

**AGENDA**  
**WORK SESSION MEETING**  
**BOROUGH OF MONTVALE**  
**Mayor and Council Meeting**  
**February 22, 2022**  
**Meeting to Commence 7:30 P.M.**  
**(Closed/Executive Session to Immediately Follow)**

**ROLL CALL:**

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

**ORDINANCES:**

**INTRODUCTION ORDINANCE NO. 2022-1515** AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2022-1514 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 FOR THE YEAR 2022  
(Public Hearing 3-8-22)

**MINUTES:**

February 8, 2022

**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.

62-2022 Refund Tax Overpayment / Block 2509, Lot 26 – 10 Echo Hill Road  
63-2022 A Resolution Approving a Developer's Agreement with Parkland Estates, LLC,  
Premises Identified as Block 1103, Lot 5 and Block 403, Lot 1 in the Borough  
of Montvale

**BILLS:**

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update

**ATTORNEY REPORT:**

Joe Voytus, Esq.  
Report/Update

**UNFINISHED BUSINESS:**

- a. Memorandum Montvale Planning Board/Update on Analysis of OR4 Zone & SED Zone.

**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.

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

The next Budget Meeting is scheduled for Monday, March 7, 2022 at 6:00 p.m. on Zoom.

The next Regular Meeting of the Mayor & Council will be held on Tuesday, March 8, 2022 at 7:30 p.m. in person.

**\*\*\*\*\*Disclaimer\*\*\*\*\* Subject to Additions And/or Deletions**

**MOTION TO GO INTO A CLOSED/EXECUTIVE SESSION:**

**CLOSED/EXECUTIVE SESSION:**

Motion to move into Executive Session as provided for by Resolution No. 15-2022 adopted on January 2, 2022 and posted on the bulletin board in the Municipal Building:

The Mayor and Council will go into a Closed /Executive Session for the following:

- a. Potential Litigation/Acquisition of Property

Minutes to be disclosed as per the Open Public Meetings Act and Resolution No. 15-2021 matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

**MEETING OPEN TO THE PUBLIC:**

**ADJOURNMENT:**

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2022-1515**

**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 February 22, 2022 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 March 8, 2022 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 SALARY ORDINANCE NO. 2022-1514 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 FOR THE YEAR 2022**

**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		2022 Salary Range
1.	Temporary Building Inspector (PT)	\$25 - \$50/hour

**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 be operative as of January 1, 2022, 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  
Municipal Clerk

INTRODUCTION: 2-22-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 3-8-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**PUBLIC MEETING  
MINUTES**

The Public Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:32PM. 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 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; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Arendacs  
Councilmember Cudequest  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang

**ORDINANCES:**

None

**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 Lane; seconded by Councilmember Cudequest - all ayes

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**January 25, 2022**

A motion to accept minutes by Councilmember Lane; seconded by Councilmember Cudequest - 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.

**54- 2022 Authorize Proposal/Appraisal Service/McNerney & Associates, Inc./2 Holdrum Court**

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

**WHEREAS**, the owner of real property located at 2 Holdrum Court and identified as Block 402 Lot 19.01 (hereinafter the "Subject Property") has filed a property tax appeal challenging the assessment of the Subject Property for the 2019, 2020 and 2021 tax years; and,

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

**WHEREAS**, the Borough had received a proposal dated January 20, 2022 from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare the desired 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 from public bidding 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 authorized to trial ready prepare an appraisal report for the property located at 2 Holdrum Court, at Block 402 Lot 19.01 in the Borough of Montvale, in accordance with the terms set forth in the attached Proposal for the 2019, 2020 and 2021 tax years.

**55-2022 A Resolution Approving a First Amendment to Agreement with The Land Conservancy of New Jersey to Address the Disclosure and Use of Certain Confidential Information**

**WHEREAS**, the Borough and the Conservancy previously executed an agreement for the period January 1, 2022 through December 31, 2022, related to the preparation of an Open Space and Recreation Plan Update; and

**WHEREAS**, the State of New Jersey previously passed legislation known as "Daniel's Law" to protect the privacy of any active, formerly active, or retired judicial officer or prosecutor, and any active, formerly active, or retired law enforcement officer; and

**WHEREAS**, Daniel's Law prohibits the public disclosure of "the owner name and associated home address, whether a primary or secondary residence, of any active or retired law enforcement officer, active or retired federal, State, or municipal judicial officer, or active or retired federal, State, county, or municipal prosecutor" as well as the unpublished telephone numbers of such individuals (collectively, the "Daniel's Law Information"); and

**WHEREAS**, the law does permit the use of such information "by any government agency, including any court or law enforcement agency, in carrying out its functions, or any private person or entity acting on behalf thereof"; and

**WHEREAS**, the preparation of an updated Open Space and Recreation Plan is a governmental function that is being performed by the Borough with the assistance of the Conservancy; and

**WHEREAS**, the Borough and the Conservancy are concerned with ensuring that the Daniel's Law Information is only provided to the Conservancy and utilized in accordance with Daniel's Law; and

**WHEREAS**, the Borough and the Conservancy have agreed that the updated Open Space and Recreation Plan will include property addresses and block and lot identifiers, but will not include any owner names; and

**WHEREAS**, the Borough and the Conservancy are desirous of executing a First Amendment to Agreement to clarify the parties' respective obligations with respect to the Daniel's Law Information; and

**WHEREAS**, the Borough and the Conservancy have negotiated the terms of a First Amendment to Agreement to address the above-stated concerns.

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

1. The First Amendment to Agreement between the Borough and the Conservancy is hereby approved.
2. The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the First Amendment to Agreement with the Conservancy, substantially in the form approved by the Borough Attorney.
3. All other appropriate Borough officials, officers and employees are directed, authorized and empowered to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.
4. This resolution shall take effect immediately.

**56-2022 Authorizing Resolution/2021 Bergen County Open Space Trust Fund Municipal Program Grant Award Huff Park Playground Improvements Project, Surface & Landscaping**

**BE IT RESOLVED**, that the Mayor and Council of the Borough of Montvale wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$77,340 matching grant award from the 2021 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the Huff Park Playground located in The Borough of Montvale, on the tax maps of the Borough of Montvale; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorize Maureen Iarossi-Alwan, Borough Administrator/Municipal Clerk to be a signatory to the aforesaid Contract; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about December 15, 2023; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund's requirements; and,

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible construction costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements. Professional Service Costs may be reimbursed from grant award's unexpended balance, should there be a balance

**57-2022 Authorize Release of Escrow /William Greco/13 Murry Road/Block 1601/Lot 7**

**WHEREAS**, William Greco located at 13 Murry Road, Montvale, NJ 07645 have requested release of escrow posted for Block 1601, Lot 7; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to William Greco in the amount of \$458.00; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**58-2022 Authorize Release of Escrow /Jennifer Hughes/27 Flintlock Road/Block 1301/Lot 24.16**

**WHEREAS**, Jennifer Hughes located at 27 Flintlock Road, Montvale, NJ 07645 have requested release of escrow posted for Block 1301, Lot 24.16; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to Jennifer Hughes in the amount of \$456.50; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**59-2022 Authorize Release of Security Deposit/Dmitri N. Luke/26 North Kinderkamack Road/Lease**

**WHEREAS**, Dr. Luke Dmitri rented space at 26 North Kinderkamack Road, Montvale, NJ 07645 which is a currently owned by the Borough of Montvale; and

**WHEREAS**, said prior lease has now expired and the security deposit shall be released in the amount of \$1,800.00; and

**WHEREAS**, the Borough of Montvale take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release to Dmitri N. Luke, DPM, 548 Lafayette Avenue, Westwood, NJ 07675 in the amount of \$1,800.00; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**60-2022 Authorize Refund/Holistic Health & Wellness Center/Chestnut Ridge Road**

**WHEREAS**, Holistic Health & Wellness Center, with offices at 70J Chestnut Ridge Road, Montvale paid a fee in the amount of \$100.00 for a Certificate of Fire which was not required; and

**WHEREAS**, the e Borough of Montvale take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale a reimbursement in the amount of \$100.00 shall be paid to Dr. Christina LaPaglia, Holistic Health & Wellness Center, with offices at 70J Chestnut Ridge Road, Montvale 07645; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**61-2022 Amending Resolution No. 112-2021 To Establish Additional Recreational Fees for Year 2022**

**WHEREAS**, The Recreation Department hereby establishes the programs, times and fees for various programs; and

**WHEREAS**, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

**TIME SCHEDULE FOR SKATING RINK:**Weekdays:

8:00AM - 2:00PM Pickleball  
2:00PM - Dusk Roller/Street Hockey

Weekends:

8:00AM - 10:00AM Pickleball  
10:00AM - 2:00PM Roller/Street Hockey  
2:00PM - 5:00PM Pickleball  
5:00PM - Dusk Roller/Street Hockey

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
<b>30+ Basketball</b>	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
<b>Adult Soccer</b>	10 weeks	\$15	\$20
<b>Golf Instruction</b>	6 weeks	\$115	\$135
	8 weeks	\$150	\$170
<b>Pickleball Clinic</b>	3 weeks	\$50	\$65



**BOROUGH OF MONTVALE****FEBRUARY 8, 2022**

<b>Pickleball Clinic Drop In Fee</b>	1 class	\$20	\$25
<b>Pickleball Program</b>	January-May	\$50	\$75
<b>Summer Camp: Grades 1-5</b>	4 weeks	\$450 per child \$1350 family max	\$500 per child \$1500 family max
<b>Adventure Camp: Grades 6-7</b>	4 weeks	\$550 per child	\$610 per child
<b>Summer Camp Resident/Non-Resident</b>	\$30 Additional Fee after Registration Period. \$25 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale.		
<b><u>Program Name</u></b>	<b><u>Session Length</u></b>	<b><u>Resident Fee</u></b>	<b><u>Non-Resident Fee</u></b>
<b>Extended Day Multisport Camp by TGA</b> During Summer Camp Weeks Only	1 week (2:30-6:30pm)	\$220	\$250
<b>Multisport Camp by TGA</b> After Summer Camp Weeks Conclude and/or During School Breaks	1 week (Half Day)	\$245	\$255
	1 week (Full Day)	\$295	\$305
	1 week (Full Day + After Care)	\$375	\$395
<b>The Way- The Art of Life</b>	8 weeks (@ 2 classes per week)	\$120	\$180
<b>Tai Chi</b>	8 weeks	\$80	\$100
<b>Montvale Senior Club Tai Chi Discount:</b>	8 weeks	\$40	\$40
<b>Tennis Lessons</b>	6 weeks	\$115	\$145
	8 weeks	\$150	\$190
<b>Tennis Badges</b>			
Adult (Ages 18-61)	March-December	\$30	\$60
Child (Ages 17 & Younger)	March-December	\$10	\$20
Family Max	March-December	\$50	\$100
Seniors (Ages 62 & Up)	March-December	Free	\$10
		\$10 Fee for Replacement Tennis Badge	
<b>Basketball Badges</b>			

**BOROUGH OF MONTVALE****FEBRUARY 8, 2022**

Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
<b>Pickleball Badges</b>			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Pickleball Badge	
<b>Ultimate Frisbee</b>	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
<b>Volleyball- Adult</b>	January-May	\$210	\$230
<b>Volleyball- Girls</b>	8 weeks	\$140	\$160
<b>Women's Softball- Adult</b>	April - August	\$60	\$70
<b>Yoga</b>	8 weeks	\$80	\$100
<b>Yoga Mini Session</b>	4 weeks	\$40	\$100
<b>Youth Theater</b>	September-December	\$10	\$50

**WHEREAS**, Borough Owned Recreational Fields and Facilities shall be scheduled by the Borough of Montvale Field Coordinator; and

**WHEREAS**, Montvale Athletic League ("MAL"), Montvale Recreation and Pascack Hills High School shall have first priority field scheduling use and shall provide a schedule to the Field Coordinator no later than February 1 and June 1 for the respective Spring and Fall seasons.

**WHEREAS**, MAL, Recreation, Pascack Hills High School and churches are exempt from payment of fees relating to field use.

<b><u>Facilities</u></b>	<b><u>Fee</u></b>	<b><u>Resident Team/Corporation</u></b>	<b><u>Non-Resident Team/Corporation</u></b>
<b>Ballfields:</b> Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
<b>Turf Fields:</b> Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)

**BOROUGH OF MONTVALE****FEBRUARY 8, 2022**

<b>Basketball Courts:</b> (Memorial)	Per Hour: Court #2 Only	\$25	\$50
<b>Tennis Court Group Reservation</b> (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Day	\$25	\$50
<b>Corporation Event Field Reservation</b> (1 scheduled day plus 2 rain dates)	Per Day	\$200	\$400

**Field and Facility Permit Regulations**

MAL endorsed programs in sports that are not offered by MAL, and which have Montvale residents participating, shall be charged the resident fee for field use.

**Resident Corporation:** Any company that owns or leases commercial within the borough.

**Non-Resident Corporation:** Any company that does not own or lease commercial space within the borough.

**Residential Team:** Any athletic team comprised of at least 75% of its roster with Montvale residents.

**Non-Residential Team:** Any team not having at least 75% of its roster filled with Montvale residents.

**Time Slot:** An uninterrupted 1 or 2 hour time period or any part thereof, that a field/facility is being used by an approved team.

**Corporate Fees:** Corporate fees paid to the borough for field use, whether Resident Corporation or Non-Resident Corporation, will entitle the user to 1 field reservation time slot and up to 2 additional time slots that are designated as "rain dates".

**Season:** Spring season will begin March 1 and end July 31. Fall season will begin August 1 and end December 31.

Field/Facility users who provide 7 days or more notice of changes in their scheduled use can receive a time credit if the scheduled hours are decreased. Any changes in field schedules without 7-day notice will not receive a time credit for unused field time. Time credits are only valid for the existing season and the following season.

**Lightning Detection Credit Policy:** If the lightning detector activates with less than 50% of scheduled time elapsed for that date, the organization shall receive a credit for that day's scheduled timeslot. If the lightning detector activates after 50% of the scheduled time has elapsed, no time credit will be granted.

Field/facility users applying for 50 or more field hours per season will be billed by their total sum of hours.

Payment is required prior to use on all fields or no field use will be granted.

Once field use requests are received in full by February 1<sup>st</sup> for Spring season and June 1<sup>st</sup> for Fall season, field use will be established with the following order of preference:

1. Montvale Athletic League, Recreation and Pascack Hills High School
2. Resident: Not-For-Profit Entity
3. Resident: For Profit Entity
4. Non-Resident: Not-For-Profit Entity
5. Non-Resident: For-Profit Entity

**WHEREAS**, it is the Borough of Montvale's intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

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

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

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

**REPORT OF REVENUE:** Municipal Clerk read the Report of Revenue - January

**COMMITTEE REPORTS:**

**Council President Russo-Vogelsang**

**Construction**

Projects are moving along, Thrive received approvals from Suez, Market Square started installing cabinets and tiling bathrooms, Toll Brothers have sold a few homes with occupancy and the project behind Wegmans has begun and already had inspections.

**Local BOE**

Effective March 7<sup>th</sup>, the school will be mask optional; celebrating Black History Month;

**Economic Development Committee**

Working on the Corporate round table sometime in April

**Councilmember Koelling**

**Police**

Monthly report included in original minutes; started the hiring and promotion process; some officers went to the NYPD funeral. Digital sign board is up on Grand Ave warning drivers of pedestrian's crossing over Grand.

**Planning Board**

100 Summit Ave (Western Union building). It will be senior housing;

**FAA**

Had a lengthy discussion; the Pilots have the ability to use which runway and approach they choose; to file a complaint go to [aircraftnoise@panynj.gov](mailto:aircraftnoise@panynj.gov)

**Councilmember Arendacs**

**DPW**

Thanked DPW for their hard work with cleaning up back to back storms; a lot of work goes into the preparedness and readiness for each storm; 6 inches of snow, they used 30 tons of salt; started to fill potholes.

**Engineering**

Craig Road design is completed and is scheduled for late Spring construction; LaTrenta Field parking lot and handicapped access is currently under design for Summer construction; Pavers at the intersection of DePiero Dr (Mercedes Dr) and Farm View are loose.

**FAA**

Urging residents to file a complaint with FAA phone #800-225-1071; for more information you can email either Councilmember Arendacs or Councilmember Koelling; Upper Saddle River had 148 complaints, Woodcliff Lake has 200 complaints and Montvale had 8 complaints.

**Councilmember Cudequest**

Library

Next meeting is scheduled for February 24th

Board of Health

Next meeting is scheduled for March 7

**Councilmember Roche**

Environmental Commission

Assisting the Land Conservancy of NJ with preparing the Open Space and Recreation Plan; received 3<sup>rd</sup> bench from the recycle plastic bags program, which will be installed by the bocce ball courts; Clean-up day is scheduled for Saturday, April 23 at 9am meeting at the Red Shed.

Special Events/Recreation

Looking for volunteers; Tennis courts open March 1<sup>st</sup>, badges are now available.

Chamber of Commerce

Street Fair is schedule for June 12

Regional BOE

Starting March 7<sup>th</sup>, masks are optional; voted to reduce the public comment portion from 5 minutes to 3 minutes.

**Councilmember Lane**

Fire Dept

17 fire calls; 2 drills; 1 extra credit and 1 meeting;

Finance

Working through the budget process; meeting with finance committee to fine tune; all budget meetings are open to the public on zoom;

Diversity Committee

February is Black History Month and will be celebrating Lunar New Year; In March, will have two baking activities, for Purim and St. Patrick's Day.

**Mayor**

Attended the Pascack Valley Chamber of Commerce meeting, mentioned to the mayors to form a regional or county wide council on affordable housing to prepare for round 4 in 2025. We changed Mercedes Drive to DePiero Drive; received some comments; Coining will remain 15 Mercedes Drive, borough hall is the only other address with Mercedes Drive; Covid numbers are declining; Montvale Fitness Challenge will start on March 1 – June 30, free to all residents.

**ENGINEER'S REPORT:**

Andrew Hipolit

Report/Update

No Report

**ATTORNEY REPORT:**

Joe Voytus, Esq.

Report/Update

The Planning Board approved the soil movement application for Montvale Family Apartments.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

Councilmember Arendacs mentioned he would like to proposed a review of the speed on Grand Ave for pedestrian safety;

**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

**Carolee Adams**

Comment on FAA, does it relate to the wind and weather; mentioned that the month of February is Boy Scout month, along with American Heart Month; today is the 112 birthday of the Boy Scouts;

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 8:19pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on February 22, 2022 in person.

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 62-2022**

**RE: Refund Tax Overpayment / Block 2509, Lot 26 – 10 Echo Hill Road**

**WHEREAS**, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 10 Echo Hill Road, also known as Block 2509, Lot 26;

**WHEREAS**, a duplicate payment was made by the homeowner; and

**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 Timothy Leonard, 66 Buckingham Road, Brick, NJ 08723 in the amount of \$2,519.00

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

**Adopted: February 22, 2022**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 63-2022**

**RE: A Resolution Approving a Developer's Agreement with Parkland Estates, LLC, Premises Identified as Block 1103, Lot 5 and Block 403, Lot 1 in the Borough of Montvale**

**WHEREAS**, Parkland Estates, LLC ("Developer") owner of the premises known as Block 1103, Lot 5 and Block 403, Lot 1 formerly owned by Metropolitan Homes Development At Werimus, LLC made an application to the Planning Board for preliminary and final major subdivision approval, together with certain variances and waivers and a major soil movement permit; and

**WHEREAS**, the Planning Board approved the Development by resolution dated May 21, 2019; and

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Developer's Agreement dated February 8<sup>th</sup> 2022, between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Parkland Estates, LLC is hereby approved; and

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

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

**Adopted: February 22, 2022**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Maureen Iarossi-Alwan  
Municipal Clerk

\_\_\_\_\_  
Michael Ghassali  
Mayor



## 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	\$255,643.23	Bill List Wire 2/22/2022
	<u>293,784.29</u>	Wires/Manual Checks
Current TOTAL	549,427.52	
Capital	21,953.00	Bill List Wire 2/22/2022
Escrow	12,772.75	Bill List Wire 2/22/2022
Housing Trust	5,406.10	Bill List Wire 2/22/2022
Open Space Trust	3,585.25	Bill List Wire 2/22/2022
General Trust	2,185.93	Bill List Wire 2/22/2022
Recreation Trust	287.00	Bill List Wire 2/22/2022

*This resolution was adopted by the Mayor and Council of Montvale  
at a meeting held on 2/22/22*

Introduced by: \_\_\_\_\_

Approved: 2/22/22

Seconded by: \_\_\_\_\_

\_\_\_\_\_  
Michael Ghassali, Mayor

ATTEST:

\_\_\_\_\_  
Maureen Iarossi-Alwan, Municipal Clerk

**MANUAL/VOID CHECKS - WIRES**  
**February 22, 2022**

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		2/11/22	Payroll Account-Current	180,569.75
WIRE		2/11/22	Salary Deduction Account	113,164.54
WIRE		2/11/22	FSA Account	50.00
<b>Total</b>				<u>293,784.29</u>

P.O. Type: All  
Range: First to Last  
Format: Condensed

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00027	BT SPECIALTIES								
	21-01427	11/08/21		MAYOR FOR A DAY MUG - 2021	Open	12.95	0.00		
	22-00129	01/19/22		NAME PLATE - THERESA CUDEQUEST	Open	18.00	0.00		
	22-00237	02/07/22		ANNMARIE RUSSO-VOGELSANG NP	Open	18.00	0.00		
						48.95			
00043	NORTH JERSEY MEDIA GROUP								
	22-00246	02/09/22		NORTH JERSEY MEDIA - DECEMBER	Open	940.40	0.00		
00071	SUEZ WATER NEW JERSEY								
	22-00235	02/07/22		SUEZ WATER - JANUARY 2022	Open	15,402.88	0.00		
00084	MITCHELL HUMPHREY & CO.								
	21-01459	11/17/21		TRAINING MITCHELL HUMPHREY	Open	1,200.00	0.00		
00097	CABLEVISION								
	22-00264	02/14/22		07873-204461-01-0 CABLEVISION	Open	135.45	0.00		
	22-00265	02/14/22		07873-109890-01-7 CABLEVISION	Open	166.13	0.00		
	22-00267	02/14/22		07873-199375-01-1 CABLEVISION	Open	194.96	0.00		
						496.54			
00102	MGL PRINTING SOLUTIONS								
	22-00238	02/07/22		1099 MISC FORMS	Open	81.00	0.00		
00108	MONTVALE HARDWARE & SUPPLY								
	22-00094	01/12/22		PD HARDWARE SUPPLIES	Open	17.83	0.00		
	22-00098	01/12/22		FENCE REPAIR / RECYCLE CENTER	Open	10.79	0.00		
						28.62			
00116	VERIZON								
	22-00208	01/31/22		651-285-414-0001-73 VERIZON	Open	282.49	0.00		
00125	NORTHWEST BERGEN REGIONAL								
	22-00121	01/18/22		2022 HEALTH SERVICES	Open	10,318.00	0.00		B
00139	SCORDO, FRANCES								
	22-00273	02/15/22		PETTY CASH	Open	192.50	0.00		
00146	PSE&G CO.								
	22-00274	02/16/22		PSE&G - JANUARY 2022	Open	2,821.72	0.00		
00178	FAIR GAME GOOSE CONTROL INC.								
	21-00177	01/25/21		2021 GOOSE CHASING-BOARD OF ED	Open	687.50	0.00		B
00250	FIRE AND SAFETY SERVICES LTD								
	21-01229	09/27/21		EMERGENCY REPAIR M-5	Open	866.35	0.00		
00258	ROCKLAND ELECTRIC COMPANY								
	22-00225	02/04/22		ROCKLAND ELECTRIC - JANUARY	Open	5,705.26	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00258	ROCKLAND ELECTRIC COMPANY				Continued				
		22-00275	02/16/22	ROCKLAND ELECTRIC - JANUARY	Open	16,975.75	0.00		
						22,681.01			
00310	BERGEN COUNTY PROSECUTORS								
		22-00090	01/12/22	PD 2022 MARS MAINT FEE	Open	6,000.00	0.00		
00375	BOROUGH OF PARK RIDGE								
		22-00143	01/19/22	SENIOR VAN REPAIR	Open	47.05	0.00		
		22-00223	02/03/22	TRI-BORO FUEL - DECEMBER 2021	Open	4,377.92	0.00		
						4,424.97			
00379	NJ CONFERENCE OF MAYORS								
		22-00173	01/26/22	NJ CONF OF MAYORS 2022 DUES	Open	395.00	0.00		
00409	FLANAGAN PRODUCTIONS, LLC								
		22-00068	01/11/22	FLICKR -PHOTO ALBUM ANNUAL FEE	Open	99.00	0.00		
00440	BERGEN CTY LEAGUE OF MUNICIPAL								
		22-00220	02/03/22	2022 ANNUAL DUES	Open	150.00	0.00		
00448	V.E. RALPH & SON, INC.								
		21-01571	12/09/21	PD MEDICAL BAGS PATROL CARS	Open	1,721.60	0.00		
00497	LEVITZKI, ANN								
		22-00181	01/27/22	2022 COURT - CELL PHONE	Open	62.18	0.00		B
00502	BOROUGH OF HILLSDALE								
		22-00055	01/06/22	CHILD HEALTH CONF. CONTRACT	Open	250.00	0.00		
00516	NJ PLANNING OFFICIALS								
		22-00150	01/20/22	2022 ANNUAL DUES-PLANNING OFF	Open	370.00	0.00		
		22-00172	01/26/22	CHRIS GRUBER MANDATORY CLASS	Open	85.00	0.00		
						455.00			
00541	TECHNICAL FIRE SERVICE INC.								
		21-01209	09/21/21	ANNUAL PUMPER SERVICE TESTING	Open	2,393.00	0.00		
00582	MICROSYSTMES-NJ.COM, L.L.C.								
		22-00131	01/19/22	TAX ASSESSOR POST CARDS	Open	2,029.68	0.00		
00699	ATLANTIC TOMORROWS OFFICE								
		21-00185	01/25/21	2021 MAINTENANCE CONTRACT	Open	2,460.08	0.00		B
00730	BOGGIA, BOGGIA, BETESH & VOYTUS								
		21-00116	01/13/21	2021 LEGAL FEES	Open	12,783.38	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN								
		20-01640	12/31/20	SYNTHETIC TURF BOCCIE BALL CT.	Open	2,096.75	0.00		B
		21-01058	08/13/21	2019 BERGEN CO. GRANT-MEMORIAL	Open	801.00	0.00		B
		21-01369	10/28/21	2021 ROAD IMPROVE-CONSTRUCTION	Open	303.50	0.00		B
		22-00108	01/18/22	MUNICIPAL ENGINEERING REVIEW	Open	712.00	0.00		
		22-00117	01/18/22	2022 ENGINEER RETAINER	Open	450.00	0.00		B

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00731	COLLIER'S ENGINEERING & DESIGN			Continued					
		22-00118	01/18/22	2022 GENERAL ENGINEERING	Open	2,398.25	0.00		B
		22-00125	01/18/22	NJDOT FY2021 VARIOUS ST.-CRAIG	Open	19,026.25	0.00		B
		22-00126	01/18/22	LATRENTA PARKING LOT IMPROVE	Open	2,410.25	0.00		B
		22-00140	01/19/22	AFFORDABLE HOUSING 2021 SVCS	Open	1,350.00	0.00		B
		22-00141	01/19/22	MUNICIPAL PLANNING REVIEW	Open	1,755.00	0.00		
		22-00167	01/24/22	MUNICIPAL ENGINEERING REVIEW	Open	1,068.00	0.00		
		22-00177	01/26/22	MUNICIPAL ENGINEERING REVIEW	Open	6,068.25	0.00		
		22-00203	01/28/22	MUNICIPAL PLANNING REVIEW	Open	304.50	0.00		
		22-00222	02/03/22	MUNICIPAL ENGINEERING REVIEW	Open	534.00	0.00		
		22-00224	02/03/22	MUNICIPAL ENGINEERING REVIEW	Open	1,436.00	0.00		
						40,713.75			
00737	NORTHWEST BERGEN CENTRAL								
		22-00192	01/27/22	2022 DISPATCH SERVICES FEE	Open	51,635.00	0.00		B
00762	HARBORTOUCH								
		22-00159	01/24/22	COURT - CREDIT CARD PROCESSING	Open	238.29	0.00		
00801	WESTPHAL WASTE SERVICES, INC.								
		22-00185	01/27/22	2022 GARBAGE COLLECTION	Open	67,333.33	0.00		B
00999	AMAZON.COM SERVICES, INC.								
		22-00215	02/02/22	OFFICE SUPPLIES	Open	90.81	0.00		
		22-00245	02/09/22	DIVERSITY COMMITTEE BOOKS	Open	60.22	0.00		
						151.03			
01063	SUMMIT RIDGE CONDOMINIUM								
		21-00504	04/15/21	2021 SNOW AND LIGHTING MAXIMUM	Open	1,572.00	0.00		
		22-00147	01/20/22	HOMEOWNER ASSOC FEE ASSISTANCE	Open	50.00	0.00		
						1,622.00			
01081	SEVERE STRUCTURES LLC								
		21-01183	09/15/21	MONTVALE HOME IMPROVEMENT PRG.	Open	2,600.00	0.00		B
01132	COOPERATIVE COMMUNICATIONS, INC								
		22-00180	01/27/22	2022 BORO PHONE 201-391-5700	Open	2,218.18	0.00		B
01144	METICULOUS CLEANING SERVICES								
		22-00164	01/24/22	FIREHOUSE CLEANING - JANUARY	Open	285.00	0.00		
01156	DIRECT ENERGY BUSINESS								
		22-00234	02/07/22	DIRECT ENERGY BUSINESS - JAN.	Open	4,309.70	0.00		
01185	BROOKDALE COMMUNITY COLLEGE								
		22-00168	01/24/22	TECHNICAL ASSISTANCE COURSE	Open	519.00	0.00		
01186	BAKER, CHRISTINE								
		22-00261	02/11/22	MONTVALE WELLNESS PROGRAM	Open	74.10	0.00		
01190	CARBONITE, INC.								
		22-00211	02/01/22	CARBONITE SAFE POWER - 2 YEAR	Open	1,631.95	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01211	TURN OUT UNIFORMS & CO.	21-01535	12/06/21	HANNA CLOTHING ALLOWANCE	Open	351.97	0.00		
01227	PIAZZA & ASSOCIATES, INC.	22-00116	01/18/22	2022 AFFORDABLE HOUSING SVCS.	Open	300.00	0.00		B
01241	PIZZA INC.	22-00272	02/15/22	SITE PLAN REVIEW DINNER 2/15	Open	73.70	0.00		
01278	MCNERNEY & ASSOCIATES, INC.	22-00214	02/02/22	PROFESSIONAL SERVICES RENDERED	Open	450.00	0.00		
01279	LIVANOS-CENTAURO, KAREN	22-00233	02/07/22	2022 WELLNESS PROGRAM - MARCH	Open	100.00	0.00		
01343	NAKOPOLOS, GUS	22-00236	02/07/22	MAILBOX & POST REIMBURSEMENT	Open	75.00	0.00		
01384	LEONARD, TIMOTHY F.	22-00247	02/09/22	REFUND OVERPAYMENT OF TAXES	Open	2,519.00	0.00		
01408	VALLEY VIEW AT MONTVALE COND.	21-00506	04/15/21	2021 SNOW AND LIGHTING MAXIMUM	Open	2,374.00	0.00		
01463	HUGHES, JENNIFER	22-00250	02/09/22	ESCROW REFUND - (1301/24.16)	Open	456.50	0.00		
01464	SURENIAN, EDWARDS & NOLAN	21-00128	01/14/21	2021 SPECIAL COUNSEL	Open	4,338.51	0.00		B
01488	BANISCH ASSOCIATES, INC.	22-00170	01/25/22	PROFESSIONAL SERVICES RENDERED	Open	750.00	0.00		
01517	LUDWIG, DAVID	22-00081	01/12/22	MILEAGE REIMBURSEMENT 2021	Open	603.68	0.00		
01552	WISS & BOUREGY, P.C.	22-00063	01/07/22	POLICE PERSONNEL MATTER	Open	1,694.00	0.00		
01648	BERGEN COUNTY MCA ASSN.	22-00152	01/21/22	2022 BCMCA MEMBERSHIP DUES	Open	40.00	0.00		
01684	HOME FIELD ADVANTAGE SPORTING	22-00142	01/19/22	ADDED PRINT ONTO CAMP SHIRTS	Open	287.00	0.00		
01747	PORTER LEE CORPORATION	22-00089	01/12/22	PD ANNUAL BEAST SUPPORT	Open	1,130.00	0.00		
01760	UNITED PARCEL SERVICE	22-00221	02/03/22	F047X6 UPS - JANUARY 2022	Open	201.19	0.00		
01828	CGP&H, LLC	21-01055	08/13/21	PROFESSIONAL HOUSING REHAB SVC	Open	356.10	0.00		B

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01833	MCGEE, HEATHER (PETTY CASH)	22-00254	02/11/22	PETTY CASH REIMBURSEMENT	Open	270.99	0.00		
01836	SKYLANDS AREA FIRE EQUIPMENT	21-01303	10/14/21	ALL AMERICAN HFX/SNAP-TITE	Open	4,775.00	0.00		
01849	NEW JERSEY FIRE EQUIPMENT CO.	21-00909	07/14/21	HYDRO-TEST - FIRE DEPARTMENT	Open	1,820.00	0.00		
01854	STALKER RADAR	21-01555	12/07/21	PD 2022 DODGE DURANGO RADAR EQ	Open	213.00	0.00		
01895	INSTITUTE FOR PROFESSIONAL DEV	22-00268	02/14/22	WEBINAR - PILOTS 2/23/2022	open	50.00	0.00		
01949	AT&T MOBILITY	22-00240	02/08/22	PD PATROL PHONES	Open	749.96	0.00		
01959	COLONNELLI BROTHERS INC.	21-00135	01/14/21	SANITARY & STORM SEWER - EMERG	Open	6,000.00	0.00		B
02141	REGAN, ROBERT T., ESQ.	22-00132	01/19/22	ESCROW PAYMENTS	Open	1,150.50	0.00		
02426	VERIZON WIRELESS	22-00258	02/11/22	242317487-00001 VERIZON	Open	808.49	0.00		
02559	INS.DESIGN ADMINSTRATORS	22-00171	01/25/22	2022 VISION BENEFITS	Open	259.00	0.00		B
02757	TYCO ANIMAL CONTROL SERVICES	22-00115	01/18/22	2022 ANIMAL CONTROL SERVICES	Open	920.00	0.00		B
03215	UNUM LIFE INSURANCE	21-00036	01/05/21	2021 LIFE INSURANCE	Open	237.60	0.00		B
		22-00021	01/03/22	2022 LIFE INSURANCE	Open	460.35	0.00		B
						697.95			
03589	DELL MARKETING LP	22-00200	01/27/22	2 COMPUTERS-FIRE PREV + ADMIN	Open	2,947.86	0.00		
03727	STAPLES INC	22-00046	01/05/22	OFFICE SUPPLIES	Open	518.57	0.00		
		22-00077	01/11/22	OFFICE SUPPLIES	Open	245.85	0.00		
		22-00092	01/12/22	OFFICE SUPPLIES	Open	36.45	0.00		
		22-00179	01/27/22	OFFICE SUPPLIES	Open	175.93	0.00		
						976.80			
03744	KATY HOMEOWNERS ASSOCIATION	21-00502	04/15/21	2021 SNOW AND LIGHTING MAXIMUM	Open	1,489.88	0.00		
<hr/>									
Total Purchase Orders:		101	Total P.O. Line Items:		0	Total List Amount:		301,833.26	Total Void Amount: 0.00

February 16, 2022  
11:52 AM

Borough of Montvale  
Bill List By Vendor Id

Page No: 6

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type



Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2022	1-01	52,326.28	0.00	52,326.28	0.00	0.00	52,326.28
CURRENT FUND 2022	2-01	203,316.95	0.00	203,316.95	0.00	0.00	203,316.95
CAPITAL FUND	C-04	21,953.00	0.00	21,953.00	0.00	0.00	21,953.00
BOA ESCROW ACCOUN	E-08	12,772.75	0.00	12,772.75	0.00	0.00	12,772.75
OTHER TRUST ACCOU	T-03	7,592.03	0.00	7,592.03	0.00	0.00	7,592.03
OPEN SPACE TRUST	T-14	3,585.25	0.00	3,585.25	0.00	0.00	3,585.25
RECREATION TRUST	T-19	287.00	0.00	287.00	0.00	0.00	287.00
Year Total:		11,464.28	0.00	11,464.28	0.00	0.00	11,464.28
Total of All Funds:		301,833.26	0.00	301,833.26	0.00	0.00	301,833.26



## Borough of Montvale

12 Mercedes Drive, 2nd Floor  
Montvale NJ 07645

[www.montvale.org](http://www.montvale.org)

Ph: 201-391-5700

Fx: 201-391-9317

# Planning Board Memo

Date: February 16, 2022

To: Mayor and Council

cc: Maureen Iarossi-Alwan, Administrator/Municipal Clerk

From: R. Lorraine Hutter, Land Use Administrator

RE: Expanding Permitted Uses in the OR4 Zone

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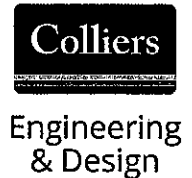
Please be advised that at the Planning Board meeting last evening the chairman signed the attached proposal to authorize the work from Ms. Green, to do the analysis of the OR4 Zone and the prior SED Zone. We will have a report at our next Planning Board Meeting of March 1<sup>st</sup>, 2022 as Ms. Green was not present at our last meeting.

RLH

Encs

Shelbourne at Hunterdon  
53 Frontage Road Suite 110  
Hampton, New Jersey 08827

Main: 877 627 3772



VIA EMAIL

January 25, 2022

Planning Board  
Borough of Montvale  
12 Mercedes Drive  
Montvale, NJ 07645

Proposal for Professional Planning Services  
OR-4 Zone Permitted Use Analysis  
Proposal No.: MPP-0182P

Dear Planning Board,

Colliers Engineering & Design, Inc. is pleased to submit this proposal to provide professional planning services to analyze the permitted uses in the OR-4 Zone and compare the current uses to those permitted in the former SED Zone. Furthermore, the Board has requested that recommendations for additional permitted and/or conditional uses be prepared.

This proposal is divided into four sections as follows:

- Section I** – Scope of Services
- Section II** – Schedule of Fees
- Section III** – Client Contract Authorization

## **Section I – Scope of Services**

Based upon the Board's direction, we propose to complete the following:

### **Task 1.0      Reconnaissance & Analysis**

Colliers Engineering & Design (hereinafter "CED") will obtain a copy of the former SED Zone and prepare a table comparing the uses permitted today verses those permitted under the SED Zone. The table will also include a comparison of conditionally permitted uses with any applicable conditions. Next, we will research potential new uses to supplement and enhance the existing permitted land uses. We will review similar towns and their commercial zones to see how they have diversified the uses permitted in zones that were historically office based. This analysis will also review potential conditional uses and make suggestions for associated conditions. Potential conditions may include minimum lot size, setbacks, performance standards (such as odor, noise, etc.), landscape buffering, hours of operation, and restrictions on number of loading docks.

Maser Consulting is now Colliers Engineering & Design

Next, we will prepare a memorandum that includes the comparison table and associated text describing the differences between the OR-4 and SED Zone. The memorandum will then detail the findings of our analysis for new uses and provide recommendations for permitted and conditionally permitted uses within the zone. Images from other communities of these new potential uses will be included as applicable. Once finished, the memorandum will be distributed to the Board for discussion.

This task includes a maximum of two (2) meetings with Borough officials and/or the Planning Board as requested during the process.

#### Task 2.0 Additional Services

Any services above and beyond the scope of work in Task 1.0, including meetings above those delineated, will be billed hourly in accordance with the approved Rate Schedule between the Borough and CED at the time of service.

### Section II – Schedule of Fees

CED's work shall be invoiced on an hourly basis in accordance with the rates that are contained in the Schedule of Hourly Rates that is included in the professional services agreement between the Borough and CED. Services will be billed at the hourly rate in effect at the time of service. The cost not to exceed for each task is as follows:

Task Name	Fee
Task 1 - Reconnaissance & Analysis	\$ 4,695.00
Task 2 - Additional Services	HOURLY

All work shall be invoiced in accordance with the terms and provisions of the agreement between the Borough of Montvale and CED for professional services. CED will commence work upon receipt of either a resolution approving the proposal or a copy of the executed client contract authorization on page 3.

### Section III – Client Contract Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

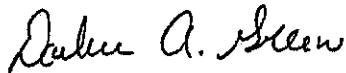
\_\_\_\_\_  
Title

If you find this proposal acceptable, please sign where indicated above in Section IV, and return one signed copy to this office.

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Sincerely,

Colliers Engineering & Design, Inc.



Darlene A. Green, PP, AICP  
Borough Planner

cc: Lorraine Hutter, Land Use Administrator (via email [lhutter@montvaleboro.org](mailto:lhutter@montvaleboro.org))  
John DePinto, Board Chairman (via email [jdepinto@montvaleboro.org](mailto:jdepinto@montvaleboro.org))  
Leonardo E. Ponzio, PLS, Colliers Engineering & Design (via email)

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