial facilities
- B. Commercial facilities
- C. Public service
- D. Community service facilities
- E. Multi-use properties
- F. Public and private rights-of-way
- G. Public spaces
- H. Multi-dwelling unit buildings

§250-13 Declaration of Findings and Policy.

An objectionable direct glare source can be potentially hazardous to motorists, cyclists or pedestrians by causing discomfort and fatigue or reducing vision especially with the aged, and such direct glare can also affect performance by distracting attention, and the people have a right to, and should be ensured of, an environment free of any such existing invasive nuisance. It is therefore the policy of the Borough of Montvale to prevent any such existing objectionable glare as set forth in this Article.

§250-14 Standards for existing lighting.

- A. Light fixtures in the categories set forth in Section 12 - Applicability, of this Chapter regarding outdoor lighting, which cause an objectionable direct glare source to be visible above a height of five (5) feet from streets or parking lots within the field of view of motorists, cyclists or pedestrians, shall be either shielded or repositioned within thirty (30) days of notification to avoid any potential hazard to such motorists, cyclists or pedestrians.
- B. Light fixtures in the categories set forth more fully in Section 12 - Applicability, of this Chapter regarding lighting which causes an objectionable direct glare source to be visible above the height of five (5) feet from residential properties that is offensive to the occupants of such properties by being in violation of the standards set forth in Section 4 - Light Trespass (Nuisance Light) of this Chapter, which provides that all light fixtures, except street lighting shall not provide illuminations exceeding 0.1 foot candles in a vertical plane on residentially zoned property, and shall not be installed and/or maintained in such a way as to produce an objectionable direct glare source to be visible above the height of five (5) feet from any property or public roadway. In such cases, property owners shall be notified to shield or reposition light fixtures within thirty (30) days of notification.
- C. All existing electric utility floodlights utilized for illumination on the property categories listed in Section 12 - Applicability, of this Chapter, shall be subject to Section 6 - Electric

Utility Floodlights, of this Chapter, in that such light fixtures must be sufficiently shielded and aimed so as to not allow an objectionable direct glare source to be visible at any point on the roadway where the viewing height is five (5) feet or greater and when the distance from the mounting pole is seventy (70) feet or greater. Maximum maintained luminance levels must be as prescribed by Section 5 - Illuminance and Luminance Requirements, of this Chapter, and all electric utility floodlights shall be subject to the requirements of Section 4 - Light Trespass; Nuisance Light of this Chapter. When existing floodlights are found to be noncompliant, the electric utility and property owner shall be notified to make corrections within thirty (30) days of notification.

§250-15 Violations and enforcement.

- A. Violation of any provision of this Article involving glare or light nuisance shall be cause for a violation to be issued to the violator by the Special Code Enforcement Officer, Police Officer, or such other official or enforcing agency designated by the Mayor and Council. The recipient of an enforcement document shall be entitled to a hearing in Municipal Court having jurisdiction to contest such action.
- B. Any person who violates any provision of this Article shall be subject to the penalties set forth in Chapter 1, Article 1, General Penalty. If the violation is of a continuing nature, each day during which it occurs shall constitute an additional, separate and distinct offense. In addition, any offending light shall be removed immediately by the violator.
- C. No provision of this Article shall be construed to impair any common law or statutory cause of action, or legal remedy there from, of any person for injury or damage arising from any violation of this chapter or from other law.

Section 2. Upon adoption of this Ordinance on first reading, it shall be referred to the Montvale Planning Board for comment and recommendation.

Section 3. Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 5. This ordinance shall take effect immediately upon its passage and publication as required by law.

ATTEST:

MICHAEL GHASSALI, Mayor

MAUREEN IAROSSO-ALWAN, RMC
Municipal Clerk

INTRODUCED: 8-10-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 9-14-2021

Councilmember	Yes	No
Arendacs		
Curry		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**MINUTES
WORK SESSION**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:32PM. Adequate notice was published in the official newspaper of the Borough of Montvale.

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 Curry - absent
Councilmember Koelling

Councilmember Lane
Councilmember Roche - absent
Councilmember Russo-Vogelsang

Also Present: Mayor Mike Ghassali; Borough Attorney, Joe Voytus; and Deputy Municipal Clerk, Fran Scordo

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2021-1509 AN ORDINANCE TO AMEND ORDINANCE NUMBERS 2021-1492, ORDINANCE 2021-1498, ORDINANCE NO. 2021-1504 AND ORDINANCE NO 2021-1508 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY
(Public Hearing 8-10-21)

A motion to Introduce Ordinance **2021-1509** for first reading was made by Councilmember Koelling; 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 Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes

MINUTES:**June 29, 2021**

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

July 13, 2021

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

127-2021 Authorizing Refund of Redemption of Tax Sale Certificate #19-00002 for Block 802 - Lot 12 / 5 Ladik Place

WHEREAS, at the Municipal Tax Sale held on October 22, 2020, a lien was sold on Block 802, Lot 12, also known as 5 Ladik Place, for 2019 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate #19-00002, was sold to Cristina Capparelli, for a 0% redemption fee and a \$71,000.00 premium; and

WHEREAS, PHH Mortgage Corporation, has effected redemption of Tax Sale Certificate #19-00002 in the amount of \$24,017.82; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate

#19-00002 and send payment in the amount of \$95,017.82 to Cristina Capparelli, 26 Bluefields Lane, Blauvelt, NY 10913; and

128-2021 Resolution For Renewal Of Membership In The Bergen County Municipal Joint Insurance Fund

WHEREAS, the Borough of Montvale is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2021 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The Borough of Montvale agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

129-2021 A Resolution Approving and Adopting the Borough of Montvale Affordability Assistance Green Building Strategies Program Operating Manual

WHEREAS, N.J.A.C. 5:97 – 8.8 (a) states that “...at least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low and moderate income households in affordable units included in the municipality's Fair Share Plan. One-third of the affordability assistance portion shall be used to provide affordability assistance to very low income households. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs”; and

WHEREAS, the Borough of Montvale is required to comply with this requirement in the implementation of its affordability assistance programs pursuant to its Judgement of Compliance and Repose received from the Superior Court concerning its affordable housing obligations; and

WHEREAS, the Borough Planner and Administrative Agent have created an Operating Manual for a Green Building Strategies Program in order to satisfy the Borough's Affordability Assistance obligations, dated July 19, 2021; and

WHEREAS, the Borough of Montvale is desirous of approving and adopting said Operating Manual so that the Green Building Strategies program may be implemented in the Borough; and **WHEREAS**, all monies spent as part of the Green Building Strategies Program shall be from the Borough's Affordable Housing Trust Fund.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby approve and adopt the Borough of Montvale Affordability Assistance Green Building Strategies Program Operating Manual dated July 19, 2021.

BE IT FURTHER RESOLVED that the Borough's Administrative Agent, Affordable Housing Liaison, and all other appropriate officials, officers and employees are hereby directed to take all actions reasonably necessary to implement the Borough of Montvale Affordability Assistance Green Building Strategies Program.

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

BILLS: *Municipal Clerk read the Bill Report*

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

ATTORNEY REPORT:

Joe Voytus, Esq.

Report/Update

No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

a. Request Girl Scout Project/Silver Award/Lost & Found Bin/Location Fieldstone Middle School
A motion to approve by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

b. Girl Scout Project/Wildflower Garden/Presentation/Environmental Commission
Presentation is included with original minutes;

c. 25 West Grand Ave/43 West Grand Ave/Status of Municipal Owned Properties
Joe Voytus, borough attorney mentioned that we need direction of how to proceed with the borough owned properties. Currently both are vacant and in need of repairs. Mayor Ghassali mentioned that the finance committee should meet to discuss further of how to proceed.

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 Koelling – all ayes

Bob Hanrahan, EC committee

Huff Pond has been seeded; in September more plantings will be done;

A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

ADJOURNMENT:

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

Meeting adjourned at 7:54pm

The next Meeting of the Mayor and Council will be held on August 10, 2021 at 7:30pm in person and on Zoom

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 130-2021**

RE: A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services

Whereas, the Borough of Montvale has a need to procure professional services to administer the Borough of Montvale's rehabilitation program related to its ongoing affordable housing obligations; and

Whereas, the Borough of Montvale has received a proposal dated July 25, 2020 (the "Proposal") from Community Grants, Planning & Housing ("CGP&H") to provide the necessary services to the Borough; and

Whereas, the funding for said contract shall come from the Borough's Affordable Housing Trust Fund; and

Whereas, the Borough is desirous of awarding this contract to CGP&H in accordance with the terms set forth in the Proposal, subject to approval and execution of a formal contract acceptable to the Borough; and

Whereas, because the value of this contract is anticipated to be in excess of \$15,000 (the Borough's pay-to-play threshold), this contract has been awarded under the "alternative process" pursuant to *N.J.S.A. 19:44A-20.4 et seq.* (the "Pay-to-Play Law"), and has been awarded to the contractor based upon the merits and abilities of the contractor to provide the services necessary; and

Whereas, because this contract has been awarded under the "alternative process," CGP&H has completed and submitted a Business Entity Disclosure Certification which certifies that CGP&H has not made any reportable contributions (\$300 or more) to a political or candidate committee in the Borough of Montvale with the elected officials in the previous one year, and that the contract will prohibit CGP&H from making any reportable contributions (\$300 or more) through the term of the contract; and

Whereas, the *Local Public Contracts Law, N.J.S.A. 40A:11-5*, requires the resolution authorizing the award of contracts for professional services without competitive bids and the contract itself to be made available for public inspection; and

Whereas, pursuant to *N.J.S.A. 40A:11-5*, public notice of this contract award shall be published in the official newspaper of the Borough in accordance with applicable law; 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 professional services contract is hereby awarded for housing rehabilitation services in accordance with the terms and conditions set forth in the Proposal, as follows:

Contractor:
CGP&H
101 Interchange Plaza, Suite 301
Cranbury, New Jersey 08512

In the amount of:

Ongoing Day-to-Day Administration: \$117/hour, NTE \$5,000/year
Shared Services: \$87/month/\$1,044 per contract year
Case Management: \$117/hour
Title Search Fee: \$94/property
Direct Costs: Reimbursement, NTE \$200/year
Subordination Requests: \$175 flat fee paid by homeowner

Total Not-To-Exceed for 12 months: \$17,632.00

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute a contract consistent with the provisions and intent of this Resolution, subject to approval of same by the Borough Attorney.

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with *N.J.S.A. 40A:11-5*.

Amount: \$
Account # T-03-56-286-006

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: August 10, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 131-2021**

RE: Appointment Jr. Member / Montvale Fire Department / Charles Hutchison

WHEREAS, the Montvale Fire Department is desirous of adding a junior member; and

WHEREAS, Charles Hutchison of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of Charles Hutchison, as a Jr. Member of the Montvale Fire Department, is hereby approved.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: August 10, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 132-2021**

RE: A Resolution approving for E-Ticket Renewal Agreement with Gold Type Business Machine, Inc. ("GTBM") for the Montvale Police Department

WHEREAS, the Borough is desirous of renewing the contract with GTBM (renewal attached) to provide services including E-ticket software and hardware for 8 police vehicles for a five year term;

WHEREAS, the term will be as follows June 1, 2021 – May 31, 2026 for an annual fee of \$2,995.00; and

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk and all other appropriate officials shall be and are hereby authorized to execute all contract documents necessary to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: August 10, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor



E-TICKET RENWAL AGREEMENT
between Montvale Police Department and GTBM, Inc.

#

8 licenses

0

8

0

0

****includes docking mount, printer, installation, E-Ticket software and ticket paper and Replenishment, 365 days a year support 9am to 5pm with hardware swap**

Number of Years: 5

GTBM: _____ Date: _____

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$4,691,020.30	Bill List Wire 8/10/2021
	<u>350,604.13</u>	Wires/Manual Checks
Current TOTAL	5,041,624.43	
Capital	47,034.88	Bill List Wire 8/10/2021
Escrow	2,354.25	Bill List Wire 8/10/2021
Housing Trust	554.50	Bill List Wire 8/10/2021
General Trust	5,123.06	Bill List Wire 8/10/2021
Recreation Trust	11,632.75	Bill List Wire 8/10/2021

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 8/10/21*

Introduced by: _____

Approved: 8/10/21

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
August 10, 2021

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		7/27/21	Payroll Account-Current	227,719.04
WIRE		7/27/21	Salary Deduction Account	122,855.09
WIRE		7/27/21	FSA Account	30.00
Total				<u>350,604.13</u>

P.O. Type: All	Open: N	Paid: N	Void: N
Range: First to Last	Rcvd: Y	Held: Y	Aprv: N
Format: Condensed	Bid: Y	State: Y	Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
		21-00045	01/06/21	WIDE FORMAT COLOR COPIER	Open	444.00	0.00		B
		21-00046	01/06/21	COPY MACHINE LEASE - MAILROOM	Open	399.00	0.00		B
		21-00047	01/06/21	COPY MACHINE LEASE - POLICE	Open	179.00	0.00		B
						1,022.00			
00021	BERGEN CTY CLERKS ELECT.DIVIS.								
		21-00853	07/02/21	2021 PRIMARY ELECTION 6/8/2021	Open	7,165.61	0.00		
00046	COUNTY OF BERGEN, TREASURER								
		21-00165	01/21/21	2021 COUNTY TAXES	Open	1,462,152.00	0.00		B
00055	FOLEY, ALISHA								
		21-00982	07/30/21	REIMB SENIOR OUTREACH PROGRAM	Open	100.78	0.00		
00097	CABLEVISION								
		21-00993	08/02/21	07873-218840-01-0 CABLEVISION	Open	21.04	0.00		
		21-00994	08/02/21	07873-240495-01-5 CABLEVISION	Open	101.23	0.00		
						122.27			
00104	MONTVALE BOARD OF EDUCATION								
		21-00039	01/05/21	2021 LOCAL SCHOOL TAXES	Open	1,443,627.00	0.00		B
00108	MONTVALE HARDWARE & SUPPLY								
		21-00812	06/22/21	PD LOCKS AND CABLES	Open	50.16	0.00		
00111	AACOM BUSINESS SOLUTIONS								
		21-00571	05/04/21	MEMORIAL DRIVE CAMERAS	Open	8,997.66	0.00		
		21-00677	05/21/21	12 MERCEDES OUTSIDE CAMERAS	Open	8,429.11	0.00		
		21-00883	07/08/21	CABLING, PATCH CABLES	Open	504.80	0.00		
						17,931.57			
00112	MONTVALE SENIOR CLUB								
		21-00944	07/22/21	SENIOR LUNCHEON EVENTS	Open	3,447.31	0.00		
00137	PASCACK VALLEY REGIONAL HS DST								
		21-00038	01/05/21	2021 REGIONAL SCHOOL TAXES	Open	1,260,505.67	0.00		B
00142	PITNEY BOWES, INC.								
		21-00183	01/25/21	2021 POSTAGE MACHINE LEASE	Open	953.28	0.00		B
00146	PSE&G CO.								
		21-00948	07/26/21	PSE&G - MAY & JUNE 2021	Open	1,046.39	0.00		
00159	AMADO, HERMINIO								
		21-00984	07/30/21	REIMB CLOTHING ALLOWANCE	Open	74.32	0.00		
00186	PRIMEPAY, LLC								
		21-00179	01/25/21	2021 FSA FEES	Open	125.50	0.00		B

August 4, 2021
03:39 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00191	FIREWORKS EXTRAVAGANZA								
		21-01006	08/04/21	FIREWORKS FINAL PAYMENT	Open	6,500.00	0.00		
00215	TOWNSHIP OF RIVER VALE								
		21-00040	01/05/21	2021 PASCACK VALLEY DPW	Open	152,675.13	0.00		B
00223	STANDARD & POOR'S FINANCIAL								
		21-00951	07/26/21	ANALYTICAL SERVICES - RATING	Open	15,750.00	0.00		
00235	FMHUB, LLC								
		21-01003	08/04/21	ELECTRONIC MUNICARD-BOND SALE	Open	500.00	0.00		
00244	EAST COAST EMERGENCY LIGHTING								
		20-01548	12/09/20	UPFITTING TO POLICE VEHICLES	Open	26,443.50	0.00		
00247	MONTVALE FREE PUBLIC LIBRARY								
		21-00181	01/25/21	2021 QUARTERLY BUDGET PAYMENT	Open	37,055.50	0.00		B
00258	ROCKLAND ELECTRIC COMPANY								
		21-01005	08/04/21	ROCKLAND ELECTRIC - JULY 2021	Open	8,425.74	0.00		
00332	ZAGAJA, MACIEJ								
		21-00937	07/21/21	REIMB CLOTHING ALLOWANCE	Open	175.67	0.00		
00375	BOROUGH OF PARK RIDGE								
		21-00859	07/02/21	TRI-BORO RADIO SYSTEM	Open	10,497.66	0.00		
		21-00920	07/16/21	SENIOR VAN REPAIR	Open	38.54	0.00		
						10,536.20			
00400	FAIRFIELD MAINTENANCE, INC.								
		21-00625	05/11/21	MONTHLY UST INSPECTIONS	Open	376.00	0.00		B
00430	REGISTRARS' ASSOC. OF NJ								
		21-00954	07/26/21	NJRA 2021 FALL CONFERENCE	Open	172.00	0.00		
00497	LEVITZKI, ANN								
		21-00149	01/20/21	2021 COURT - CELL PHONE	Open	62.38	0.00		B
00503	NJ SERVICE, TESTING &								
		21-00595	05/06/21	ANNUAL INSPECTION-SPRINKLER SY	Open	975.00	0.00		
00554	BERGEN MUNI.EMPL.BENEFITS FUND								
		21-00176	01/25/21	2021 HEALTH BENEFITS	Open	57,169.00	0.00		B
00578	TREASURER, STATE OF NJ DCA								
		21-00865	07/06/21	2ND QUARTER STATE FEE - 2021	Open	5,789.00	0.00		
00730	BOGGIA, BOGGIA, BETESH & VOYTUS								
		21-00116	01/13/21	2021 LEGAL FEES	Open	9,542.76	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN								
		20-01073	09/02/20	AFFORDABLE HOUSING 2020 SVCS	Open	304.50	0.00		B
		20-01285	10/19/20	TIER A STORMWATER REPORTING	Open	756.50	0.00		B

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00731		COLLIER'S ENGINEERING & DESIGN	Continued				
21-00132	01/14/21	2021 ENGINEER RETAINER	Open	900.00	0.00		B
21-00824	06/23/21	MUNICIPAL PLANNING REVIEW	Open	646.50	0.00		
21-00830	06/28/21	13 WEST GRAND-ENG/DESIGN PHASE	Open	6,935.77	0.00		B
21-00872	07/06/21	MUNICIPAL ENGINEERING REVIEW	Open	712.00	0.00		
21-00879	07/07/21	MUNICIPAL ENGINEERING REVIEW	Open	1,641.00	0.00		
21-00927	07/20/21	MUNICIPAL ENGINEERING REVIEW	Open	178.00	0.00		
21-00928	07/20/21	MUNICIPAL PLANNING REVIEW	Open	826.50	0.00		
21-00929	07/20/21	MUNICIPAL ENGINEERING REVIEW	Open	141.75	0.00		
21-00931	07/20/21	MUNICIPAL PLANNING REVIEW	Open	739.50	0.00		
21-00932	07/20/21	GENERAL WORK	Open	217.50	0.00		
21-00974	07/29/21	MUNICIPAL ENGINEERING REVIEW	Open	133.50	0.00		
				14,133.02			
00737		NORTHWEST BERGEN CENTRAL					
21-00126	01/14/21	2021 DISPATCH SERVICES FEE	Open	50,622.60	0.00		B
00980		FORCELLATI BROS, INC.					
21-00424	03/31/21	PLANTINGS FOR KINDERPATH	Open	2,200.00	0.00		
00982		SHOW ME THE MONET LLC					
21-00469	04/07/21	ADVENTURE CAMP - PAINTING	Open	1,500.00	0.00		
00999		AMAZON.COM SERVICES, INC.					
21-00926	07/20/21	Bereavement Halzack	Open	33.89	0.00		
01047		IPROJECTSOLUTIONS LLC					
21-00741	06/04/21	FM WORKSTATION	Open	15,920.00	0.00		
01055		VALLEY HEALTH MEDICAL GROUP					
21-00908	07/13/21	PD CROSSING GUARD MEDICAL	Open	135.00	0.00		
01063		SUMMIT RIDGE CONDOMINIUM					
20-01207	10/02/20	2020 SNOW & STREET LIGHTING	Open	1,572.00	0.00		
01076		SIP N SWIRL LLC					
21-00847	06/30/21	SOFT SERVE ICE CREAM/ADV. CAMP	Open	666.75	0.00		
01132		COOPERATIVE COMMUNICATIONS, INC					
21-00175	01/25/21	2021 BORO PHONE 201-391-5700	Open	4,086.78	0.00		B
01134		RESERVE ACCOUNT					
21-00127	01/14/21	2021 POSTAGE METER REFILL	Open	800.00	0.00		B
01210		GOOSETOWN COMMUNICATIONS					
20-01355	10/30/20	TRI-BORO ADD ON RECEIVER SITES	Open	7,260.83	0.00		
21-00430	04/01/21	PORTABLE COMMUNICATION RADIOS	Open	2,458.56	0.00		
				9,719.39			
01278		MCNERNEY & ASSOCIATES, INC					
21-00861	07/02/21	PROFESSIONAL SERVICES RENDERED	Open	3,000.00	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
01330	GHASSALI, MICHAEL					
21-00774	06/15/21 MAILCHIMP	Open	51.99	0.00		B
01335	HACKENSACK UNIVERSITY MEDICAL					
21-00431	04/01/21 HEALTH AWARENESS REG PROGRAM	Open	5,923.50	0.00		B
01368	ROBALINO, ERIC					
21-00983	07/30/21 REIMB CLOTHING ALLOWANCE	Open	120.00	0.00		
01408	VALLEY VIEW AT MONTVALE COND.					
21-00921	07/16/21 HOMEOWNER ASSOC FEE ASSISTANCE	Open	150.00	0.00		
01431	THE SIGNTIST					
21-00903	07/13/21 PD VEHICLE LETTERING	Open	96.00	0.00		
01450	EARTH NETWORKS dba WEATHERBUG					
21-00796	06/21/21 LIGHTNING DETECTION CONTRACT	Open	2,100.00	0.00		
01454	TMDE CALIBRATION LABS INC.					
21-00832	06/29/21 PD RADAR REPAIR	Open	61.25	0.00		
01471	RICCIARDELLA ELECTRIC INC.					
21-00798	06/21/21 RUN PVC FOR ELECTRIC HUFF POND	Open	755.00	0.00		
01557	RAYMOND BROTHERS LANDSCAPING					
21-00678	05/21/21 PROPERTY MAINTENENCE	Open	1,900.00	0.00		
01594	GALLS, LLC					
21-00733	06/03/21 TACTICAL PANTS	Open	59.58	0.00		
21-00840	06/29/21 TACTICAL SHORTS	Open	186.95	0.00		
			246.53			
01616	GEORGE'S HOOK UP LLC.					
21-00585	05/06/21 PD UPFITTING 1 DODGE CHARGER	Open	1,200.00	0.00		
01643	DENT, LISA					
21-00939	07/21/21 CAMP SUPPLIES	Open	435.48	0.00		
21-00961	07/28/21 LAPTOP CHARGER	Open	93.83	0.00		
			529.31			
01684	HOME FIELD ADVANTAGE SPORTING					
21-00818	06/23/21 2021 CAMP SHIRTS	Open	2,074.00	0.00		
01697	FIREFIGHTER ONE LLC					
20-01593	12/15/20 LEATHER FIRE BOOTS	Open	357.50	0.00		
01702	MEDIA CONSULTANTS LLC					
21-01008	08/04/21 TV CONTROL EQUIPMENT	Open	3,910.52	0.00		
01760	UNITED PARCEL SERVICE					
21-00887	07/12/21 F047X6 UPS - JUNE 2021	Open	82.26	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01760	UNITED PARCEL SERVICE			Continued					
		21-01007	08/04/21	F047X6 UPS CHARGES JULY 2021	Open	94.62	0.00		
						176.88			
01767	VERIZON								
		21-00949	07/26/21	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
01768	BCUW/MADELINE HOUSING PTRS LLC								
		21-00925	07/16/21	RENTAL ASSISTANCE PROGRAM	Open	100.00	0.00		
01788	TIGHE, RAYMOND								
		21-00882	07/07/21	EXPENSE REIMBURSEMENT	Open	355.27	0.00		
		21-00940	07/21/21	AMANJ 2021 SUMMER VIRTUAL CONF	Open	54.67	0.00		
						409.94			
01805	FIRST STUDENT INC.								
		21-00602	05/07/21	2021 BUSSING / ADVENTURE CAMP	Open	7,392.00	0.00		
01916	HARD ROCK HOTEL & CASINO, AC								
		21-00942	07/22/21	Hotel Reservation NJCM	Open	101.00	0.00		
01954	STEWART & STEVENSON POWER PROD								
		21-00556	04/29/21	ENGINE REPAIR - M-2 FIRE TRUCK	Open	9,009.79	0.00		
01959	COLONNELLI BROTHERS INC.								
		20-01445	11/17/20	EMERGENCY REPAIRS-SEWER SYSTEM	Open	15,225.00	0.00		B
02408	MCDOWELL, DOUGLAS								
		21-00980	07/30/21	REIMB SQUAD TV AND MOUNT	Open	616.27	0.00		
02426	VERIZON WIRELESS								
		21-00950	07/26/21	482530999-00001 VERIZON	Open	316.08	0.00		
02757	TYCO ANIMAL CONTROL SERVICES								
		21-00119	01/13/21	2021 ANIMAL CONTROL SERVICES	Open	1,810.00	0.00		B
03060	TRI-STATE TECHNICAL SERVICES								
		21-00117	01/13/21	2021 COMPUTER MAINTENANCE	Open	754.17	0.00		B
		21-00163	01/21/21	2021 ADOBE SOFTWARE / DROPBOX	Open	36.38	0.00		B
		21-00851	06/30/21	MAINTENANCE/REPAIR TO SERVER	Open	375.00	0.00		
		21-00953	07/26/21	MAINTENANCE - CONSTR. COMPUTER	Open	159.00	0.00		
		21-00957	07/26/21	COURT ZOOM MONTHLY CHARGE	Open	17.05	0.00		
						1,341.60			
03148	COUNTY OPEN SPACE TRUST FUND								
		21-00166	01/21/21	2021 COUNTY OPEN SPACE TAXES	Open	61,499.00	0.00		B
03371	LARRY STEVENS BAND LLC								
		21-01002	08/03/21	DEPOSIT FOR BAND/DAY IN PARK	Open	2,900.00	0.00		
03727	STAPLES INC								
		21-00828	06/28/21	FANS	Open	214.00	0.00		

August 4, 2021
03:39 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 6

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03727	STAPLES INC		Continued				
21-00848	06/30/21	OFFICE SUPPLIES	Open	401.95	0.00		
				615.95			
03756	BOLKEMA FUEL OIL						
21-00936	07/21/21	GENERATOR FUEL	Open	150.00	0.00		
03879	HILLS VALLEY COALITION						
21-00817	06/22/21	PD HILLS/VALLEY SUPPORT	Open	1,548.82	0.00		
<hr/>							
Total Purchase Orders:		103	Total P.O. Line Items:	0	Total List Amount:	4,757,719.74	Total Void Amount: 0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2020	0-01	36,390.33	0.00	36,390.33	0.00	0.00	36,390.33
CURRENT FUND 2021	1-01	4,654,629.97	0.00	4,654,629.97	0.00	0.00	4,654,629.97
CAPITAL FUND	C-04	47,034.88	0.00	47,034.88	0.00	0.00	47,034.88
BOA ESCROW ACCOUN	E-08	2,354.25	0.00	2,354.25	0.00	0.00	2,354.25
OTHER TRUST ACCOU	T-03	5,677.56	0.00	5,677.56	0.00	0.00	5,677.56
RECREATION TRUST	T-19	11,632.75	0.00	11,632.75	0.00	0.00	11,632.75
Year Total:		17,310.31	0.00	17,310.31	0.00	0.00	17,310.31
Total of All Funds:		4,757,719.74	0.00	4,757,719.74	0.00	0.00	4,757,719.74

Maureen Iarossi

From: Robert Hanrahan
Sent: Thursday, July 29, 2021 9:27 PM
To: Maureen Iarossi; Fran Scordo
Cc: EC Secretary; oneillro@coned.com
Subject: Boy Scout Eagle Project for 8/10 Mayor and Council meeting

Hi Maureen,

Please put Daniel Catalfumo on the agenda for Tuesday 8/10 M&C meeting. He will be presenting an Eagle Scout project which consists of installing the 3 benches along the Pascack Trail and replacing the safety fence along Huff Pond.

Thank you.

I asked him to forward slides prior.

Please confirm, Bob

Maureen larossi

From: Chris Roche
Sent: Wednesday, August 04, 2021 12:03 PM
To: Maureen larossi
Subject: Fwd: Borough and MAL

Maureen,
Can we put this on Tuesday nights agenda?
Councilman Chris Roche
Boro of Montvale

From: Chris Roche <croche@montvaleboro.org>
Sent: Wednesday, August 4, 2021 12:01:01 PM
To: larry thomas <larry.thomas@optimum.net>
Subject: Re: Borough and MAL

Larry,
That's a great idea! We have a mayor and council meeting next week, let me find out from Maureen larossi how to get approval done that night.

Thanks

Councilman Chris Roche
Boro of Montvale

From: larry thomas <larry.thomas@optimum.net>
Sent: Wednesday, August 4, 2021 11:57:21 AM
To: Chris Roche <croche@montvaleboro.org>
Subject: Borough and MAL

Chris,

Thanks again for sharing the draft version of the Shared Services agreement.

An unrelated question: in honor of former MAL coach Darryl Ligasan who tragically passed away a few months ago, the MAL has discussed the idea of renaming the Kinderpath at Memorial School to "Ligasan Lane".

The Board of Ed has approved the idea but as the path is on property owned by both the School District and the Borough so the Borough would need to be informed as well.

How do we best proceed this with the Borough?

Thanks,

Larry

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 133-2021**

A Resolution of the Borough of Montvale Establishing an “Exchange Zone” for Private Transactions

WHEREAS, the Governing Body of the Borough of Montvale would like to provide Borough residents with an “Exchange Zone” for the purpose of providing an area for residents to conduct private transactions, including those made through or facilitated by websites and online marketplaces; and

WHEREAS, the Exchange Zone will be an area that the Borough endeavors to provide with video surveillance or recording; and

WHEREAS, the Exchange Zone will be located in the below-specified area of the Municipal Complex, 12 Mercedes Drive, Montvale, New Jersey.

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

1. **Establishment of Exchange Zone.** There is hereby created an Exchange Zone at the Borough of Montvale Municipal Complex, 12 Mercedes Drive, Montvale, New Jersey, in front of the main entrance on the “north” side of the building. The Borough of Montvale shall endeavor to provide video surveillance or recording of private transactions, including those made through or facilitated by websites and online marketplaces. The Exchange Zone shall be identified by signage indicating, “Private Transaction Exchange Zone – This area is under video surveillance.”
2. **Exchange of Certain Items Prohibited.** The private exchange of the following items will not be permitted:
 - a. Motor vehicles
 - b. Weapons
 - c. Illegal contraband
 - d. Alcohol or drugs
 - e. Other items for which private transactions are illegal under State or Federal law
3. **Limitation on Exchange Zone.** Borough officials will not provide police personnel or Borough staff to witness any transactions in person; however, the video surveillance or recording by and in proximity to police facilities and/or personnel is meant to provide a location to complete the transaction and to increase the public’s peace of mind when engaging in such transactions with unfamiliar or otherwise anonymous individuals within the Exchange Zone. The Borough does not guarantee that there will be police officers present in the building at any particular time.
4. **No Guarantees or Liability by the Borough.** The Borough of Montvale makes no promises, assurances or other guarantees with respect to the condition or authenticity of any items exchanged between private parties. The Borough of Montvale makes no promises, assurances or other guarantees with respect to the availability of the Exchange Zone at any particular date or time. Electronic equipment can and does malfunction, so while the Borough shall endeavor to ensure that video surveillance is available at the Exchange Zone, the Borough of Montvale makes no promises, assurances or other guarantees with respect to the functioning of video surveillance or the availability of video recordings of private transactions within the Exchange Zone. The Borough of Montvale is establishing this Exchange Zone for the public welfare however, nothing in this Resolution is intended to, nor should this Resolution be interpreted in any way, to diminish, waive or release the Borough’s defenses or immunities from and against any claims or legal action. In creating the Exchange Zone, the Borough assumes no responsibility whatsoever for any aspect of the private transactions that may take place within said Exchange Zone.

5. **Safe Practices Encouraged.** The Borough encourages all persons to: engage in private transactions in daylight hours only; bring a cell phone in case of an emergency; notify friends and/or family of the intention to meet to conduct such a transaction; never invite strangers to the home or agree to meet at a stranger's home; reconsider any transaction with someone who refuses to meet at the Exchange Zone or similar location.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Curry							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: August 10, 2021

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor